



Village of Westmont VILLAGE BOARD

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Village Board Meeting December 19, 2024 6:00 PM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **OPEN FORUM**

Public Comment is subject to the public comment rules and procedures adopted by the Village.

5. **REPORTS**

a. **Board Reports**

- i. Mayor
- ii. Clerk
- iii. Trustees

6. **PUBLIC HEARING**

a. **Property Tax Levy Hearing - Village of Westmont**

Board to consider a public hearing regarding the property tax levy for the Village of Westmont.

Background of Subject Matter

This public hearing is regarding the proposed 2024 Village of Westmont property tax levy.

Additional Background

The proposed 2024 tax levy for the Village of Westmont is in the amount of \$10,898,375. This represents an increase of 4.9% over the prior year extended property tax levy. This agenda item is for public discussion only with no board action taken.

Type Presentation

Budgeted

b. Property Tax Levy Hearing - Village of Westmont Special Service Area 2

Board to conduct a public hearing regarding the property tax levy for the Village of Westmont Special Service Area 2.

Background of Subject Matter

The public hearing is regarding the proposed 2024 Village of Westmont Special Service Area 2 property tax levy.

Additional Background

The proposed 2024 tax levy for the Village of Westmont Special Service Area 2 is in the amount of \$112,507. This represents an increase of 4.9% over the prior year extended property tax levy. This agenda item is for public discussion only with no board action taken.

Type Presentation

Budgeted

7. ITEMS TO BE REMOVED FROM CONSENT AGENDA

8. CONSENT AGENDA (OMNIBUS VOTE)

a. Village Board Minutes

i. Board Meeting Minutes

Board to consider approving the minutes of the Village Board meeting held December 5, 2024.

Background of Subject Matter

Required parliamentary procedure

Type Consent Item

Budgeted

b. Finance Ordinance

i. Finance Ordinance #17

Type Consent Item

Budgeted

c. Purchase Order(s)

i. Gordon Flesch Company, Inc. \$43,216.00

Annual monthly copier lease payments covering 13 printers / copiers for the time period April 2024 to November 2024

Type Consent Item

Budgeted Yes

- ii. **Tyler Technologies, Inc. \$81,920.76**
Village-wide ERP Annual Licensing & Support 2025

Type Consent Item

Budgeted Yes

- iii. **Axon Enterprises, Inc. \$119,075.87**
Background of Subject Matter
System bundle - Interview Room and Squad Car video and Taser lease
(Payment year 4 of a 5 year contract)

Type Consent Item

Budgeted Yes

iv. Total of Purchase Orders: \$244,212.63

d. Total of Purchase Orders & Finance Ordinance #17

e. 2025 Westmont Winter Beer Festival

Board to consider an ordinance approving the following requests from the Westmont Park District for the 2025 Winter Beer Festival to be held on February 15, 2025 at Ty Warner Park.

1. Community Event Permit - Pending Staff review and approval
2. Temporary Liquor License Fee Waiver
3. Tent Fee Waiver
4. Food Truck Permit Fee Waivers

Background of Subject Matter

The Westmont Park District has been holding an annual event featuring local breweries. The event will be fenced in and participants will have access to 2 oz. pours to sample throughout the event.

Additional Background

Event set up will be February 13, 2025.

Type Ordinance

Budgeted

f. 2025 Westmont Cruisin' Nights & Street Fair

Board to consider an ordinance approving the following requests from the Westmont Special Events Corporation for their 2025 Cruisin' Nights & Street Fair events:

1. Tent Permit Fee Waiver
2. Live Amplified Sound Permit for event hours
3. Street & Public Right of Way Closures

Background of Subject Matter

Cruisin' Nights is hosted by WSEC and is a festival-style car show similar to previous years. Live entertainment is provided on Cass Avenue. The event is popular and provides a great opportunity for local businesses.

Additional Background

Street Closures will be similar to previous years - Cass Avenue from Burlington to Naperville, barricades at both ends, allowing limited access for ingress and egress. Norfolk will be the main point of entry.

Type Ordinance

Budgeted

g. **2025 Taste of Westmont**

Board to consider an ordinance approving the following requests from the Westmont Special Events Corporation for the 2025 Taste of Westmont Event:

1. Special Event Liquor License
2. Amusement License Fee Waiver
3. Tent Permit Fee Waiver
4. Food truck Fee Waiver
5. Live Amplified Sound Permit for event hours
6. Street and Public Right of Way Closures

Background of Subject Matter

WSEC will be hosting the annual Taste of Westmont, July 10 - 13, 2025 in Downtown Westmont on Cass Avenue from Naperville Road to Burlington Avenue. This is a 4 day street festival.

Additional Background

The layout will be similar to previous years. There are two specific changes. 1) the main stage location will be moved north by 25ft. 2) The beer tent will be at 222 N Cass Avenue.

Type Ordinance

Budgeted

9. NEW BUSINESS

a. **Mayor's Trustee Appointment**

Board to consider a motion confirming the Mayor's appointment of Matthew Scales to fill the open trustee position.

Background of Subject Matter

This appointment will fill the vacancy left by Trustee Simonovich retiring.

Type Ordinance

Budgeted

b. **Westmont Centre Lease Agreement**

Board to consider an ordinance approving a Westmont Centre lease for Illinois State Representative Martha Deuter.

Background of Subject Matter

The spaces being leased are suites 103-104. Terms of the lease match those of prior State Representative Douglas and will be dated through State Representative Deuter's elected term of January 8, 2025 to January 13, 2027.

Recommendation

Approve

Type Ordinance

Budgeted

c. **Intergovernmental Agreement - DuPage County**

Board to consider an ordinance approving an Intergovernmental Agreement between the Village of Westmont and DuPage County to promote regional tourism.

Background of Subject Matter

The IGA is to promote regional tourism and economic development in coordination with the FMC Natatorium. The County is providing up to \$50,000.00 in funding for this purpose.

Type Agreement/Contract

Budgeted

d. **Property Tax Levy - Village of Westmont**

Board to consider an ordinance adopting the 2024 property tax levy for the Village of Westmont.

Background of Subject Matter

The 2024 property tax levy is the Village's request to receive property tax revenue that it will receive during the FY2025 budget year starting January 1, 2025 and ending December 31, 2025. The tax levy must be approved and filed with DuPage County by the last Tuesday of December. The total proposed Village tax levy of \$10,898,375 represents a 4.9% increase over the prior year. Although not required since the increase in the proposed property tax levy is less than 5%, the Village has held a formal public hearing and published a legal notice in the newspaper regarding the property tax levy and the date of the public hearing.

Additional Background

The Village Board first discussed the proposed 2024 property tax levy at the November 14, 2024 Village Board meeting. At the meeting, the Village Board approved a motion to approve the aggregate Village tax levy of \$11,010,882, which includes the Village's portion of \$10,898,375 and SSA portion of \$112,507.

Recommendation

Approve

Type Ordinance

Budgeted

e. Property Tax Levy - Special Service Area 2

Board to consider an ordinance adopting the 2024 property tax levy for the Village of Westmont's Special Service Area 2.

Background of Subject Matter

The 2024 property tax levy is the Village's request to receive property tax revenue that it will receive during the FY2025 budget year starting January 1, 2025 and ending December 31, 2025. The tax levy must be approved and filled with DuPage County by the last Tuesday of December. The total proposed Special Service Area 2 tax levy of \$112,507 represents a 4.9% increase over the prior year. Although not required since the increase in the proposed property tax levy is less than 5%, the Village has held a formal public hearing and published a legal notice in the newspaper regarding the property tax levy and the date of the public hearing.

Additional Background

The Village Board first discussed the proposed 2024 property tax levy at the November 14, 2024 Village Board meeting. At the meeting, the Village Board approved a motion to approve the aggregate Village tax levy of \$112,507 for Special Service Area 2.

Recommendation

Approve

Type Ordinance

Budgeted

f. Abatement of Taxes

Board to consider an ordinance abating taxes heretofore levied for the 2023 property tax cycle to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2017; its General Obligation Bonds (Alternate Revenue Source), Series 2019A; its General Obligation Bonds (Alternate Revenue Source), Series 2019B; its General Obligation Refunding Bonds (Alternate Revenue Source), Series 2022A; and its General Obligation

Refunding Bonds (Alternate Revenue Source), Series 2022B of the Village of Westmont, DuPage County, Illinois.

Background of Subject Matter

The Village issued alternate revenue bonds in 2017, 2019, and 2022. The debt service payments on these bonds are backed by Village revenue sources other than property taxes. These revenue sources are sufficient to pay the annual debt service payments in Fiscal Year 2025 starting January 1, 2025 and ending December 31, 2025.

Additional Background

The annual debt service on alternate revenue bonds is automatically levied on Village taxpayers by DuPage County, unless the Village abates the automatic levy and files the abatement ordinance with the County.

Recommendation

Approve

Type Ordinance

Budgeted

g. Resubdivision/Consolidation of Land

Board to consider an ordinance approving requests from the Village of Westmont, related to the resubdivision/consolidation of land generally located at the northeast corner of North Cass Avenue and East Burlington Street in Westmont, Illinois, for the following:

1. Preliminary Plan and Final Plat of Subdivision to consolidate six (6) lots/parcels into one (1) lot.
2. Postponement of certain requirements of the Land Development Code regarding posting of security payment for open space areas and designing/installing certain required land improvements until development of the newly created lot.

Background of Subject Matter

The consolidation is to facilitate the relocation of ComEd facilities, the realignment of Burlington Avenue and the creation of a buildable proposed Lot 1. No development is being proposed at this time. However, any future development of the consolidated property would need to go through all necessary zoning processes and meet the outstanding requirements of the Land Development Code.

Additional Background

The subdivision/consolidation includes the following parcels and lots: 1 North Cass Avenue, Westmont, Illinois, 60559 (PIN: 09-10-120-001); 13-19 East Burlington Avenue, Westmont, Illinois, 60559 (PIN: 09-10-120-034); 21 East Burlington Avenue, Westmont, Illinois, 60559 (PIN: 09-10-120-003);

Unaddressed Parcel (PIN: 09-10-120-033); Unaddressed Parcel (PIN: 09-10-120-036); and Portions of the Public Right of Way.

Recommendation

This case was heard at the December 11, 2024, Planning and Zoning Commission meeting and both items received a unanimous recommendation for approval.

Type Ordinance

Budgeted

h. Zoning Ordinance Text Amendment

Board to consider ordinances approving a request from the Village of Westmont regarding a Zoning Ordinance text amendment regarding multiple-family density in the R-4 and R-5 Zoning Districts, as follows:

1. Zoning Ordinance text amendment to Section 6.04(A)(4), "Bulk and development standards in residence districts," regarding minimum lot area for multiple-family dwellings in the R-5 General Residence District.
2. Zoning Ordinance text amendment to Section 6.04(A)(4), "Bulk and development standards in residence districts," regarding minimum lot area for multiple-family dwellings in the R-4 General Residence District.

Background of Subject Matter

At the November 14, 2024, special Community Development Committee (CDC) meeting, the Committee directed staff to prepare a text amendment to the density regulations for multiple-family dwellings. In 1986, the Village approved a text amendment that increased the minimum lot area for multiple-family dwellings. This reduced the allowable number of units per acre by approximately 50% in the R-5 and 25% in the R-4 zoning districts. Staff has prepared a text amendment that would revert the minimum lot area for multiple-family dwellings to the same minimum that was in place prior to the 1986 text amendment.

Additional Background

The proposed changes would allow for greater density within the R-4 and R-5 zoning districts for new multiple-family developments. However, if a petitioner proposed a density higher than the proposed maximum, they would still need to apply and be approved for a variance prior to construction.

Recommendation

This case was heard at the December 11, 2024, Planning and Zoning Commission meeting and unanimously recommended approval of the text amendment for the R-4 and R-5 Zoning Districts. Additionally, the Commission believes that revisions and additional research may be warranted with the Zoning Ordinance update and future Comprehensive Plan updates.

Type Ordinance

Budgeted

i. **Cyclic Parkway Tree Pruning Program**

Board to consider an ordinance authorizing the Village to exercise the first option year of the contract with Winkler Services, LLC for the Cyclic Parkway Tree Pruning Program.

Background of Subject Matter

On November 2, 2023, the Village Board awarded a contract to Winkler Services, LLC for the Cyclic Parkway Tree Pruning Program for the 2023-2024 fiscal year. This program included parkway tree pruning in the neighborhood bounded by 55th/Quincy and Cass/Williams, as well as Sycamore Run subdivision. Approximately 900 trees were pruned.

Additional Background

The original contract was for the 2023-2024 fiscal year with five one-year options to extend. Staff negotiated option year 1 pricing at a 3% increase as follows:

\$ / Inch		
DBH size range	2024	2025
10-14"	\$6.00	\$6.18
15-24"	\$4.00	\$4.12
25-35"	\$4.25	\$4.38
36"+	\$4.50	\$4.64

Staff recommends exercising this option year of the contract. The new contract will be for the 2025 calendar year.

Recommendation

Staff recommends exercising this option year of the contract for the Cyclic Parkway Tree Pruning Program with Winkler Services, LLC for an amount not to exceed \$140,000.00.

Type Ordinance

Budgeted Yes

j. **Water Rate Text Amendment**

Board to consider an ordinance approving amendments to Chapter 82 "Utilities", Article IV of the Westmont Municipal Code regarding water rates.

Background of Subject Matter

This text amendment changes the Village's water rate structure to include a fixed fee that varies by meter size and a tiered residential volumetric rate

where usage over 16,000 gallons per bi-monthly bill is billed at a higher rate. It also adjusts the long-term method for increase.

Additional Background

These changes are needed to allow us to adopt the rate structure recommended by Raftelis, a consultant retained by the Village to review our water revenues.

Recommendation

Staff recommends approval

Type Ordinance

Budgeted

k. **Establishment of Water Rates**

Board to consider an ordinance establishing water rates and fixed fees from 2025 through 2033.

Background of Subject Matter

These rates and fees will go into effect with the standard water bills issued 2/28/2025. In this 1st year, the vast majority of residents would see costs increase by approximately \$2.50/month. Through the Village website, customers can access a calculator that allows them to see personalized projections for the next several years.

Additional Background

Current water revenues are insufficient to meet infrastructure needs due to delayed rate increases during early COVID, unfunded mandates, rising construction costs, and our rate structure. The proposed changes were recommended by a consultant the Village retained to review our water rates and have been previously discussed at multiple committee and Village Board meetings.

Recommendation

Staff recommends approval

Type Ordinance

Budgeted

l. **Whistleblower Text Amendment**

Board to consider an ordinance amending Section 2-546 "Whistleblower reporting policy" of the Westmont Municipal Code.

Background of Subject Matter

This extends whistleblower protection to employees who report waste or abuse, and includes a duty to report.

Additional Background

This exceeds the Village's legal requirements under the Illinois Whistleblower Act, but establishing the duty to report is a requirement for the issuance of grants from the Illinois Department of Human Services.

Recommendation

Staff recommends approval

Type Ordinance

Budgeted**m. Personnel Code Text Amendments**

Board to consider an ordinance approving multiple text amendments to Chapter 62 - Personnel of the Westmont Code of Ordinances.

Background of Subject Matter

The modifications are largely due to administrative updates or to comply with legislative changes, although some of the proposed revisions address minor formatting errors.

Recommendation

Staff recommends approval of the ordinance to amend Chapter 62 - Personnel of the Westmont Code of Ordinances.

Type Ordinance

Budgeted**10. MISCELLANEOUS****11. 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.

12. ADJOURN