



Village of Westmont

VILLAGE BOARD

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov
westmont.illinois.gov | 630-981-6200

Village Board Meeting

March 6, 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. REPORTS

a. Board Reports

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

6. ITEMS TO BE REMOVED FROM CONSENT AGENDA

7. CONSENT AGENDA (OMNIBUS VOTE)

a. Village Board Minutes

i. Board Meeting Minutes

Board to consider approving the minutes of the Village Board meeting held February 20, 2025.

Background of Subject Matter

Required Parliamentary Procedure

Type Motion

b. Finance Ordinance(s)

c. Purchase Order(s)

i. EMS Management & Consultants \$72,000.00

Yearly open purchase order for monthly EMS billing charges.

Type Consent Item

Budgeted Yes

ii. **DuPage County, Illinois \$45,842.01**

DuPage Integrated Justice Information System (DuJIS) Records Management Annual Fees for the period 12/1/24-11/30/25. This is a simultaneous Payment.

Type Consent Item

Budgeted Yes

iii. **Total of Purchase Orders - \$117.842.01**

Type Consent Item

Budgeted

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

8. UNFINISHED BUSINESS

9. NEW BUSINESS

a. Rezoning - 4108 North Grant Street

Board to consider an ordinance approving requests from K4K LLC, for the property at 4108 North Grant Street, Westmont, Illinois, 60559, for the following:

1. Map Amendment request to rezone from B-2 General Business District to R-3 Single-Family Detached Residence District.
2. A Zoning Ordinance Variance request to reduce the minimum required access easement width.

Background of Subject Matter

The petitioner is requesting to rezone the property and a variance to ultimately sell the property for development of a single-family detached home. The variance request is due to the property not directly abutting a public street and the permanent easement that was recorded against the property is substandard as to the width at twenty feet (20') when thirty feet (30') is required.

Additional Background

In 2007, the property was annexed into the Village of Westmont. The property owner at the time, Ogden Auto Group, also requested a Map Amendment (rezoning) from R-1 Single Family Detached Residence to B-2 General Business District, a Special Use Permit for an automobile dealership, and a site and landscape plan for a parking lot. These requests were ultimately approved by the Village in 2007. The site plan for the proposed parking lot at the time was approved with a special condition for no access to the residential neighborhood on Grant Street. Ultimately, the proposed

improvements never materialized, and the new property owner is no longer affiliated with the Ogden Auto Group or the properties to the south.

Recommendation

At its meeting on February 12, 2025, the Planning and Zoning Commission recommended approval of both the map amendment and variance requests (5-0, 2 absent).

Type Ordinance

Budgeted

b. **Award of Bid Proposal - Residential Alley 10N Reconstruction**

Board to consider an ordinance awarding the bid to Everlast Blacktop Inc. for the Residential Alley 10N Reconstruction project and authorizing a construction contract consistent with the bid documents.

Background of Subject Matter

The Village accepted bids from eight contractors for the project. The low bidder was Everlast Blacktop Inc. with a low bid of \$761,486.78. The low bid is approximately 24% lower than the Engineer's Estimate of \$1,001,505.00. The low bidder is approximately 3.8% lower than the second low bidder's bid of \$790,185.71.

Additional Background

This project includes the reconstruction of Residential Alley 10N between Naperville Rd and Burlington Av and Park St and Hudson St. The alley will be reconstructed with asphalt pavement, concrete edge restraint, storm sewer and associated restoration.

Recommendation

Approve

Type Ordinance

Budgeted Yes

c. **Engineering Agreement - Phase 3 Construction Engineering for Residential Alley 10N Reconstruction**

Board to consider an ordinance authorizing an engineering services agreement with Thomas Engineering Group, LLC for Phase 3 construction engineering services for the Residential Alley 10N Reconstruction project.

Background of Subject Matter

Request to approve the sum of \$124,990.00 for Phase 3 construction engineering services for the Residential Alley 10N Reconstruction project.

Additional Background

This agreement will include construction administration, field inspection and

documentation of this alley reconstruction project.

Recommendation

Approve

Type Ordinance

Budgeted Yes

d. **Exercise of Option Year 2 - Gasoline and Diesel Fuel**

Board to consider an ordinance exercising the second option year of the gasoline and diesel fuel contract with Al Warren Oil Company, Inc.

Background of Subject Matter

On May 18, 2023, the Village Board awarded a contract to Al Warren Oil Company, Inc. for the purchase of gasoline and diesel fuel. This fuel purchase was part of a joint bid with DuPage County and various other communities. The original contract was for the period April 1, 2023 - March 31, 2024 with three one-year options to extend. The first option year was awarded by the Village Board at the March 7, 2024 meeting for the period of April 1, 2024 - March 31, 2025.

Additional Background

Staff recommends exercising the second option year of the contract for an amount not to exceed \$300,000.00. The new contract will be from April 1, 2025 through March 31, 2026.

Recommendation

Approve

Type Ordinance

Budgeted Yes

e. **Engineering Services Agreement - Park, Chicago and Willard Watermain Improvements**

Board to consider an ordinance approving an engineering agreement with Baxter & Woodman, Inc. for Phase 2 design engineering for the Park, Chicago and Willard Watermain Improvements project.

Background of Subject Matter

Request to approve the sum of \$107,000 for Phase 2 design engineering for the Park, Chicago and Willard Watermain Improvements project.

Additional Background

This project will include topographic survey, detailed design, plans, specifications and special provisions, permitting, cost estimates and bidding assistance for watermain improvements on Park St from Naperville to

Ogden, Chicago Av from Grant to the Village limits and Willard Pl from Park to Washington. This project will be constructed in 2026.

Recommendation

Staff recommends approval of this proposal in the amount of \$107,000 for Phase 2 design engineering.

Type Ordinance

Budgeted Yes

f. **Engineering Agreement - Water Treatment Plant Rehabilitation**

Board to consider an ordinance authorizing an engineering agreement with Baxter & Woodman, Inc. for Phase 2 design engineering for the Water Treatment Plant Rehabilitation project.

Background of Subject Matter

At the March 7, 2024 Village Board meeting, the board approved a contract for preliminary engineering for the Water Treatment Plant Rehabilitation project. Preliminary engineering included evaluation for replacement of the pump motors, motor control center, addition of variable frequency drives, liquid disinfection system, SCADA improvements, emergency backup generator and removal of obsolete equipment. The water plant was constructed in the 1970s and almost all the equipment is original to that time period. The preliminary engineering also examined water usage to correctly size the new pumping equipment to gain operational efficiency.

Additional Background

This design engineering proposal includes preparation of contract documents for three distinct projects: demolition of obsolete equipment and replacement of the chlorination system; SCADA upgrade; and pump room rehabilitation, which includes pumps, variable frequency drives, emergency generator/ATS and miscellaneous piping, valves and associated electrical improvements. The projects are being separated and phased to account for anticipated long lead time items such as the pumps/motors and generator.

Recommendation

Staff recommends approval of this proposal in the amount of \$299,000. The projects will be constructed in phases during the course of 2026 and 2027.

Type Ordinance

Budgeted Yes

g. **Indemnification Text Amendment**

Board to consider an ordinance amending Chapter 2, Section 2-99 "Indemnification of certain officials" of the Westmont Municipal Code.

Background of Subject Matter

This amendment codifies the longstanding practice of the Village to indemnify and hold harmless any employee of the Village for claims made as a result of the performance of their official duties. The current wording of the code specifically references indemnification for only certain officials and officers. Including all employees would provide additional reassurance to our employees and is consistent with State statutes.

Additional Background

There are exceptions to indemnification, including things like acting in bad faith, willful and wanton misconduct, criminal charges, or when a lawsuit is between the Village and the employee.

Type Ordinance

Budgeted

h. Employment Agreement

Board to consider an ordinance appointing James Gunther as Village Manager and approving an employment agreement with James Gunther to serve as Village Manager, effective June 2, 2025.

Background of Subject Matter

If approved, James Gunther, our current Chief Public Safety Officer / Police Chief, will begin serving as Village Manager effective June 2, 2025.

Additional Background

Our current manager, Steve May, has announced his intention to retire on June 1, 2025. Approving the contract now allows time for an orderly transition.

Type Ordinance

Budgeted

i. Change of Village's Fiscal Year

Board to consider an ordinance authorizing a change to the Village's Fiscal Year and amending Chapter 2, Section 2-511 of the Westmont Municipal Code to reflect such change.

Background of Subject Matter

If approved, the Village's fiscal year would start on January 1 and end on December 31.

Type Ordinance

Budgeted

j. Building and Fire Code Text Amendments

Board to consider an ordinance amending various sections of Chapter 18 and Chapter 42 of the Westmont Municipal Code related to fire safety

requirements.

Background of Subject Matter

These amendments revise the local amendments to the 2021 International Building Code and Fire Code contained in Sections 18-62 and 42-189, which pertain to Fire Safety requirements for new construction. These amendments also revise related regulations contained in Section 18-65 and revise the appeals process related to final decisions of the fire official.

Recommendation

Approve.

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

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>