



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

Village Board Meeting
October 1, 2012
7:00 p.m.

1. Call To Order
2. Roll Call
3. Pledge Of Allegiance
4. Reports

a. Reports

- Mayor
- Clerk
- Attorney
- Manager

*Background Of
Subject Matter*

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Type

Discussion Only

5. Items To Be Removed From Consent Agenda
6. 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 September 13, 2012 and the Village Board Meeting on September 17, 2012.

*Background Of
Subject Matter*

Required parliamentary procedure.

Type

Motion

Documents: [2012-9-13 COMMITTEE OF THE WHOLE MEETING MINUTES.PDF](#), [2012-09-17VILLAGEBOARDMEETINGMINUTES.PDF](#)

b. Finance Ordinance

i. Finance Ordinance #11

Total amount: \$913,045.84

*Background Of
Subject Matter*

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Type

Motion

c. Purchase Orders

i. **PO 11029417**

PO #11029417 Houseal Lavigne Associates \$ 11,087.18

Background Of Subject Matter August 2012 charges for Phase II of the Village Comprehensive Plan.

Type Purchase Order

Budgeted Yes

Documents: [PO 11029417.PDF](#)

ii. **PO 11029478**

PO# 11029478 Central Blacktop \$ 728,582.12

Background Of Subject Matter Motor Fuel Tax Resurfacing Project 2012 - MFT#12-00103-00-RS

Additional Background Various Locations - Board approved 8/20/12

Type Purchase Order

Budgeted Yes

Documents: [PO 11029478.PDF](#), [PO 11029478 IDOT AGREEMENT.PDF](#)

iii. **PO 11029542**

PO# 11029542 C D W Government, Inc. \$14,914.21

Background Of Subject Matter Microsoft Yearly Software Agreement.

Additional Background CDW-G is the State of Illinois approved reseller per state bid.

Type Purchase Order

Budgeted Yes

Documents: [PO 11029542.PDF](#)

iv. **PO 11029543**

PO# 11029543 Cloud Sherpas \$11,000.00

Background Of Subject Matter Google Apps 1 year licensing.

Type Purchase Order

Budgeted Yes

Documents: [PO 11029543.PDF](#)

v. **PO 11029548**

PO#11029548 A.Beep, LLC \$15,591.50

Background Of Subject Matter Addition of antenna, line, and UHF receivers.

Additional Background Changing from VHF to UHF radio frequency to allow communication with Downers Grove Police Department.

Type Purchase Order

Budgeted Yes

**Budgeted
Explanation**

Over budget but other funds available.

Documents: [PO 11029548.PDF](#)

vi. **PO 11029556**

PO# 11029556 A.Beep, LLC. \$65,185.45

**Background Of
Subject Matter**

RI) Communications Upgrade-Fire Paging.

**Additional
Background**

30% down deposit portion. To be reimbursed by ETSB Resolution.

Type

Purchase Order

Budgeted

No

**Budgeted
Explanation**

This is a reimbursed expense.

Documents: [PO 11029556.PDF](#)

7. Unfinished Business

a. **Preliminary TIF Eligibility Study Discussion**

Board to consider a motion accepting the preliminary findings of Teska Associates related to the feasibility of creating a Tax Increment Financing District in the area near the B-1 Limited Business District.

**Background Of
Subject Matter**

A draft report was presented to staff on 9/19/2012 regarding the area in & around the B-1 Limited Business District qualifying as a TIF District by State Statute. No formal action is required at this time. The report is for informational purposes only.

**Additional
Background**

Analysis that this portion of the Village would meet up to 7 of 13 criteria, statute requires a minimum of 5. Kon Savoy of Teska will be present at the meeting to lead a conversation on the preliminary study & qualifying factors.

Type

Motion

Documents: [ATTACHMENTS TIF ELIGIBILITY STUDY REPORT .PDF](#)

b. **Automated Traffic Law Enforcement System**

Board to consider a motion authorizing the continued use of the automated traffic law enforcement system (red light photo enforcement), with a subsequent review of said system in 12 months.

**Background Of
Subject Matter**

The police department provides an annual review of the village's automated traffic enforcement program (red light photo enforcement). This review provides up to date information so the board can make any changes deemed necessary.

Type

Motion

8. New Business

a. **Preliminary -Final Plat Request 1006 Beninford Lane**

Board to consider an ordinance approving a Preliminary Final Plat of Subdivision request from the Village of Westmont to subdivide a detention basin out of Falcon Villas, Lot 23 at 1006 Beninford Lane.

Background Of Subject Matter	Preliminary plat to subdivide Lot 23 for the purpose of transferring ownership of the detention basin to the Village was approved on 9/12/12 by the Plan Commission. Board approved the request to take ownership on 1/12/12.
Additional Background	Owner has paid the most recent tax installment as required before staff could record the final plat.
Recommendation	Planning and Zoning Commission recommended approval.
Type	Ordinance

Documents: [BASBENINFORDSUBDIVISION-FALCONVILLASDETENTION.PDF](#), [ATTACHMENT-BENINFORD TAX RECEIPT.PDF](#), [ATTACHMENT- BENINFORD SUBN PZC REPORT ATTACHMENTS.PDF](#)

b. **Waiver Request 55 West 57th Street**

Board to consider an ordinance waiving a public sidewalk requirement.

Background Of Subject Matter	The petitioner is building a new single family home which is on a landlocked parcel that will be accessed by a driveway easement shared by adjacent parcels. Code requires building a public sidewalk along all rights-of-way where none exist.
Additional Background	Applicant request cash-in-lieu payment. 57th St. has not yet been built or planned for, and there are no sidewalks constructed in this neighborhood.
Recommendation	Per Chapter 70, Article VI, Sec. 70-204(b), only the Village Board can grant a waiver of the sidewalk requirement.
Type	Ordinance

Documents: [BASSIDEWALKWAIVER55W57THST.PDF](#), [ATTACHMENT- 55 W 57TH ST WAIVER REQUEST LETTER.PDF](#), [ATTACHMENT- 55 W 57TH ST SITE PLAN.PDF](#)

c. **Development Request 111 West Ogden Avenue**

Board to consider an ordinance approving a commercial masonry waiver request from Taco Grill and Salsa Bar to expand the outdoor cooler in the rear parking lot of this restaurant.

Background Of Subject Matter	Jose Oliver of Taco Grill will use the existing cooler & add one from his Lombard restaurant, which has since closed. Mr. Oliver seeks approval of a waiver of the full masonry requirement, since the outside walk-in cooler is not constructed of masonry.
Additional Background	By code, all commercial improvements must be constructed of solid masonry. The applicant has provided background materials which are attached. The cooler will not create a parking shortage or be visible from Ogden Avenue.
Recommendation	Staff does not have concerns about the cooler expansion.
Type	Ordinance

Documents: [TACO GRILL ATTACHMENTS MASONRY WAIVER.PDF](#), [ATTACHMENT- TACO GRILL PICTURE - EXISTING CONDITIONS.PDF](#)

d. **Preliminary Plat Of Subdivision Request 243 East 56th Street**

Board to consider an ordinance approving the following requests from McNaughton Development in order to build eight new single family homes:

1. A Preliminary Plat of Subdivision.
2. A payment of a fee-in-lieu for the 56th Street improvements.

Background Of Subject Matter	Paul McNaughton of McNaughton Development seeks preliminary plat of subdivision approval in order to split one lot into nine lots of record. This will include 8 building lots for single family homes and one lot for stormwater management.
Additional Background	For additional background information, see the attached request for board action form.
Recommendation	The Planning & Zoning Commission recommended approval of the Preliminary Plat of Subdivision request to split 1 lot into 9 lots of record with 8 buildable lots in the R-3 Single Family detached Residence District.
Type	Ordinance

Documents: [ATTACHMENT- MCNAUGHTON PRELIM SUB PZC REPORT.PDF](#), [ATTACHMENT- MCNAUGHTON DEMO TREE REMOVAL LTD EARTHWORK PERMIT.PDF](#), [BAS243E56THST MCNAUGHTONPRELIMSUBN.PDF](#)

e. **Roof Replacement Contract Award**

Board to consider an ordinance approving a construction contract bid award for Olsson Roofing Company, Inc. for the south roof replacement at the Westmont Fire Department Headquarters Station, 6015 South Cass Avenue.

Background Of Subject Matter	The south roofing structure at Fire Headquarters is in need of reconstruction. Includes removal & replacement of roofing & insulation system. "Green" roofing systems are to be considered, consistent with Ad Hoc Committee on Climate Change recommendations.
Additional Background	Plans & specification prepared by Baxter & Woodman. 6 bids received/opened on 9/19/12. Low bidder was Olsson Roofing Co., Aurora, IL. \$63,700.00 if completed Fall 2012; \$67,800 if completed Spring 2013. Engineer's estimate of cost was \$72,000.
Recommendation	Baxter & Woodman Design Engineer, Adam Stec has recommended approval, documentation attached. Fire Department Committee & Staff recommend approval of this contract.
Type	Ordinance

Documents: [BAXTER AND WOODMAN APPROVAL.PDF](#)

f. **Mayor Pro Tem/Presiding Officer Rotational Order**

Board to consider an ordinance changing the Mayor Pro Tem/Presiding Officer rotational order so that the same Mayor Pro Tem is Presiding Officer at both the Committee of the Whole meeting and the Regular Village Board meeting.

Background Of Subject Matter	The idea is to modify Section 2-53 to provide for the Trustee who serves as Presiding Officer at a Committee of the Whole meeting will also serve as Presiding Officer on the following Monday for continuity.
Additional Background	Trustee Fleming requested this item for agenda.
Type	Ordinance

Documents: [SEC 2-53 PRESIDING OFFICER.PDF](#)

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 sessions.

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.