



## Village of Westmont VILLAGE BOARD

31 West Quincy Street, Westmont, Illinois 60559

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westmont.illinois.gov | 630-981-6200

### Village Board Meeting January 9, 2025 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. OATH OF OFFICE

- a. Mayor Ronald Gunter to administer the oath of office to appointed Village Trustee Matthew Scales.

#### 6. ROLL CALL OF THE NEW VILLAGE BOARD

- a. Village Clerk Virginia Szymiski will call the roll of the new Village Board of Trustees.

#### 7. REPORTS

##### a. Board Reports

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

#### 8. ITEMS TO BE REMOVED FROM CONSENT AGENDA

#### 9. 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 19, 2024.

## **Background of Subject Matter**

Required Parliamentary Procedure

**Type** Motion

### **b. Finance Ordinance #1**

### **c. Purchase Order(s)**

#### **i. DuPage Convention & Visitors Bureau \$46,538.20**

FY25 Annual Municipal Dues for DCVB to act as the official tourism marketing partner for the Village of Westmont. This is the final year of a two-year contract.

**Type** Consent Item

**Budgeted** Yes

#### **ii. Community Unit School District 201 \$267,702.64**

Property & Sales Tax CBD TIF2 2024 (Simultaneous)

**Type** Consent Item

**Budgeted** Yes

#### **iii. Currie Motors \$127,413.00 (Simultaneous)**

2023 F600 Chassis Dump Truck

**Type** Consent Item

**Budgeted** Yes

#### **iv. Total of Purchase Orders \$441,653.84**

**Type** Consent Item

**Budgeted**

### **d. Total of Purchase Order(s) and Finance Ordinance(s)**

## **10. NEW BUSINESS**

### **a. Mayor's Commissioner Appointment**

Board to consider a motion confirming the Mayor's Appointment of John Simpson to fill the open Planning and Zoning Commissioner position.

#### **Background of Subject Matter**

This appointment will fill the vacancy left by Commissioner Scales appointment to the vacant Trustee position.

**Type** Motion

**Budgeted**

### **b. 36 North Cass - PostNet**

Board to consider an ordinance approving requests by Bugwilder Studios, LTD, doing business as PostNet, at 36 North Cass Avenue, for the following:

1. Special Use Permit to operate a retail copy shop in the B-1 Limited Business District.
2. B-1 Development Permit for a retail copy shop.

**Background of Subject Matter**

The petitioner seeks a special use permit and a B-1 development permit to operate PostNet, a retail copy shop at 36 North Cass Avenue.

**Additional Background**

PostNet offers many services including, but not limited to, printing, graphic design, shipping, packaging, mailing, and notary services. The proposed hours of operation were updated by the petitioner at the December 11, 2024 Planning and Zoning Commission meeting and are Monday through Friday: 8:00 a.m. to 6:00 p.m. and Saturday from 9:00 a.m. to 3:00 p.m. The petitioner expects to have two full-time employees and two part-time employees.

**Recommendation**

At its meeting on December 11, 2024, the Planning & Zoning Commission recommended approval for the Special Use Permit request (6-1).

**Type** Ordinance

**Budgeted**

c. **27 East Chicago Avenue - Amalgam Martial Academy**

Board to consider an ordinance approving a request from Amalgam Martial Academy and Bassam Shaheen at 27 East Chicago Avenue, for the following:

1. Special Use Permit to operate a commercial school in the B-2 General Business District.

**Background of Subject Matter**

The petitioner is requesting a Special Use Permit for Amalgam Martial Academy, a martial arts commercial school, in the B-2 General Business District.

**Additional Background**

The Academy will offer structured martial arts classes taught by one or two instructors in class sizes that are typically 10 students or less. The petitioner teaches classes by age, with classes for children broken up by two-year increments and one class for adults. The hours range from 5:00 pm to 8:00 pm Monday through Thursday, from 9:00 am to 11:45 am on Saturday, and from 3:00 pm to 4:00 pm on Sunday.

**Recommendation**

At its meeting on December 11, 2024, the Planning & Zoning Commission recommended approval for the Special Use Permit request (7-0).

**Type** Ordinance

**Budgeted**

d. **233 West 63rd Street - Westmont Yard**

Board to consider an ordinance approving requests from WY Investments, LLC, d/b/a Westmont Yard, for the property at 233 West 63rd Street, for the following:

1. Amended and Restated Planned Development Agreement to allow ancillary outdoor uses associated with a Daycare Center in the (C-1) Commercial District
2. Amended Site Plan and Amended Landscape Plan in the (C-1) Commercial District

**Background of Subject Matter**

The petitioner's request to amend the previously approved planned development agreement to allow ancillary outdoor uses expressly related to the permitted daycare center on site, is to both clarify and rectify the planned development language as well as to expand the ancillary outdoor uses around the perimeter of the building and site.

**Additional Background**

The request is restating the previous amendments dating back to 2009 and to allow the expansion and regulations of the ancillary outdoor play areas and bus/van parking. There is no change to the overall use of the building however, in addition to the re amendment request a site and landscape plan must be processed.

**Recommendation**

At its meeting on December 11, 2024, the Planning & Zoning Commission recommended approval for both items (7-0). The amended and restated development agreement draft has been updated to include additional details provided at the public hearing by the petitioner.

**Type** Ordinance

**Budgeted**

e. **Engineering Services Agreement - Baxter and Woodman, Inc.**

Board to consider an ordinance authorizing an Engineering Services Agreement with Baxter and Woodman, Inc. for Phase 3 construction services for the Lincoln and 41st Street Watermain Extension project.

**Background of Subject Matter**

Request to approve the sum of \$82,400.00 for Phase 3 Construction engineering services for the Lincoln and 41st Street Watermain Extension project.

**Additional Background**

This agreement will include construction administration, field inspection and documentation of this watermain project.

**Recommendation**

Staff recommends approval of this proposal in the amount of \$82,400.00 for Phase 3 Construction engineering.

**Type** Ordinance

**Budgeted** Yes

f. **Legislative Action Plan - DuPage Mayors and Managers Conference**

Board to consider a resolution supporting the DuPage Mayors and Managers Legislative Action Program for the 2025 Legislative Session.

**Background of Subject Matter**

The Village of Westmont is an active member of the DMMC and works towards promoting legislative action that benefits the residents of Westmont, DuPage County, and the State of Illinois.

**Type** Resolution

**Budgeted**

**11. MISCELLANEOUS****12. 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.

**13. ADJOURN**

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Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 9:00 A.M. to 4:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting. Listen Everywhere, an assistive listening, mobile app, is now available to visitors attending Board and Commission Meetings held in the Village Hall Board Room.

<https://westmont.illinois.gov/581/ADA-Listen-Everywhere>