



31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6200

Village Board Meeting July 11, 2013 7:00 p.m.

1. Call To Order

2. Roll Call

3. Pledge Of Allegiance

4. Open Forum

Participants are advised that the Open Forum procedure is a privilege and should not be abused. Persons will be recognized, given the chance to speak and then the question or request will be answered, if necessary, referred to Village Staff for a response. Rules of Order and common courtesy will be rendered and expected. Time limit for each person is 3 minutes, unless previous arrangements with the Mayor have been agreed upon.

Items that will take more than 3 minutes should be placed on the next Committee of the Whole Meeting Agenda. Contact the Village Manager for placement on the agenda.

5. Reports

a. Reports

- Mayor -

1. Swearing In - Craig Gomorczak to Sergeant

- Clerk

- Attorney
- Manager

1. Kid's Camp Representative Report
2. Government Finance Officers Association - Distinguished Budget Presentation Award

- Trustees

**Background Of
Subject Matter**

*

Type

Discussion Only

6. Items To Be Removed From Consent Agenda

7. Consent Agenda (Omnibus Vote)

a. Village Board Minutes

i. Village Board Minutes

Board to consider approving the minutes of the Committee of the Whole Meeting held June 27, 2013 and the Village Board Meeting held July 1, 2013.

**Background Of
Subject Matter** Required parliamentary procedure.

**Additional
Background** *

Recommendation Approval.

Type Motion

Budgeted N/A

Budgeted *

Explanation

Documents: [2013-07-01 VILLAGE BOARD MINUTES.PDF](#), [2013-06-27 COMMITTEE OF THE WHOLE MEETING MINUTES.PDF](#)

b. **Finance Ordinance**

i. **Finance Ordinance #6**

to be announced

Background Of *

Subject Matter

Type Motion

c. **Purchase Orders**

i. **PO 11031311**

Burns & McDonnell \$8,600.00

Background Of Maintain & Monitor 60t Street Streambank

Subject Matter

Type Purchase Order

Budgeted Yes

Documents: [PO 11031311.PDF](#)

ii. **PO 11031302**

Strand Associates, Inc. \$26,700.00

Background Of Jamestown Detention Basin - Design

Subject Matter

Additional Oakwood Subdivision Drainline Project

Background

Type Purchase Order

Budgeted Yes

Documents: [PO 11031302.PDF](#)

iii. **PO 11031367**

Prizm Coatings & Restoration \$45,300.00

Background Of Water Garage floor & Streets Sign Shop floor resurfacing.

Subject Matter

Additional Service Agreement is item 8.h. on this agenda

Background

Type Purchase Order

Budgeted Yes

Documents: [PO 11031367.PDF](#)

iv. **PO 11031376**

Baxter & Woodman, Inc \$49,675.00

Background Of North Hudson Water Main Replacement

Subject Matter

Additional Board Approved 5/20/2013

Background

Type Purchase Order

Budgeted Yes

Documents: [PO 11031376.PDF](#)

v. **PO 11031392**

Patnick Construction Inc. \$311,317.00

<i>Background Of Subject Matter</i>	North Hudson Water Main Replacement
<i>Additional Background</i>	Open Invoice - Not to Exceed
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents: [PO 11031392.PDF](#)

d. **Purchase Order Total**

Total: \$441,592.00

<i>Background Of Subject Matter</i>	*
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

8. New Business

a. **31 N Cass - Downtown Development Grant Request**

Board to consider an ordinance approving a Downtown Development Grant Request from Danielle Kirin of The Sweet and Savory Spot in the amount of \$814.77. (First Reading)

<i>Background Of Subject Matter</i>	The applicant is requesting assistance with improvements totaling \$1,629.54 for life safety work for improvements to the existing Ansul system to provide the protection required by Code.
<i>Additional Background</i>	Grant Committee met on 7/2/13. A recommendation was not available as of this writing, staff will present at meeting. The Board will recall discussing the facade improvement portion of this applicant's request at the 6/27/13 COTW meeting.
<i>Recommendation</i>	Downtown Development Grant program has a fund balance of \$13,750 remaining for Facade improvements and \$12,180 remaining for Life Safety Improvements. A Life Safety fund balance of \$8,368.23 will remain if the grant requests on this agenda are approved.
<i>Type</i>	Discussion Only
<i>Budgeted</i>	Yes

Documents: [31 N CASS GRANT MATERIALS.PDF](#)

b. **41 N Cass - Downtown Development Grant Request**

Board to consider an ordinance approving a Downtown Development Grant Request from Milan Chlupacek, property owner, in the amount of \$2,997. (First Reading)

<i>Background Of Subject Matter</i>	The applicant is requesting assistance with a \$5,994 fire alarm system project. The work is considered a life safety improvement eligible for a matching grant of up to 50%.
<i>Additional Background</i>	The Grant Committee met on 7/2/13. Their recommendation was not available as of this writing. Staff will be present to discuss the meeting's outcome.
<i>Recommendation</i>	Downtown Development Grant program has a fund balance of \$13,750 remaining for Facade improvements and \$12,180 remaining for Life Safety Improvements. A Life Safety fund balance of \$8,368.23 will remain if the grant requests on this agenda are approved.
<i>Type</i>	Ordinance
<i>Budgeted</i>	Yes

Documents: [41 N CASS GRANT MATERIALS.PDF](#)

c. **41 North Cass Avenue - Irv Kaplan Interior Design & Furniture Co.**

Board to consider an ordinance approving the following requests from Irv and Ruth Kaplan to operate Irv Kaplan Interior Design & Furniture Co. at 41 North Cass Avenue in the B-1 Limited Business District: (First Reading)

1. Development permit.
2. Waiver from cash-in-lieu for B-1 parking spaces.

Background Of Subject Matter	The existing furniture store is moving into the old Sweet Pea Consignment Shop location across the street on Cass Avenue. Irv Kaplan Interiors has been in business in Westmont for 32 years, selling furniture, window & floor coverings, & accessories.
Additional Background	3 parking spaces for this space are required. In the B-1 district, when zoning requires 3 or less spaces, the spaces need not be provided; instead a payment of \$500 cash-in-lieu is required. The applicant is requesting a waiver from this fee.
Recommendation	The B-1 District development permit is intended to enhance the sales tax base with high quality retail, restaurants & specialty shops. This long-standing furniture store in the downtown fits the recommended character for the Central Business District.
Type	Ordinance
Budgeted	N/A

Documents: [2013-07-11 - KAPLAN INTERIORS ATTACHMENTS.PDF](#)

d. **34 South Cass Avenue - GMD Kitchen And Bath**

Board to consider an ordinance approving a Development Permit request from Tarek Merhebi to operate GMD Kitchen and Bath at 34 South Cass Avenue. (First Reading)

Background Of Subject Matter	The applicant is taking over the existing Home Improvement Center of Westmont storefront & will operate similarly as a center to design and sell kitchen & bath cabinets, counter tops & tile.
Additional Background	Approximately 3 parking spaces are required per code. 40 parking stalls exist in the lot behind the building, & 28 stalls are provided in the underground parking garage, providing ample parking for the building. Several tenant spaces are currently vacant.
Recommendation	The B-1 District development permit is intended to enhance the sales tax base with high quality retail, restaurants, & specialty shops.
Type	Ordinance
Budgeted	N/A

Documents: [GMD KITCHEN AND BATH ATTACHMENTS.PDF](#)

e. **Comprehensive Annual Financial Report**

Board to consider an ordinance accepting the FY 2011-12 Comprehensive Annual Financial Report (CAFR). (First Reading)

Background Of Subject Matter	The CAFR for FY 2011-12 is ready for acceptance by the Board. Typically this is done in November, but a delayed actuarial report delayed the process. The auditors also review internal controls, which can be discussed in executive session.
Type	Ordinance

f. **Selection Of Bond Counsel**

Board to consider an ordinance authorizing staff to select Bond Counsel. (First Reading)

Background Of Subject Matter	As discussed previously, the Board is considering issuing bonds. To do this, the Village will need to appoint a bond counsel. Staff is in the process of getting quotes from 2 different firms, which may be available shortly after July 11, 2013.
Additional Background	To proceed with bonds as quickly as possible, rather than postponing the selection of bond counsel to the next set of meetings, the Board may wish to authorize staff to

	make a selection once quotes are obtained.
Recommendation	Staff recommends approval.
Type	Ordinance
Budgeted	No
Budgeted Explanation	Will be funded as part of the bond issue.

g. **Engineering Services Agreement With Baxter & Woodman**

Board to consider an ordinance approving a proposal from Baxter & Woodman for the North Roof & HVAC Improvements at the Fire Department HQ Station. (First Reading)

Background Of Subject Matter	Fire HQ Station at 6015 S Cass Ave is in need of roof repairs. Due to budget restrictions, roof repairs were split into 2 phases. The south side of the roof was designed and replaced last year; the tower roof & HVAC were postponed for this FY budget.
Additional Background	Baxter & Woodman Design Services include the Tower Roof Repair & HVAC Improvements to include new Thru-Wall Flashing. The units will be relocated on the lower south roof to facilitate improved operation & maintenance. Proposal in the amount of \$21,500.
Recommendation	Approval of the Baxter & Woodman agreement. This final phase will help maintain safe indoor air quality, increase energy efficiency, protect the building from water damage & extend the overall life cycle of the building.
Type	Discussion Only
Budgeted	Yes

Documents: [FIRE HQ ROOF PH2 PROPOSAL - BAXTER WOODMAN.PDF](#)

h. **Maintenance Services Agreement**

Board to consider an ordinance approving a services agreement with Prizm Companies, Inc. for the Public Works Water Division Garage Floor and Street Division Sign Shop Improvement Project. (First Reading)

Background Of Subject Matter	The Water Division & the Streets Division Sign Shop garage floors are each over 40 years old & show signs of deterioration. To repair both floors the concrete is ground down for a resurfacing material & 2 topcoats of 20 mils DFT are applied.
Additional Background	A proposal for \$45,300 for both services were received from Prizm Company. In 2009 the Water Treatment Floor was repaired by Prizm, specialist in this type of concrete floor repair.
Recommendation	Staff recommends approval of Prizm Companies, Inc. proposal and contract.
Type	Ordinance
Budgeted	Yes

Documents: [PW WATER DIV GARAGE FLOOR IMP.PDF](#)

i. **Westmont First Commission**

Board to consider an ordinance to create a Westmont First Commission. (First Reading)

Background Of Subject Matter	*
Type	Ordinance

9. **Miscellaneous**

10. **Executive Session**

This Board may adjourn to closed session to discuss matters so permitted and may act upon such matters upon returning to open session.

11. **Adjourn**

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.