



## Village Board Meeting April 14, 2016 6:00 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. Upon completing an Open Forum request form and submitting it to the Village Clerk before the commencement of the meeting, participants will be recognized and given a chance to speak. The time limit to speak is 3 minutes. If deemed necessary by the Village Board, the matter may be referred to Village Staff or may be placed on a future agenda for Board consideration.

All participants are expected to exercise common courtesy and follow any rules of order established or announced by the Village Board and/or Mayor. Candidates for local public office may not use this forum for campaign purposes.

5. Reports

a. Board Reports

- Mayor
- Clerk
- Attorney
- Manager
- 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. Board Meeting Minutes

Board to consider approving the minutes of the Village Board meeting and Facilities Tour held on March 31, 2016.

*Background Of  
Subject Matter*

Required Parliamentary Procedure

*Type*

Motion

b. **Finance Ordinance**

i. **Finance Ordinance # 23**

Total to be announced at the meeting.

<b><i>Background Of Subject Matter</i></b>	*
<b><i>Type</i></b>	Motion

c. **Purchase Orders**

i. **PO 11038666**

Anixter - Chicago \$75,000.00

<b><i>Background Of Subject Matter</i></b>	Network Analyzer
<b><i>Type</i></b>	Purchase Order
<b><i>Budgeted</i></b>	Yes
<b><i>Budgeted Explanation</i></b>	Not specifically budgeted, but funds available

***Documents:*** [PO 11038666.PDF](#)

ii. **PO 11038677**

ME Simpson \$46,000.00

<b><i>Background Of Subject Matter</i></b>	Annual hydrant maintenance
<b><i>Type</i></b>	Purchase Order
<b><i>Budgeted</i></b>	Yes

***Documents:*** [PO 11038677.PDF](#)

iii. **PO 11038650**

Service Master Commercial Cleaning Services \$8,214.64

<b><i>Background Of Subject Matter</i></b>	Repairs to Westmont Centre due to flooding
<b><i>Additional Background</i></b>	Payment is included in the finance ordinance, which will be approved simultaneously with this purchase order.
<b><i>Type</i></b>	Purchase Order
<b><i>Budgeted</i></b>	Other
<b><i>Budgeted Explanation</i></b>	We expect to be reimbursed by insurance

***Documents:*** [PO 11038650.PDF](#)

iv. **PO 11038651**

Tim's Pro Painting \$8,600.00

<b><i>Background Of Subject Matter</i></b>	Repairs to Westmont Centre due to flooding
<b><i>Type</i></b>	Purchase Order
<b><i>Budgeted</i></b>	Other

**Budgeted Explanation** We expect to be reimbursed by insurance

**Documents:** [PO 11038651.PDF](#)

v. **PO 11038653**

Bell Fuels Inc \$290,000.00

**Background Of Subject Matter** Fuel Usage for FY 2016-17

**Type** Purchase Order

**Budgeted** Yes

**Budgeted Explanation** Included in draft FY 2016-17 Budget

**Documents:** [PO 11038653.PDF](#)

vi. **PO 11038654**

Meade Electric \$75,000.00

**Background Of Subject Matter** Street light locates and repairs for FY 2016-17

**Type** Purchase Order

**Budgeted** Yes

**Budgeted Explanation** Included in draft FY 2016-17 Budget

**Documents:** [PO 11038654.PDF](#)

vii. **PO 11038689**

Westmont Park District \$29,936.50

**Background Of Subject Matter** Landscaping Services (November 2015 to April 2016)

**Additional Background** Payment is included in the Finance Ordinance, which will be approved simultaneously with the purchase order

**Type** Purchase Order

**Budgeted** Yes

**Documents:** [PO 11038689.PDF](#)

viii. **PO 11038690**

Vidito Tree Experts \$26,105.00

**Background Of Subject Matter** Removal of 85 trees

**Type** Purchase Order

**Budgeted** Yes

**Documents:** [PO 11038690.PDF](#)

ix. **PO 11038648**

Nettle Creek Nursery \$10,500.00

**Background Of Subject Matter** First year of monitoring for Eagle Creek  
**Type** Purchase Order  
**Budgeted** Yes

**Documents:** [PO 11038648.PDF](#)

x. **Total Of Purchase Orders**

\$ 505,242.69

**Background Of Subject Matter** \*  
**Type** Purchase Order

d. **Total Of Purchase Orders And Finance Ordinance**

Total to be announced at the meeting.

**Background Of Subject Matter** \*  
**Type** Motion

e. **Arbor Day Proclamation 2016**

Board to consider a proclamation to declare April 29, 2016 as National Arbor Day in the Village of Westmont.

**Background Of Subject Matter** \*  
**Type** Proclamation

**Documents:** [PROCLAMATION ARBOR DAY 2016.PDF](#)

f. **Telecommunications Week 2016**

Board to consider a proclamation to declare April 10-16, 2016 as National Public Safety Telecommunicators Week in the Village of Westmont.

**Background Of Subject Matter** \*  
**Type** Proclamation

**Documents:** [TELECOMMUNICATIONS WEEK PROCLAMATION 2016.PDF](#)

g. **Community Events**

i. **2016 Taste Of Westmont**

Board to consider an ordinance approving the following requests from the Westmont Special Events Corporation for their 2016 Taste of Westmont event:

- Special Event Liquor License Fee Waiver
- Amusement License Fee Waiver
- Tent Permit Fee Waiver
- Live Amplified Sound Permit
- Street and Public Right of Way Closures

**Background Of** The WSEC will host the event July 7-10, 2016 in

**Subject Matter** Downtown Westmont on Cass Avenue from Naperville Road to Burlington Avenue. All requests are similar to previous years including typical street and right-of-way closures.

**Recommendation** Staff recommends approval.

**Type** Ordinance

**Documents:** [2016 TASTE OF WESTMONT EVENT MAP.PDF](#),  
[2016TASTEOWESTMONTCOMMUNITYEVENTSPERMITREQUESTFORM.PDF](#)

ii. **2016 Westmont Cruisin' Nights & Street Fair**

Board to consider an ordinance approving the following requests from the Westmont Special Events Corporation for the 2016 Westmont Street Fair & Cruisin' Nights events:

- Live Amplified Sound Permit for event hours
- Street and Public Right of Way Closures
- Tent Permit Fee Waiver

**Background Of Subject Matter** This event will be laid out and coordinated same as last year.

**Type** Ordinance

**Documents:** [2016WESTMONTSTREETFAIR-CRUISINNIGHTSCOMMUNITYEVENTSPERMITREQUESTFORM.PDF](#), [2016 WESTMONT STREET FAIR MAP.PDF](#)

8. **Unfinished Business**

9. **New Business**

a. **License Agreement Amendment For Wide Open West**

Board to consider an ordinance approving a First Amendment to a License Agreement with Wide Open West Illinois, LLC for the use of Village Rights-of-Way.

**Background Of Subject Matter** Wide Open West (WOW) is a party to a previous license agreement which allowed WOW to install cable lines within Village rights-of-way. This amendment will allow WOW to install additional cable lines for the benefit of Verizon.

**Additional Background** The work involves 950 feet of underground cable lines and 150 feet of aerial cable lines along Western Avenue between 61st and 63rd Street. WOW is not providing cable services and does not need franchise approval for the work.

**Recommendation** Approve

**Type** Ordinance

**Budgeted** N/A

**Documents:** [WOW.FIRSTAMENDMENTLICENSEAGREEMENT.PDF](#), [DOC174.PDF](#)

b. **B-3 District - Text Amendment**

Board to consider an ordinance approving a text amendment to the zoning code to allow for residential units as a special use in the B-3 special development district.

**Background Of** Recommendation from Planning & Zoning Commission did not

<b>Subject Matter</b>	pass on 3/9 with a 3-4 vote. PZC discussed appropriateness of residential & concerns about additional multi-family, adequacy of parking, & traffic circulation. Public comments are attached.
<b>Additional Background</b>	There were concerns about future requests for residential in the Willow Crest Golf Club, an 18 hole course. Because of that issue, the amendment was revised to eliminate residential units in any B-3 open space area.
<b>Recommendation</b>	The text amendment does not approve residential units in the B-3; it gives the ability for the Board to consider residential, after a request is made for a special use, and the associated public hearing is held, with a recommendation made to the Board.
<b>Type</b>	Ordinance
<b>Budgeted</b>	N/A

**Documents:** [B-3 TEXT AMENDMENT STAFF MEMO.PDF](#), [3-8-16 PUBLIC CORRESPONDENCE - KEOUGH MOODY.PDF](#), [PUBLIC COMMENT - HILTON NEIGHBORS.PDF](#), [LETTER TO MAYOR OF WESTMONT 4-6-16.PDF](#)

c. **Engineering Agreement - Naperville Road & Warwick Avenue Stormwater Management Project**

Board to consider an ordinance authorizing an engineering agreement with Engineering Solutions Team for Design (Phase 2) Engineering Services for the Naperville Road and Warwick Avenue Stormwater Management Project.

<b>Background Of Subject Matter</b>	Request to approve the sum of \$155,000 for Ph2 Design Engineering Services for the Village's Naperville Road and Warwick Avenue Stormwater Management Project.
<b>Recommendation</b>	Staff recommends approving the proposal in the amount of \$155,000 for Design (Phase 2) Engineering Services.
<b>Type</b>	Ordinance
<b>Budgeted</b>	Other
<b>Budgeted Explanation</b>	Proposed in FY2016-17 Budget

**Documents:** [ENGINEERING SOLUTIONS TEAM PH2 REVISED PROPOSAL 03302016.PDF](#)

d. **Code Amendment Regarding Final Plat Signature Authority**

Board to consider an ordinance approving an amendment to Section 2-446 of the Westmont Code of Ordinances regarding signature authority for final plats of subdivision.

<b>Background Of Subject Matter</b>	The Land Development Code requires the chairman and secretary of the Planning and Zoning Commission to execute final plats of subdivision once approved by the Village Board.
<b>Additional Background</b>	The amendment provides for alternate signature authority in the temporary absence of the chairman and/or secretary. This will allow for the more efficient and timely processing and recording of final plats for the benefit of owners and developers.
<b>Recommendation</b>	Staff recommends approval.
<b>Type</b>	Ordinance

**Documents:** [PLAT SIGNATURE ORDINANCE.PDF](#)

e. **Amendment To Water Disconnection Procedures**

Board to consider an ordinance approving an amendment to Section 82-153 of the Westmont Code of Ordinances regarding water disconnection procedures.

<b>Background Of Subject Matter</b>	Section 82-153 allows an owner to disconnect water service to a property, & is typically requested when property is vacant. This ordinance would not allow for disconnection when property is occupied, except for non-payment of a water bill
<b>Additional Background</b>	This ordinance mirrors the current practice of the Business Office.
<b>Recommendation</b>	Staff recommends approval.
<b>Type</b>	Ordinance
<b>Budgeted</b>	N/A

**Documents:** [WATER DISCONNECTION ORDINANCE.PDF](#)

f. **Appropriations Amendment**

Board to consider an ordinance amending appropriations for corporate purposes for the fiscal year beginning May 1, 2015 to account for ERI payments.

<b>Background Of Subject Matter</b>	The Village had the opportunity to pay the costs of the 2014-2015 ERI either in a lump sum, or amortized over 10 years, with 7.5% interest. The Village decided to pay the amount up front to save an estimated \$275,000 in interest charges.
<b>Additional Background</b>	The Village had surplus fund balance on hand which was available, but not originally appropriated. This amendment appropriates the money for that payment.
<b>Recommendation</b>	Staff recommends adoption
<b>Type</b>	Ordinance
<b>Budgeted</b>	No
<b>Budgeted Explanation</b>	Not originally budgeted, but funds available

**Documents:** [2016-04-14 AMENDED APPROPRIATION ORDINANCE \(FY 2015-16\).PDF](#)

g. **FY 2016-2017 Budget**

Board to consider a resolution to adopt the 2016-2017 Budget.

<b>Background Of Subject Matter</b>	A preliminary budget is prepared by staff. This was presented and discussed with the Village Board and the public at a budget workshop.
<b>Type</b>	Resolution

**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 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable*

*time before the meeting.*

Clerk's Office  
**Village of Westmont**

MINUTES OF THE BOARD MEETING HELD **Thursday, March 31st, 2016.**

**Mayor Gunter** called the meeting to order at **6:00 PM.**

**WESTMONT VILLAGE BOARD MEETING ROLL CALL:**

**PRESENT:** Mayor Gunter                    P                    Clerk Szymski                    P

**TRUSTEES:** Addington                    P                    Barker                    P  
Barry                    P                    Guzzo                    P  
Liddle                    P                    Nero                    P

**STAFF:**

<b>May</b> (Village Mgr)	<u>P</u>	<b>Parker</b> (Finance Director)	<u>P</u>	<b>Ziegler</b> (Community Development Director)	<u>P</u>
<b>Crane</b> (H.R. Director)	<u>A</u>	<b>McIntyre</b> (Communication Director)	<u>P</u>	<b>Liljeberg</b> (I.T. Manager)	<u>P</u>
<b>Chief Mulhearn</b> (Police Dept.)	<u>P</u>	<b>Dep. Chief Brenza</b> (Police Dept.)	<u>A</u>	<b>Dep. Chief Gunther</b> (Police Dept.)	<u>A</u>
<b>Chief Weiss</b> (Fire Dept.)	<u>P</u>	<b>Dep. Chief Riley</b> (Fire Department)	<u>P</u>	<b>Ramsey</b> (P.W. Director)	<u>P</u>
<b>Dralle</b> (EMS Director)	<u>A</u>	<b>Mielcarski</b> (Admin. Assistant)	<u>A</u>	<b>Richards</b> (Deputy Clerk)	<u>A</u>

**ATTORNEY:** Zemenak A                    Perez P

**A QUORUM WAS PRESENT TO TRANSACT BUSINESS.**

**PRESS:**

Chicago Tribune                    A                    Independent: Daniel Smrokowski                    A  
Bugle                    A

**CHAMBER OF COMMERCE DIRECTOR:** Forssberg - P

**VISITORS:** None.

**THOSE PRESENT RECITED THE PLEDGE OF ALLEGIANCE.**

**OPEN FORUM:** None.

**VOTING KEY:**      A=ABSENT                      AB=ABSTAIN                      N=NO      W=Withdrawn  
                                 P=PRESENT                      Y=YES                                      V=VACATION

**Note:** *The items listed in these minutes are summaries only and are not meant to be a direct transcript of the Mayor's, Manager's, Clerk's and Trustees' comments. For actual quotes of the referenced items please refer to the Archival video copy of this meeting.*

**VOTING SUMMARY**

	<b><u>1</u></b>	<b><u>2</u></b>	<b><u>3</u></b>	<b><u>4</u></b>	<b><u>5</u></b>	<b><u>6</u></b>	<b><u>7</u></b>	<b><u>8</u></b>
TRUSTEE ADDINGTON	<u>Y</u>							
TRUSTEE BARKER	<u>Y</u>							
TRUSTEE BARRY	<u>Y</u>							
TRUSTEE GUZZO	<u>Y</u>							
TRUSTEE LIDDLE	<u>Y</u>							
TRUSTEE NERO	<u>Y</u>	<u>AB</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>

**REPORTS**

**Mayor Gunter**

- Welcomed Everyone.
- Recapped the 100th Anniversary Committee meeting from earlier that day. The next meeting will be April 28th, 3:30pm at Village Hall. Everyone is welcome to attend.
- Invited Larry McIntyre to the podium to introduce Alex Carlson from the Westmont Public Library to the Village Board. Mr. Carlson talked about Westmont Live, which is a video series of local residents. On Saturday, May 14th from 2 - 4pm we are recording community stories from individuals at the Library.

**Clerk Szymski**

- Recapped the Public Information Committee from earlier that day. Please check the Village, Park District, and Library websites for information on different upcoming events.
- The Annual Westmont Community Awards Banquet is on Monday, April 25th at 6:00pm at the Oak Brook Hilton Hotel. Tickets are available through the Westmont Chamber at [www.westmontchamber.com](http://www.westmontchamber.com).
- The lesson for today is do not try to multitask on a treadmill. That is how I broke my arm.

**Attorney Perez**

- Nothing to report.

**Village Manager May**

- Nothing to report.

**Trustee Barker**

- Introduced two girls from Westmont High School to talk about their program that they put together called Petallica. They are advocating for no kill animal shelters as a school project. Erin Slattery addressed the Village Board regarding their event taking place on

April 2nd, from 1 - 4pm at Westmont High School. They will have live music and there is a \$5.00 entry fee. All proceeds will go to Humane Haven Animal Shelter, a volunteer organization.

- Looking for volunteers for our Storm Drain Stenciling program. That begins on May 7th and we are hoping for 100 Volunteers to sign-up.
- We are also working on a new initiative called Each One, Reach One. Looking for current volunteers to recruit at least one other person.

#### Trustee Guzzo

- There is a Budget Meeting on April 7th at 6pm at Village Hall. All are welcome to attend.
- The next Finance Committee Meeting will be Thursday, April 14th at 4pm.

#### Trustee Nero

- The next Public Safety Committee Meeting will be April 14th.
- Invited Chief Mulhearn to talk about a few programs.
  - On Saturday, April 30th at 10am at the Police Department, people can turn in unused and unwanted medication. This is a safer way to dispose of drugs. We are able to take needles as well.
  - *Cop-on-Top* will be Friday, May 27th from 6am - Noon. We will be at the Dunkin' Donuts on 63rd Street West of Cass Ave. The proceeds go to the Special Olympics.
- Public CPR Training is scheduled for May 24th at 6:30pm and October 25th at 6:30pm. You can signup online.
- The EPA is issuing grants for environmentally green infrastructure projects. It's a new initiative through the State EPA (Section 3.19) and applications are being accepted on August 1st.

#### Trustee Addington

- The Lions Club will be bringing in the hearing bus for hearing and diabetic retinopathy screenings at Mayslake Senior Center on April 14th from 9am - Noon. This is open to everyone. This is a Lions project and there is no charge.
- Next Wednesday, April 6th at 10:30am we will have our first meeting of the Strategic Plan Implementation Committee.
- Economic Development Committee Meeting will be held earlier on April 6th at 9:00am at Village Hall.
- There is a Business After Hours at TheraCORE Physical Therapy at 350 East Ogden at 5:00 to 7:00 pm on April 20th. Please RSVP at [www.wesmtontchamber.com](http://www.wesmtontchamber.com)
- Invited Larry Forsberg, Chamber Director, to the podium to talk about the voting for favorite restaurants in Westmont. There were 17 different categories and over 6,000 votes. Stay tuned for the results.
- Recapped the DuPage Mayors and Managers meeting.

#### Trustee Liddle

- The next Administration Committee Meeting will be May 12th at 4:30pm in Village Hall.
- The Electronic Bulletin Boards are up and running now. One is located at the Library and the other is at the Fire Department Headquarters. There will be community information posted on the signs.

**Trustee Barry**

- The next Public Works Committee Meeting will be April 28th at 4:30pm.
- For the next three weeks there will be repairs to the train station platform. Please use caution as this work is being done.
- The new Electronics Recycling Program will be at the Downers Grove Township Highway Department on the 3rd Saturday of each month. The location is 318 E Quincy Street from 8am - Noon. The only change to the program is that there is a charge for TV's. It can be anywhere from \$15 - \$60. You can go online for details [www.AVArecycling.com](http://www.AVArecycling.com) for specific costs.
- The Village has recently received official notification that the Village of Westmont has been awarded the Tree City USA designation for the 20th consecutive time. Congrats to Jon Yeater and the entire Public Works Department on this great achievement.
- Brush pickup will begin again in April. Please look for details on our website and Neighbors Magazine for specifications on how to bundle brush.
- Invited Mary to the podium to talk about the Arbor Day and Essay Contest and announce the Winners.
  - Keshav Viswanath, Samyaktha Viswanath, Pranav Viswanath, Stephanie Walker, Anisha Mathew, Suryakumari Sista, Klaudia Xhemali, Anugraka Saundararajan, Heather Sledzinski, Naomi Laungdilok (not present), and Autumn Schumerth (not present).
- On Earth Day, April 22nd, residents can go to the Village website to sign up for free seedlings.
- Westmont Rotary will be having a reverse raffle on April 22nd as well.

**PUBLIC HEARING: SYCAMORE RUN SUBDIVISION SPECIAL SERVICE AREA**

Board to conduct a public hearing on the establishment of a Special Service Area for certain properties within the Sycamore Run Subdivision related to the St. Joseph's Creek bank stabilization project.

- Opened Public Hearing at 6:32pm.
- **Attorney Perez and Village Manager May** addressed the Village Board on the Public Hearing for Sycamore Run Subdivision Special Service Area.

**Public Comment:**

- Dan Davis, 305 Beechwood Court
- Amy Schellekens, 304 Beechwood Court
- Closed Public Hearing at 6:49pm.

**ITEMS TO BE REMOVED FROM CONSENT AGENDA:**

- Trustee Nero requested to have PO# 11038487 for Magic Pure to be removed from the consent agenda.

**(1) CONSENT AGENDA [Omnibus Vote]:**

**Village Manager May** addressed the Board on this agenda item.

Motion by **Trustee Addington** to approve the consent agenda items A, B, C, D, E and F.

**(A) VILLAGE BOARD MINUTES:**

Board to consider approving the minutes of the Village Board meeting held March 17, 2016.



westmont.il.gov

**Village Clerk's Office**

31 West Quincy Street • Westmont, Illinois 60559  
Tel: 630-981-6220 Fax: 630-829-4441

**(B) FINANCE ORDINANCE #22:** Dated **March 31, 2016**, in the amount of  
**\$ 791,044.39**

**(C) FEBRUARY FINANCIAL REPORT:**

Board to consider a motion to accept the financial report submitted for the month of February 2016.

**(D) PURCHASE ORDERS**

<b>11038595</b>	Collision Craft	<b>\$ 11,003.49</b>
<b>11038586</b>	IRV Kaplan Interiors	<b>9,081.60</b>
<b>11038549</b>	Doors by Russ	<b>16,824.00</b>
<b>11038570</b>	Engineering Solutions Team	<b>17,900.00</b>
<b>11038556</b>	Cloud Sherpas	<b>19,200.00</b>
<b>11038589</b>	SHI International Corp	<b>7,231.00</b>
	<b>Total of Purchase Orders</b>	<b>\$ 81,240.09</b>

**(E) PROCLAMATION: NATIONAL VOLUNTEER WEEK PROCLAMATION 2016**

Board to consider a proclamation to declare April 10-16, 2016 as National Volunteer Week in the Village of Westmont.

**(F) PROCLAMATION: NATIONAL LIBRARY WEEK PROCLAMATION 2016**

Board to consider a proclamation to declare April 10-16, 2016 as National Library Week in the Village of Westmont.

Seconded by **Trustee Liddle** and the motion passed.

**VOTE ON MOTION #1**

Ayes: Guzzo, Liddle, Nero, Barker, Barry, and Addington.

Nays: None.

Absent: None.

Present: None.

**UNFINISHED BUSINESS**

**(2) PURCHASE ORDER 11038487 - MAGIC PURE LLC**

**Village Manager May** addressed the Board on this item.

Motion by **Trustee Guzzo** to consider a Purchase Order for Magic Pure LLC.

Seconded by **Trustee Barry** and the motion passed.

**VOTE ON MOTION #2**

Ayes: Guzzo, Liddle, Barry, Barker, and Addington.

Nays: None.

Absent: None.

Abstain: Nero

**NEW BUSINESS**

**(3) 29 N CASS AVE - MAURA'S MEDITERRANEAN**

**Community Development Director Ziegler and Ghanem Muslmani** addressed the Board on this item.

Motion by **Trustee Barker** to consider an ordinance approving a development permit request from Maura's Mediterranean to allow the operation of a restaurant in the B-1 Limited Business District.

Seconded by **Trustee Nero** and the motion passed.

**VOTE ON MOTION #3**

Ayes: Guzzo, Liddle, Nero, Barry, Barker, and Addington.

Nays: None.

Absent: None.

Present:None.

**(4) AWARD OF BID PROPOSAL - 2016 MFT RESURFACING PROJECT**

**Public Works Director Ramsey** addressed the Board on this item.

Motion by **Trustee Barry** to consider an ordinance accepting the bid proposal from K-Five Construction Corporation for the Village's 2016 MFT Resurfacing Project MFT# 15-00108-00-RS, and authorizing a contract consistent with the bid documents.

Seconded by **Trustee Nero** and the motion passed.

**VOTE ON MOTION #4**

Ayes: Guzzo, Liddle, Nero, Barry, Barker, and Addington.

Nays: None.

Absent: None.

Present:None.

**(5) FIRE DEPT LEASE AGREEMENT - PIERCE VELOCITY 105' AERIAL FIRE TRUCK**

**Fire Chief Weiss** addressed the Board on this item.

Motion by **Trustee Addington** to consider an ordinance authorizing a "turn-in tax exempt lease

purchase" agreement for one (1) Pierce Velocity 105' Aerial Fire Truck.

Seconded by **Trustee Liddle** and the motion passed.

**VOTE ON MOTION #5**

Ayes: Guzzo, Liddle, Nero, Barry, Barker, and Addington.

Nays: None.

Absent: None.

Present: None.

**(6) 2016 OFFICIAL ZONING MAP**

**Community Development Director Ziegler** addressed the Board on this item.

Motion by **Trustee Nero** to consider an ordinance approving the revised zoning map of the Village of Westmont dated December 31, 2015 as the official 2016 zoning map.

Seconded by **Trustee Guzzo** and the motion passed.

**VOTE ON MOTION #6**

Ayes: Guzzo, Barry, Liddle, Nero, Barker, and Addington.

Nays: None.

Absent: None.

Present: None.

**(7) ENERGY CODE TEXT AMENDMENT**

**Community Development Director Ziegler** addressed the Board on this item.

Motion by **Trustee Liddle** to consider an ordinance approving a text amendment to the Municipal Code regarding the Illinois energy code.

Seconded by **Trustee Barker** and the motion passed.

**VOTE ON MOTION #7**

Ayes: Guzzo, Liddle, Nero, Barry, Barker, and Addington.

Nays: None.

Absent: None.

Present: None.

**MISCELLANEOUS:**

- Clerk Szyski mentioned to please be sure to check our School District websites for public information.

**(8) ADJOURNMENT:** Motion by **Trustee Addington** to adjourn the meeting. Seconded by **Trustee Liddle** and the motion passed.



**Village Clerk's Office**

31 West Quincy Street • Westmont, Illinois 60559  
Tel: 630-981-6220 Fax: 630-829-4441

**VOTE ON MOTION #8**

Ayes: Guzzo, Liddle, Nero, Barker, Barry, and Addington.

Nays: None.

Absent: None.

Present: None.

**MEETING ADJOURNED AT 7:12 PM**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Virginia Szymiski, Village Clerk

\_\_\_\_\_  
Ronald J. Gunter, Mayor

Dated this 14th day of April, 2016.



**Village Clerk's Office**

31 West Quincy Street • Westmont, Illinois 60559  
Tel: 630-981-6220 Fax: 630-829-4441

**Village Board Special Meeting  
Facilities Tour  
March 31, 2016  
7:00 P.M.**

Village Board members and various staff are invited to meet at the Village Hall following the regular Village Board meeting for a facilities tour of the following locations:

- Westmont Centre - 1 South Cass
- PW Water Division - 39 East Burlington
- Police & Fire - 500 North Cass
- Fire Headquarters - 6015 South Cass
- PW Street Division - 328 South Wilmette

Mayor Gunter, Trustee Nero & Trustee Barry drove themselves to Westmont Centre and participated in that Facility Tour. They did not attend any other locations.

On the shuttle: (attended all locations)  
Trustees - Addington, Barker, Guzzo, Liddle  
Staff - Steve May, Spencer Parker, Jill Ziegler

Mike Ramsey - drove himself (attended all locations)  
Glen Liljeberg - attended only 500 N Cass for only the ECC and server room  
Chief Weiss - drove himself (attended Westmont Centre & Water Division)  
Chief Mulhearn - drove himself (attended Westmont Centre, Water Division, & 500 N Cass)  
Deputy Chief Connelly was on shift (met the rest of the group at 500 N Cass and 6015 S Cass)

Trustee Guzzo made a motion to adjourn the meeting. Trustee Liddle seconded the motion.  
All ayes and the motion passed.  
The Special Meeting & Facility tour adjourned at 10:02 P.M.

**ATTEST:**

**APPROVED:**

---

Virginia Szynski, Village Clerk

---

Ronald J. Gunter, Mayor

Dated this April 14, 2016.



















P16-\_\_\_\_\_

# Proclamation



Whereas, In 1872, J. Sterling Morton proposed to the National Board of Agriculture that a special day be set aside for planting trees, and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than one million trees in Nebraska, and

Whereas, Arbor Day is now observed in the Village of Westmont, throughout the nation and the world; and

Whereas, trees are a renewable resource, reduce erosion, cut heating costs, moderate the temperature, clean the air, provide habitat for wildlife, increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, the Village of Westmont has been recognized for planting over 100 trees annually; and,

Whereas, trees in our village increase property values, enhance the economic viability of business areas, and beautify our community; and

Whereas, the Village of Westmont has been recognized as a Tree City USA for twenty (20) consecutive years.

Now, therefore, I, Ronald J. Gunter, Mayor of the Village of Westmont,  
do hereby proclaim **April 29, 2016** as:

# Arbor Day

In the Village of Westmont, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees, woodlands, and urban forest.

Passed and approved by the Mayor and Board of Trustees of the Village of Westmont, DuPage County, Illinois, this **14th day of April 2016**.

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Absent: \_\_\_\_\_

\_\_\_\_\_  
Ronald J. Gunter  
Mayor

Attest: \_\_\_\_\_  
Virginia Szymiski  
Village Clerk



P16 \_\_\_\_\_, Village of Westmont

***NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK***

**WHEREAS** professional telecommunicators perform a critical function when an emergency occurs requiring police, fire or emergency medical services;

**WHEREAS** the safety of our police and fire personnel are dependent upon the quality and accuracy of information obtained ;

**WHEREAS** telecommunicators are the first contact our citizens have with emergency services;

**WHEREAS** telecommunicators serve as a vital link for our police officers and firefighters by monitoring their activities via computer and radio, providing them information needed to perform their duties and ensuring their safety; and

**WHEREAS** telecommunicators of the Village of Westmont have made significant contributions to the apprehension of criminals, suppression of fires and treatment of patients;

**NOW THEREFORE** be it resolved, I Ronald J. Gunter, by the virtue of the authority vested in me as Mayor of the Village of Westmont, Illinois, do hereby proclaim the week of April 10 thru April 16, 2016 as:

**NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK**

**AND** call upon all citizens and civic organizations in Westmont to acquaint themselves with the issues involved in providing our 9-1-1 communication services and to recognize the diligence and professionalism our telecommunicators make every day to our health, safety, comfort, and quality of life.

**PASSED AND APPROVED** by the Mayor and Board of Trustees of the Village of Westmont, DuPage County, Illinois, this 14th day of April, 2016.

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Absent: \_\_\_\_\_

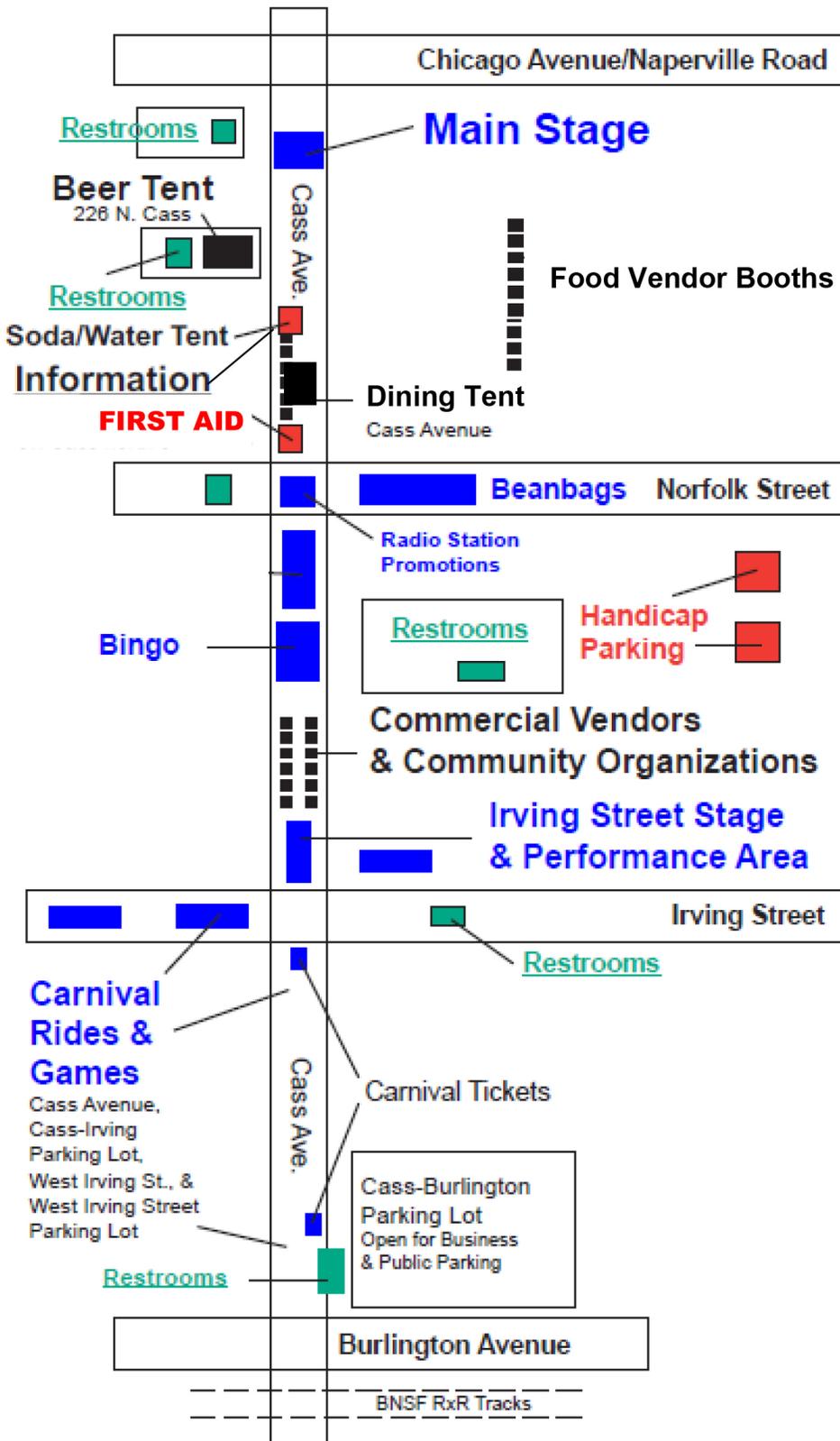
APPROVED:

ATTEST:

\_\_\_\_\_  
Ronald J. Gunter, Mayor

\_\_\_\_\_  
Virginia Szymiski, Village Clerk

# 2016 Taste of Westmont





## Village of Westmont Community Events Permit Request

This permit request form and checklist has been developed for the purpose of assisting community organizations and other entities that wish to host or coordinate community special events in the Village of Westmont. Completion and approval of this form is mandatory for any community event that is requesting special permissions from the Village of Westmont. This includes street closures, use of public right-of-way, permission for parades, use of amplified music, hanging of temporary banners, etc. Events that invite large public gatherings or assemblies of people that may result in a distinct impact on public right of way should also complete this form. All block parties and private parties utilizing amplified music must obtain permission from the Village, but do not need to fill out this form.

Please contact Larry McIntyre, Westmont Communications Director, at 630-417-0280 or [Lmcintyre@westmont.il.gov](mailto:Lmcintyre@westmont.il.gov) to assist with the completion of this form. Once completed, the permit request and accompanying checklist will be submitted for staff review. Requests that require Village Board Action will be placed on a Village Board agenda for consideration. Copies of completed requests will be placed on file with the Village Clerk's Office.

Please read through the entire form before filling it out. Please attach additional written information to this request if there is not enough space on this form. Requests should be received by Larry McIntyre **60 days prior to the event.**

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### VILLAGE OF WESTMONT SPECIAL EVENT PERMIT REQUEST

**Date of Submission** April 5, 2016

**Event Name** 2016 Taste of Westmont

**Event Date(s) & Times** Thursday, July 7, 5:00-9:30pm; Friday, July 8, 4-10:30pm; Saturday, July 9, Noon-10:30pm; Sunday, July 10, Noon-8pm

**Host Organization** Westmont Special Events Corp.

**Name/Title of Event Contact Persons** (including name of alcohol contact person)

John Chorney – WSEC President; Bob Reid – WSEC VP Administration; Robin Gardner - Treasurer; Linda Sobotka - Secretary; Larry McIntyre - Village Liaison; Kristina Wrobel - Office Manager; Martha Armstrong 630-390-5814 and Amy Quattrone 630-670-4444 - Alcohol Committee Co-Chairs

**Day Phone** 630-829-9378 Office

**Cell Phone** John Chorney Cell - 630-688-3496; Larry McIntyre Cell - 630-417-0280; Robin Gardner Cell - 630-721-0382

**Email** wsec@westmontevents.com

**Rain Date (if applicable)** None

**Event Location** Downtown Westmont – Cass Avenue from Burlington to Naperville Road, Cass-Burlington parking lot, Cass-Irving parking lot, Manning School parking lot, Irving Street from alley east of Cass to Lincoln Street, Norfolk from alley east of Cass to alley west of Cass, as well as several private property use agreements including parking lot behind China Chef, Convenience parking lot, Neat parking lot, and Center for Dance parking lot.

**EVENT DESCRIPTION** (describe event, parade, goals, target audience & attendance, etc.)

The Taste of Westmont is one of Westmont's biggest and most successful community events celebrating its 20th Anniversary in 2016. Taste of Westmont is a community event that offers fun for all ages. It is estimated that more than 30,000 people attend over the course of the four days. Our audience is all-ages and it is estimated that at least half our visitors are from out of town, which means the event promotes tourism to Westmont. The goal is simply to have a wonderful festival that brings people together and creates a sense of community. Additional goals include showcasing Westmont restaurants, businesses and community organizations, providing fun for all ages, bringing people into the downtown to provide exposure of downtown Westmont, and more. This event is financially self-sufficient and has been for the past several years.

**ENTERTAINMENT** (describe type of entertainment, hours of entertainment, use of an amplified sound system which may require board approval, placement of stage & lights, etc.)

All of our main stage acts are popular area bands that play cover songs from the 70s through present. Most of the bands are in the rock genre. On Sunday, we will continue our blues jam during the day and a Country music Headliner. There is an all-ages carnival that will start on Thursday for our Kidzapalooza and run through Sunday night. Entertainment is continuous throughout the event during event hours. Our main stage, youth stage, and main dining tent have amplified sound systems and/or lighting for music and dance. The carnival also has amplified recorded music and lights. Our radio station promotions and bingo tent use sound systems as well. The main stage continues to be on Cass, south of Naperville Road (near NEAT Kitchen). The Irving stage will be located on Cass Avenue.

**PUBLICITY** (describe where and when event will be promoted)

The WSEC has a comprehensive marketing plan for the Taste of Westmont. It includes: WSEC internet, VOW webcalendar, VOW newsletter, local press releases and articles, radio station promotions, posters and flyers throughout the area, cable TV PSAs, cable TV electronic bulletin board, yard signs throughout the community on private property, extensive event pull-out section in Sub Life Newspapers, info distributed at other community events, and more.

**Have you submitted and obtained a Temporary Sign Permit for your event signs/banners posting permit from the Westmont Building & Zoning Division?** YES, in process, Larry McIntyre will coordinate

**Have you made arrangements with the Westmont Communications Director to have the Village hang/place signs and/or banners in the right-of-way?** YES, in process, L.McIntyre will coordinate

### **Event Proximity Notice**

Minimally, the Village of Westmont requires the sponsoring organization to provide hand delivered notification regarding this event to all businesses and residences within one block of the event at least 7 days prior to the event. The Village may require a wider area of distribution depending on the size, scope and community impact of the event. This notice must include general information regarding the event including event hours, street & parking lot closures, sound amplification, special uses that may affect neighbors, event chair contact information including name and phone number, and more. This notice must be approved by the Westmont Media Relations Coordinator and a copy must be submitted with this application.

**Please list the name of the person(s) delivering the event proximity notice, the specific location(s) to which this notice will be delivered, and the day and time of delivery?**

Larry McIntyre will coordinate this effort, there will be several people working on this notification as it covers a large area. This is expected to occur mid-May and will include info about the Taste of Westmont and Westmont Street Fair. Notices will be delivered to businesses and residents on Grant, Lincoln, Cass, Linden and Warwick from Burlington to Naperville Road and on area side streets.

**SAFETY** (describe safety concerns & how they will be addressed, define security plan incl. # of people working security at what times & where stationed, & if Police/Fire/EMA personnel will be requested)

The WSEC works closely with the Westmont Police, Fire and EMA to determine needs and set schedules for



## **PARKING**

(describe parking plan including areas designated for public parking, handicap parking, and how this plan will be promoted to the public)

Many people from the community walk to the Taste of Westmont. Holding this event in the downtown is ideal for a community festival so to encourage community participation and pedestrian traffic. General parking occurs on residential streets to the east and west of Cass. There is handicapped parking in the Bank of America parking lot that will be promoted on event maps and publicity. The Cass-Burlington lot will be open to the public. People are also encouraged to park in the commuter lot in front of Village Hall.

### **Are you requesting closure of a public right-of-way such as a street or parking lot?**

(If YES, this requires board action and proof of insurance) **YES**

If **YES**, list parking lot/street locations and times of closure.

Listed comprehensively under board actions.

### **Will your event require a water hook-up? **YES****

If **YES**, list where and when you would like the water hook-up? Mike Ramsey from Public Works is aware of exact locations – one or two in carnival area, and one or two in the food tent area.

### **If you are using any Village of Westmont-owned property, have you signed the Village of Westmont waiver regarding use of any Village equipment? YES **NO****

## **EVENT MAINTENANCE**

The Village of Westmont requires the event host to provide general clean up and maintenance during the event. This includes making sure that the area be litter-free, ensuring waste receptacles are regularly emptied and available for use, and ensuring that port-a-potties are regularly stocked and maintained. The Village further requires that the entire area enveloping the event is completely cleaned up immediately upon the close of the event. NOTICE: While the Village does not require a special event bond from the host organization, the Village reserves the right to invoice the host organization if the Village of Westmont incurs any unforeseen costs during the event.

## **ADDITIONAL**

### **Will your event serve food? **YES** NO**

If **YES**, who will be responsible for preparing/serving food and meeting all County and State Health Codes? Sam Alonzo is the Food Committee Chair, he will be assisting vendors, but each individual food vendor is responsible for their health code needs.

### **Additional Requests** (List all additional requests that you are considering)

The WSEC appreciates the generous support of the Village and requests to continue the positive and successful working relationship that has been developed over the years including the continuation of in-kind support that was received in 2015.

## **BOARD ACTION REQUESTS & FEES**

List all items requiring board action (such as but not limited to sound amplification, use of public right-of-way, etc.)

### **Street and Public Right of Way Closures:**

- o **Cass Avenue:** Burlington to Naperville – Wednesday, July 6, approximately 7 p.m. to Monday, July 11, 5 a.m.
- o **Norfolk Avenue:** Alley east of Cass to alley west of Cass – Thursday, July 7, approximately 4 a.m. to Monday, July 11, 5 a.m.

- o **Irving Street:** Alley east of Cass to Lincoln Street – Wednesday, July 6, 4 a.m.
- o **Cass-Irving Parking Lot:** Wednesday, July 6, approximately 4 a.m. to Monday, July 11, 5 a.m.
- o **Cass-Burlington Parking Lot:** Open to public parking throughout event.
- o **Cass-Manning School Parking Lot:** Wednesday, July 6, 4 a.m. to Monday, July 11, 5 a.m.
- o **Burlington Street Metered Parking:** Sunday, July 3, 4 p.m. to Thursday, July 7, noon (utilize for carnival equipment staging/set-up. Additional equipment staging area may be needed. Other possible areas of consideration include the public parking area north of railroad tracks and east of Cass Avenue, area school parking lots including Westmont High School, Plaza Drive at Ty Warner Park, and business parking lots on Pasquinelli Drive.)
- o **Cass Avenue Sidewalks:** During event hours up until 6 p.m. each day, downtown businesses located within the layout of the event will be allowed to put out tables in front of their business to promote and sell items from their store.

· **Sound Amplification and Noise Request** – Request to waive amplified sound and noise ordinance during the Taste of Westmont including set-up and teardown

· **Temporary One-Way Traffic Plan**

- o **Grant Street:** one way south – Thursday, July 7, approximately 4 a.m. to Monday, July 11, 7 a.m. – (same as last year)
- o **Warwick Street:** one way north – Thursday, July 7, approximately 4 a.m. to Monday, July 11, 7 a.m. – (same as last year)
- o **Lincoln Street:** southbound ingress closed at Naperville Road and ingress/egress totally closed at Burlington – Thursday, July 7, approximately 4 a.m. to Monday, July 11, 7 a.m. – (same as last year)
- o **Linden Street:** southbound ingress closed at Chicago Avenue and ingress/egress totally closed at Burlington – Thursday, July 7, approximately 4 a.m. to Monday, July 11, 7 a.m. – (same as last several years)

· **Alcohol fee waiver request**

\* **Tent Permit fee waiver**

· **Amusement fee waiver request**

TEXT FOR AGENDA ITEM:

Board to consider an ordinance approving the following requests from the Westmont Special Events Corporation for their 2016 Taste of Westmont event:

- \* Special Event Liquor License Fee Waiver
- \* Amusement License Fee Waiver
- \* Tent Permit Fee Waiver
- \* Live Amplified Sound Permit for event hours
- \* Street and Public Right of Way Closures

Background Of Subject Matter

The WSEC will be hosting their annual Taste of Westmont July 7-10, 2016 in Downtown Westmont on Cass Avenue from Naperville Road to Burlington Avenue. All of their requests for this year are the same as last year.

Create a comprehensive listing of all Village of Westmont fees (such as but not limited to hiring of Police Dept. personnel, overtime payment to Village personnel, fees related to equipment use, etc.) that will be incurred by the host organization.

· **Police Department (Security)** - specific agreement to be reached between WSEC and Police Dept., which should be similar to last year

· **Public Works Dept. Staff (set-up and teardown)** - Most to be scheduled within regular working hours, as in the past - additional time to potentially be addressed through Hotel-Motel Tax Grant, as in the past

· Fire Department (First Aid Tent) - Fire Dept. has secured sponsorship through Kurtz Ambulance

**The undersigned acknowledges the expectations of this permit and agrees to follow through with all items outlined.**

\_\_\_\_\_  
John Chorney - WSEC President

\_\_\_\_\_  
Date

REVIEWED AND RECEIVED BY:

\_\_\_\_\_  
Westmont Communications Director - Larry McIntyre

\_\_\_\_\_  
Date

\_\_\_\_\_  
Westmont Police Dept. - Brian Gruen

\_\_\_\_\_  
Date

\_\_\_\_\_  
Westmont Fire Dept. - Fire Chief Weiss

\_\_\_\_\_  
Date

\_\_\_\_\_  
Westmont Public Works - Mike Ramsey

\_\_\_\_\_  
Date

\_\_\_\_\_  
Village Manager - Steve May

\_\_\_\_\_  
Date

**Village of Westmont  
Special Event Permit Checklist**

The following checklist is to be completed in person by the special events permit requestor and the Westmont Media Relations Coordinator (MRC). This checklist is to accompany the request.

**YES**    **NO**                    The Village of Westmont Special Event Permit Request Form has been completed, signed and is attached

**YES**    **NO**    **N/A**    Closure or ordinance variance in regard to Village streets, parking lots and/or public right-of-way has been requested  
**If YES, requires Village Board Action**

**YES**    **NO**    **N/A**    Amplified music, live or otherwise, has been requested  
**If YES, requires Village Board Action**

**YES**    **NO**    **N/A**    A water hook-up is needed and has been reviewed by MRC

**YES**    **NO**    **N/A**    Street barricades and security fencing is needed, has been reviewed with MRC, and is listed on event layout drawing

**YES**    **NO**    **N/A**    A property use waiver and Village hold harmless agreement has been signed and is attached with this request

**YES**    **NO**    **N/A**    An appropriate insurance policy that protects the Village of Westmont has been secured and is attached with this request

**YES**    **NO**    **N/A**    An event safety plan, including requests to utilize Village personnel and volunteers, has been reviewed and approved by the MRC along with the Westmont Police and Fire Departments

**YES**    **NO**    **N/A**    Village and State Liquor licenses are required and have been obtained

**YES**    **NO**    **N/A**    Health Department permits for food and beverage service are required and have been obtained

**YES**    **NO**    **N/A**    Event proximity notice has been created and submitted with this permit request (NOTE: This notice MUST be delivered to all businesses and residents within one block of the event no later than seven days before date of event)

**YES**    **NO**    **N/A**    Posting of signs and banners within the Village will be required and a temporary sign request has been submitted and approved by the Westmont Building and Zoning Division

\_\_\_\_\_  
Larry McIntyre/Westmont Communications Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
John Chorney/WSEC President

\_\_\_\_\_  
Date



## Village of Westmont Community Events Permit Request

This request form and checklist has been developed for the purpose of assisting community organizations and other entities that wish to host or coordinate community special events in the Village of Westmont. Completion and approval of this form is mandatory for any community event that is requesting special permissions from the Village of Westmont. This includes street closures, use of public right-of-way, permission for parades, use of amplified music, hanging of temporary banners, etc. Events that invite large public gatherings or assemblies of people that may result in a distinct impact on public right of way should also complete this form. All block parties and private parties utilizing amplified music must obtain permission from the Village, but do not need to fill out this form.

Please contact Larry McIntyre, Westmont Communications Director, at 630-417-0280 or [Lmcintyre@westmont.il.gov](mailto:Lmcintyre@westmont.il.gov) to assist with the completion of this form. Once completed, the permit request and accompanying checklist will be submitted for staff review. Requests that require Village Board Action will be placed on a Village Board agenda for consideration. Copies of completed requests will be placed on file with the Village Clerk's Office.

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### VILLAGE OF WESTMONT SPECIAL EVENT PERMIT REQUEST

**Submission Date** 2016, April 14

**Event Name** Westmont Street Fair & Cruisin' Nights

**Event Date(s) & Times** Thursday evenings, June through August, 5-9pm

**Rain Date** NA

**Event Location** Downtown Westmont - In 2016, the plan is to continue last year's layout, Cass Avenue from Burlington to Naperville Road

**Host Organization** Westmont Special Events Corporation - NFP

**Name/Title of Event Contact Person** (including name of alcohol contact person)  
John Chorney-WSEC President; Bob Reid-WSEC Vice President Admin; Kristina Wrobel - Office Manager

**Day Phone** 630-829-9378 (office)      **Eve Phone** John Chorney - 630-688-3496; Larry McIntyre - 630-417-0280

**Email** wsec@westmontevents.com

**PROPOSAL** - As discussed by many people and has received very positive feedback, close Cass Avenue from Burlington to Naperville rd to create street fair environment, then close E. and W. Irving Street from Cass to the alley, utilize Cass-Irving parking lot next to Toon Funeral Home, as well as the Bank of America parking lot and the Methodist Church Parking Lot. The market and cars would park on Cass in the closed areas.

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**EVENT DESCRIPTION** (describe event, parade, goals, target audience & attendance, etc.)  
Westmont Street Fair is a popular event in the community and continues to grow each year. More volunteers and additional activities and events are being planned for 2016, so the event plans to grow. Classic cars owners are invited to come to the community and park in designated areas so that residents and guests can come and enjoy looking at the cars. Each week features live music, which is presented at various locations on different weeks, including the KCs, Absolutely Delicious, NEAT restaurant, Potbelly, and possibly other locations. There are parades typically associated with Squad Car Night and Fire Truck Night only. In 2016, there will be more kids activities as well as monthly demonstrations from a local remote-controlled car club, and weekly food demos. This is the fifth year for the Open Market. Last year continued to see growth on the number of cars and visitors. There will be improved marketing to bring more people to the event. The Open Market will feature specialty food products as well as a variety of unique arts and crafts vendors. The goal of Westmont Cruisin' Nights and Open Market is to provide a successful event that offers fun for all ages and creates community for our residents. An additional goal is to bring people into our downtown for the benefit of the entire community and our businesses.

**ENTERTAINMENT** (describe type of entertainment, hours of entertainment, use of an amplified sound system which may require board approval, placement of stage & lights, etc.)  
There will be live bands each week. They will play between the hours of 6 and 9 p.m. The bands will play on Cass Avenue in various locations including in front of the KCs, Pot Belly Pub and Absolutely Delicious. In each case, sound will be amplified. We are asking all acts to perform an acoustic-type performance so to make sure volume of acts is not too loud. We ask the Village to allow music to be played on the downtown sound systems on nights featuring original music, if possible. Also, the downtown sound system is requested all nights for the purpose of making announcements. No stage or lights are needed, however, the WSEC sets up small pop-up tents at Cass & Norfolk as our information center and kids activity area.

**PUBLICITY** (describe where and when event will be promoted – the Village encourages publicity to be published a minimum of 30 days prior to the event)  
WSEC executes an extensive marketing campaign to promote the Street Fair. The marketing plan includes: ad in the Sub Life Progress, info in VOW newsletter, info on VOW website, WSEC website, WSEC Street Fair email blast, WSEC Facebook page, 5000 copies of Street Fair brochure distributed throughout community and to area car show events, 100s of posters and flyers distributed throughout the area, cable TV promotions and PSAs, extensive Street Fair distribution database, promotions with radio stations, ad in Sub Focus Magazine and additional press releases and news articles in Trib Local and other local publications

**Have you submitted and obtained a Temporary Sign Permit for your event signs/banners posting permit from the Westmont Building & Zoning Division?      YES    NO**

**Have you made arrangements with the Westmont Media Relations Coordinator to have the Village hang/place signs and/or banners in the public right-of-way? YES    NO**

### **Event Proximity Notice**

Minimally, the Village of Westmont requires the sponsoring organization to provide hand delivered notification regarding this event to all businesses and residences within one block of the event at least 7 days prior to the event. The Village may require a wider area of distribution depending on the size, scope and community impact of the event. This notice must include general information regarding the event including event hours, street & parking lot closures, sound amplification, special uses that may affect neighbors, event chair contact information including name and phone number, and more. This notice must be approved by the Westmont Media Relations Coordinator and a copy must be submitted with this application.

### **Please list the name of the person(s) delivering the event proximity notice, the specific location(s) to which this notice will be delivered, and the day and time of delivery?**

Larry McIntyre will coordinate this effort, there will be several people working on this notification as it covers a large area. This will occur mid-May and will include info about the Taste of Westmont and Street Fair. Notices will be delivered to businesses and residents on Grant, Lincoln, Cass, Linden and Warwick from Burlington to Naperville Road and on area side streets.

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**SAFETY** (describe safety concerns & how they will be addressed, define security plan including number of people working security at what times and where they will be stationed, and if Police Dept. and EMA personnel will be requested)

Each year, the WSEC works with the Westmont Police Department and the EMA to develop a complete safety plan. With the closing of Cass Avenue we have eliminated the need for EMA at the crosswalks.

**Will your event serve alcohol?** YES **NO alcohol will be served by the WSEC, however, local institutions that have liquor licenses will serve alcohol as they do typically.**

**If YES**, list name & contact info of person securing liquor licenses with Village and State. NA

**If YES**, have you contacted the Westmont Police Department to hire an officer for the event, which is required by ordinance if an event serves alcohol? YES **NO, not necessary**

### **Insurance**

Have you secured an appropriate insurance policy in the amount of \$1 million naming the Village of Westmont as an additional insured protecting the Village of Westmont from potential claims concerning this event? **YES** NO

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**EVENT LAYOUT & SET-UP** (describe complete site plan of event with location of tent(s), tables, chairs, generator(s), layout of power cables, stage, sound system, lighting, food and beverage service, fencing, water hook-up location, port-a-potties, waste receptacles including trash cans and dumpsters, etc.)

The layout will continue for the event as in 2015 with closing Cass Avenue to create a Street Fair environment. For 2016, it is requested for permission to close from Burlington to Naperville Road. The Open Market, music, kids activities and classic cars would all be organized in this area. East and West Norfolk rd would be used for special activities or for vehicle exit from event. Classic car parking at Bank of America lot. Public Works will put up barricades and create the detour plan. EMA and WSEC volunteers and Public Works will assist as allowed with all closures and re-opens. Sound system and bands set up where they are playing – locations vary from KCs, Pot Belly Pub and Absolutely Delicious Downtown businesses located within the area of the event will be invited to bring out tables onto the sidewalks and promote their businesses and sell items sold in their business providing they meet Village requirements. The Cass-Burlington Parking Lot will not be utilized.

**A layout graphic/drawing that includes the information listed above is REQUIRED.**

Layout must include public street and parking lot closures, barricades, placement of stage and tents, location of water hook-ups, placement waste receptacles, placement of tents-tables-chairs, location of food and beverage service, location of information tent, etc.

**Is this drawing attached?**

YES **NO, it is in the process of being completed and will be ready for the COTW**

**Parking** (describe parking plan including areas designated for public parking, handicap parking, and how this plan will be promoted to the public)

Many residents walk to this event from the downtown area. General public parking can be found on Burlington Avenue, the Cass-Burlington parking lot, and in residential areas. The WSEC also has agreement to use the Methodist Church parking lot behind China Chef.

**Are you requesting closure of a public right-of-way such as a street or parking lot** (If YES, this requires board action and proof of insurance naming the Village of Westmont as an additional insured)?

**YES** NO

If **YES**, list parking lot/street locations and times of closure. Listed below under board actions.

**Will your event require a water hook-up?** YES **NO**

**If you are using any Village of Westmont-owned property, have you signed the Village of Westmont waiver regarding use of any Village equipment?** YES **NO**

**Event Maintenance**

The Village of Westmont requires the event host to provide general clean up and maintenance during the event. This includes making sure that the area be litter-free, ensuring waste receptacles are regularly emptied and available for use, and ensuring that port-a-potties are regularly stocked and maintained. The Village further requires that the entire area enveloping the event is completely cleaned up immediately upon the close of the event. NOTICE: While the Village does not require a special event bond from the host organization, the Village reserves the right to invoice the host organization if the Village of Westmont incurs any unforeseen costs during the event.

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**BOARD ACTION REQUESTS & FEES**

List all items requiring board action (such as but not limited to sound amplification, use of public right-of-way, etc.)

- **Street and Public Right of Way Usage:**
  - **Cass Avenue Closure:** Close Cass from Burlington to Naperville for open market and classic car event on Thursday nights June through August 2016 from 4 to 9 p.m.
  - **Irving Street Closure:** Close East and West Irving Street from Cass to the alley for classic car parking on Thursday nights June through August 2016 from 4 to 9 p.m.
  - **Cass-Irving Parking Lot Closure:** Close entire parking lot Thursday nights June through August 2016 from 4 to 9pm.
  - **Cass Avenue Sidewalk Usage:** Allow downtown businesses located within the layout of this event to put out tables to promote their businesses and sell items from their store during event hours Thursday nights June through August 2016 from 5 to 9 p.m.





## Village of Westmont

### Special Event Permit Checklist

The following checklist is to be completed in person by the special events permit requestor and the Westmont Media Relations Coordinator (MRC). This checklist is to accompany the request.

- |                   |                  |                   |  |
|-------------------|------------------|-------------------|--|
| <b><u>YES</u></b> | <b><u>NO</u></b> |                   | The Village of Westmont Special Event Permit Request Form has been completed, signed and is attached   |
| <b><u>YES</u></b> | <b><u>NO</u></b> | <b><u>N/A</u></b> | Closure or ordinance variance in regard to Village streets, parking lots and/or public right-of-way has been requested - <b>If YES, requires Village Board Action</b>  |
| <b><u>YES</u></b> | <b><u>NO</u></b> | <b><u>N/A</u></b> | Amplified music requested - <b>If YES, requires Village Board Action</b>   |
| <b><u>YES</u></b> | <b><u>NO</u></b> | <b><u>N/A</u></b> | A water hook-up is needed and has been reviewed by MRC   |
| <b><u>YES</u></b> | <b><u>NO</u></b> | <b><u>N/A</u></b> | Street barricades and/or security fencing is needed, has been reviewed with MRC, and is listed on event layout drawing   |
| <b><u>YES</u></b> | <b><u>NO</u></b> | <b><u>N/A</u></b> | A property use waiver and Village hold harmless agreement has been signed and is attached with this request  |
| <b><u>YES</u></b> | <b><u>NO</u></b> | <b><u>N/A</u></b> | An appropriate insurance policy that protects the Village of Westmont has been secured and is attached with this request   |
| <b><u>YES</u></b> | <b><u>NO</u></b> | <b><u>N/A</u></b> | An event safety plan, including requests to utilize Village personnel and volunteers, has been reviewed and approved by the MRC along with the Westmont Police and Fire Departments  |
| <b><u>YES</u></b> | <b><u>NO</u></b> | <b><u>N/A</u></b> | Village and State Liquor licenses are required and have been obtained  |
| <b><u>YES</u></b> | <b><u>NO</u></b> | <b><u>N/A</u></b> | Health Department permits for food and beverage service are required and have been obtained  |
| <b><u>YES</u></b> | <b><u>NO</u></b> | <b><u>N/A</u></b> | Event proximity notice has been created and submitted with this permit request (NOTE: This notice MUST be delivered to all businesses and residents within one block of the event no later than seven days before date of event) |
| <b><u>YES</u></b> | <b><u>NO</u></b> | <b><u>N/A</u></b> | Posting of signs and banners within the Village will be required and a temporary sign request has been submitted and approved by the Westmont Building and Zoning Division   |

\_\_\_\_\_  
Larry McIntyre/Westmont Communications Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Event Contact/Title with Organization

\_\_\_\_\_  
Date

# 2016 Westmont Cruisin' Nights & Street Fair



Classic Cars  
Up To Chicago Av.

NORFOLK St.

Car Club Parking

Car Parking  
On Cass

CASS Ave.

Vendors,  
Kids Activities, DJs,  
Special Events and  
more on Cass Av.

W Irving St.

IRVING St.

Live Band

CASS Ave.

Car Parking  
On Cass

BURLINGTON Ave.

E Burlington Ave

Westmont



Mary

**FIRST AMENDMENT TO LICENSE AGREEMENT FOR THE USE OF VILLAGE RIGHTS-OF-WAY BETWEEN WIDE OPEN WEST ILLINOIS, LLC AND THE VILLAGE OF WESTMONT**

THIS FIRST AMENDMENT (“Amendment”) to the License Agreement for Use of Village Rights-of-Way is made and entered into this \_\_\_\_ day of April, 2016, by and between the Village of Westmont, an Illinois municipal corporation (“Licensor”) and Wide Open West Illinois, LLC, a Delaware limited liability company (“Licensee”). Licensor and Licensee are individually referred to from time to time herein as a “Party,” and collectively referred to herein from time to time as the “Parties.”

WHEREAS, Licensor and Licensee are currently parties to a License Agreement for the Use of Village Rights-of-Way dated June \_\_\_\_, 2014 (“License Agreement”); and

WHEREAS, the License Agreement granted permission for Licensee to construct, use, operate, own and maintain a fiber optic and coaxial cable line within Licensor’s public rights-of-way located along 63<sup>rd</sup> Street; and

WHEREAS, the License Agreement contained a ten (10) year term and required the payment of a license fee by Licensee to Licensor for the right to use Licensor’s rights-of-way; and

WHEREAS, Licensee desire to install a new fiber optic and coaxial cable line within different Licensor rights-of-way as part of a new system, and the Parties mutually desire to enter into this Amendment to govern and control this proposed use of Licensor’s rights-of-way; and

WHEREAS, the Parties agree that this Amendment is mutually beneficial and will serve their respective individual interest.

NOW, THEREFORE, in consideration of the mutual consideration exchanged between the Parties as set forth herein, the sufficiency and receipt of which is acknowledged, the Parties agree as follows:

1. Recitals. The above-stated Recitals are hereby restated and incorporated into this Section 1 as though fully set forth herein.
2. Grant of Authority. In addition to the Grant of Authority contained in Section 2 of the License Agreement, Licensor hereby grants a non-exclusive additional license (“Additional License”) to Licensee to allow Licensee to construct, use, operate, own and maintain a fiber optic and coaxial cable line (the “System”) within Licensor’s public rights-of-way identified herein, subject to Licensee’s compliance with all local, State and Federal laws, as well as this Amendment and the License Agreement.
3. Location and Description of Licensee’s System. Licensee’s System, for which an Additional License herein is granted, consists of the following:

A single fiber optic aerial cable which will be installed on existing Commonwealth Edison utility poles within the Village's right-of-way pursuant to an agreement between Licensee and Commonwealth Edison. This aerial cable shall run a distance of one-hundred fifty feet (150'). A second underground fiber optic cable will be installed underground in the Village right-of-way. This underground cable shall run a distance of nine hundred fifty feet (950'). Both fiber optic cables described above shall be located in the public right-of-way along Western Avenue, between 61<sup>st</sup> Street and 63<sup>rd</sup> Street, as depicted and described in License's Plans attached hereto as Exhibit "A" and incorporated herein. Licensee is serving as a construction contractor for Verizon Wireless and the purpose of the connection is to allow for Verizon's cellular system to communicate between two cellular towers.

4. Term; Termination. The Additional License granted by Licensor to Licensee pursuant to this Amendment shall be for a ten (10) year term ("Term") from the Effective Date of this Amendment. The Effective Date of this Amendment (and the commencement of the Term) shall be the date upon which Licensor issues permits to Licensee for Licensee's System. The provisions of the License Agreement regarding termination and obligations upon termination shall apply to this Amendment. This Amendment does not extend the term of the original License Agreement.

5. Compensation. From and after the Effective Date of this Amendment and throughout the Term, Licensee shall pay to Licensor the following License Fee, on an annual basis, as consideration for the use of Licensor's rights-of-way for Licensee's System:

Ten percent (10%) of the estimated costs of construction of Licensee's System within Licensor's right-of-way. The estimated costs of construction are \$24,605.00, and the annual License Fee shall be \$2,560.50. The License Fee for the first year shall be payable as a condition of the issuance of permits by Licensor to Licensee for Licensee's System, and shall thereafter be paid on an annual basis on or before the anniversary date of this Effective Date.

6. Other Terms and Conditions. All other terms and conditions of the License Agreement not specifically amended by this Amendment shall apply to this Amendment and are incorporated herein by this reference. In the event of a conflict between the terms of this Amendment and the terms of the License Agreement, the terms of this Amendment shall control.

7. Entire Agreement. This Amendment, taken in conjunction with the License Agreement, represents the entire agreement of the Parties, and each Party represents that there are no other oral understandings or other agreements other than this Agreement. However, in addition to this Amendment and the License Agreement, it is understood that Licensee is required to comply with all applicable federal, state and local laws, regulations, ordinances and permitting requirements.

IN WITNESS WHEREOF, the Parties have signed this Agreement below on the day and year first written above.

**LICENSOR:**

VILLAGE OF WESTMONT

By: \_\_\_\_\_  
Title: Village President

**LICENSEE:**

WIDE OPEN WEST ILLINOIS, LLC

By: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT "A"**

**PLANS AND SPECIFICATIONS OF LICENSEE'S SYSTEM**



It's that kind of experience.

**WVZHH8-10**  
**CH CLARENDON HILLS**  
**235 BURLINGTON AVE**  
**WESTMONT, IL**



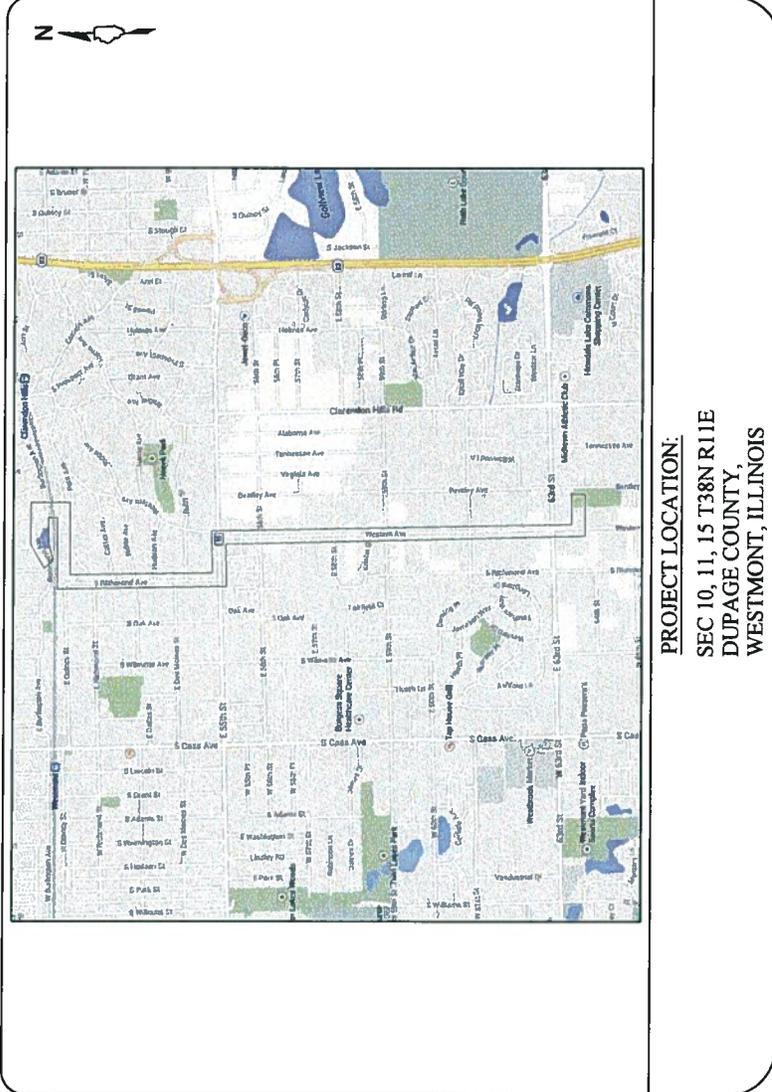
**CCS PROJECT CH CLARENDON HILLS DESCRIPTION**  
 INSTALLATION OF WOW FIBER OPTIC CABLE AERIAL ON EXISTING COMED POLES & UNDERGROUND WITHIN (2) 1.5" INNERDUCTS BY METHOD OF DIRECTIONAL BORING AT MIN. 48" DEPTH.

**SHEET INDEX:**

SHEET #	DESCRIPTION
1	COVER
2	LEGEND & NOTES
3-16	PLAN VIEW

SHEET DATE	DESCRIPTION	BY

THIS DOCUMENT CONTAINS CONFIDENTIAL INFORMATION AND IS THE PROPERTY OF THE OWNER. TO RELEASE OR DISTRIBUTION OF THIS DOCUMENT IN ANY FORM TO ANYONE WITHOUT WRITTEN PERMISSION OF THE OWNER IS STRICTLY PROHIBITED.



**PROJECT LOCATION:**  
**SEC 10, 11, 15 T38N R11E**  
**DUPAGE COUNTY,**  
**WESTMONT, ILLINOIS**

SCALE: NOT TO SCALE

**CLIENT:**  
**WOW!**  
 144 INDUSTRIAL DR  
 NAPERVILLE, IL 60563

**DESIGN FIRM:**  
**ELOSO CONSTRUCTION SERVICES, INC.**  
 70 EXECUTIVE DRIVE  
 CHICAGO, IL 60611  
 TEL: (773) 318-5488  
 FAX: (773) 318-5489

**CONSTRUCTION CONTRACTOR:**  
**ELOSO CONSTRUCTION**  
 463 INDUSTRIAL DR  
 CHICAGO, IL 60611  
 TEL: (773) 318-5488  
 ELOSO@WOWWAY.COM

**PROJECT DESCRIPTION & NOTES:**  
 INSTALLATION OF WOW FIBER OPTIC CABLE AERIAL ON EXISTING COMED POLES & UNDERGROUND WITHIN (2) 1.5" INNERDUCTS BY METHOD OF DIRECTIONAL BORING AT MIN. 48" DEPTH.

NO.	REVISION	DATE

**PROJECT:**  
 CH CLARENDON HILLS  
 235 BURLINGTON AVE  
 WESTMONT, IL

**INTERNAL PROJECT #:**  
 CH CLARENDON HILLS  
 100527015

**SHEET:**  
**1**

**LEGEND:**

-1-00	STATIONING	AIR CONDITIONER	AERIAL LINE
⊗	JOINT POLE	FIBER MARKER	AT&T LINE
×	CE POWER POLE	GAS MARKER (Submittal Ownership)	CENTERLINE
⊗	JOINT POLE W/ TRANSFORMER	RIGHT-OF-WAY MARKER (Submittal Ownership)	COMED LINE
○	TELEPHONE POLE	RAILROAD CROSSING GATE	COMMUNICATIONS LINE
⊗	POWERPOLE W/ TRANSFORMER	ROAD SIGN	EDGE OF PAVEMENT/CURB
⊗	CATY HANDHOLE	STREET METER	DIRECTIONAL BORING
□	CATY PED	STREET LIGHT	EASEMENT LINE
□	CATY VAULT	TRAFFIC SIGNAL LIGHT	ELECTRIC LINE
⊗	TELEPHONE VAULT	GUY AND ANCHOR	FENCE LINE
⊗	RISER	FIRE HYDRANT	GAS LINE
⊗	BENDOROUND	CATCH BASIN	LANDSCAPING
⊗	TELEPHONE PED	WATER VALVE	ROW/PROPERTY LINE
⊗	CE TRANSFORMER	GAS VALVE	RAILROAD TRACKS
⊗	CATY POWER SUPPLY	CULVERT PIPE	SEWER LINES
⊗	CE VAULT/PEP	TREE	TRENCH
⊗	TRAFFIC CONTROL VAULT	BUSH	WATER LINE
⊗	CATY MANHOLE	LOCK BOX	MATCHLINE
⊗	SANITARY MANHOLE	MIDSPAN	
⊗	STORM MANHOLE	TEST WINDOW	
⊗	WATER MANHOLE	BORE PIT	
⊗	OTTER MANHOLES	ELECTRIC MANHOLE	

**ABBREVIATIONS:**

ASPH	ASPHALT	HORIZ	HORIZONTAL
BLDG	BUILDING	ILAW	ILLINOIS AMERICAN WATER
BLVD	BOULEVARD	ID	INNERDUCT
CB	CURB	LH	LEFT
CBL	CURB LINE	LH	MANHOLE
CIP	CAST IRON PIPE	MWRD	METROPOLITAN WATER RECLAMATION DISTRICT
CL	CENTERLINE	N	NORTH
CNTY	COUNTY	NE	NORTHEAST
CONC	CONCRETE	NW	NORTHWEST
CSW	CONCRETE SIDEWALK	PEDEST	PEDESTAL
CT	COUNT	PL	PROPOSED
CULV	CULVERT	PVC	POLYVINYL CHLORIDE
DCT	CONDUIT DUCTS	RD	ROAD
DPWC	DUPAGE WATER COMMISSION	ROW, R/W	RIGHT-OF-WAY
DRV	DRIVEWAY	RT	RIGHT
E	EAST	RTE	ROUTE
EA	EACH	RR	RAILROAD
ELEV	ELEVATION	S	SOUTH
EOC	END OF CABLE	SAN	SANITARY
EOP	EDGE OF PAVEMENT	SE	SOUTHEAST
EKS	EDGE OF SIDEWALK	SW	SOUTHWEST
FK	FIRE HYDRANT	SECTION	SECTION
FOC	FIBER OPTIC CABLE	SEQ	SEQUENTIAL
GALV	GALVANIZED	SH	SIGNAL
GINT	GALVANIZED INTERMEDIATE TUBE	ST	STORM
GIP	GALVANIZED IRON PIPE	STL	STEEL
GRS	GALVANIZED RIGID STEEL	TW	TEST WINDOW
GRVL	GRAVEL	W	WEST
HDPPE	HIGH DENSITY POLYETHYLENE	WM	WATERMAIN
HH	HANDHOLE		

**GENERAL NOTES**

1. ALL WORK TO BE DONE WITH EXTREME CAUTION. FIBER OPTIC CABLE CARRYING TRAFFIC AND LOSS OF SERVICE WILL RESULT IN LOSS OF REVENUE.
2. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE APPLICABLE CODES OR REQUIREMENTS OF ANY REGULATING GOVERNMENTAL AGENCY, OR THE RIGHT-OF-WAY GRANTOR.
3. LOCATIONS OF SOME OF THE PHYSICAL FEATURES WERE OBTAINED FROM DATED RAILROAD VALUATION MAPS OR OTHER DRAWINGS, AND MAY BE AS SHOWN OR DEPICTED ON THESE DRAWINGS.
4. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS, BUT NOT NECESSARILY EXACT. THEREFORE UTILITY LOCATIONS WILL BE VERIFIED AT LEAST 100 FEET IN ADVANCE OF TRENCHING OR PLOWING, SO THAT CHANGES IN CABLE PLACEMENT CAN BE MADE IN EVENT OF CONFLICT.
5. ALL KNOWN BURIED OBSTRUCTIONS ARE SHOWN ON THE CONSTRUCTION DRAWINGS ANY AND ALL OTHERS ENCOUNTERED ARE ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, PROTECT, OR REPAIR, IF DAMAGED.
6. ANY AND ALL IMPROVEMENTS, SUCH AS ASPHALT OR CONCRETE PAVEMENT, CURBS, GUTTERS, WALKS, DRAINAGE DITCHES, EMBANKMENTS, SHRUBS, TREES, GRASS SOD, ETC., IF DAMAGED, SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
7. NEW CONSTRUCTION WITHIN PRIVATE PROPERTY HAS BEEN APPROVED BY SAID OWNER.

**CONSTRUCTION NOTES**

1. THE ENCLOSED DESIGN IMPLIES EXISTING UTILITIES. THE UTILITIES HAVE NOT BEEN FIELD VERIFIED FOR LOCATION THEREFORE, ALL UTILITIES IMPLIED WITHIN THIS DOCUMENT ARE TO BE REFERRED TO AS A "REFERENCE TOOL". IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR ITS SUBCONTRACTOR TO VERIFY THESE UTILITIES USING ANY AND ALL METHODS AND INSTRUMENTS AVAILABLE IF/WHEN NECESSARY. CCS CANNOT IN GOOD FAITH GUARANTEE UTILITY LOCATIONS. ALL DOCUMENTATION ON EXISTING UTILITIES HAS BEEN IMPLIED UTILIZING "INFORMATION RETRIEVAL PROCESSES" FROM EACH JURISDICTION INVOLVED (STATE, COUNTY AND/OR MUNICIPALITY, TO INCLUDE OTHERS), UTILITIES AND THE SAFETY OF SAME, ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR PERFORMING THE WORK.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE ALL CONDUITS ARE PLACED WITHIN THE GIVEN & DEDICATED SPACE LICENSED FOR THIS PARTICULAR CLIENT. CONSTRUCTION-CAD SOLUTIONS, INC. (CCS) WAS NOT RETAINED IN SUPPORTING A SURVEY OF THE AREA AND PROPERTY BOUNDARIES, THEREFORE CAN NOT AND WILL NOT SUPPORT THE ACCURACY OF YOUR IMPLIED BOUNDARY (I.E. PUBLIC WAY, PRIVATE PROPERTY, EASEMENT ETC.) NOR IS IT TO BE ASSUMED EASEMENT, SALE OF PROPERTIES HAS NOT OCCURRED DURING & AFTER CCS'S RESPONSIBILITIES FOR THIS PROJECT HAVE PAST. THENCE ALL BOUNDARIES, EASEMENTS, PROPERTY LINES ETC. ARE TO BE USED AS A GUIDELINE OR REFERENCE AND SHOULD NOT BE TAKEN LITERALLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STAKE ALL ASSOCIATED BOUNDARIES IF SO DETERMINED. ALL ASPECTS OF BOUNDARIES IMPLIED HEREIN, HAVE BEEN DERIVED THROUGH AVAILABLE MEDIA SUCH AS BUT NOT LIMITED TO: GIS, GOOGLE EARTH PRO, MUNICIPAL, STATE, COUNTY AND OTHER RECORD TYPES. CCS DOES NOT AGREE NOR DISAGREE WITH THE ABOVE MENTIONED RECORDS. IT IS SIMPLY A REFERENCE TOOL.
3. ALL CONDUIT WILL BE 1.5" ID SCHEDULE 40 (6" PVC OR BSP/GSP/EMT), MANUFACTURED SPLIT PVC OR SPLIT BSP/GSP, UNLESS SPECIFIED OTHERWISE.
4. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY.
5. SHORING MAY BE REQUIRED AND SHALL COMPLY TO O.S.H.A. STANDARDS
6. ALL BURIED CONDUIT/CABLE WILL BE PLACED AT 36-48" MINIMUM COVER UNLESS SPECIFIED OR OTHERWISE NOTED ON THE CONSTRUCTION DRAWINGS.
7. MECHANICAL PROTECTION SHALL BE REQUIRED WHENEVER A 36-48" MINIMUM COVER IS NOT OBTAINABLE UNLESS OTHERWISE SPECIFIED ON THE CONSTRUCTION DRAWINGS.
8. ALL 90 DEGREE BEND IN CONDUIT CONSTRUCTION WILL BE A MINIMUM 36.0" RADIUS UNLESS OTHERWISE SPECIFIED. ALL SPLIT CONDUIT BENDS AND SOLID PVC BENDS SHALL REQUIRE CONCRETE ENCASEMENT, UNLESS SPECIFIED OTHERWISE.
9. REPLACE ANY DISTURBED BRICKS IN PUBLIC SIDEWALK IN A SAND BASE.
10. RESET ANY DISTURBED TREE GRATES TO GRADE.
11. PROPERTY OWNER TO LOCATE ITS OWN UTILITIES IN PARKING LOT.
12. CONSTRUCTION CONTRACTOR TO FIELD VERIFY UTILITY DEPTHS BEFORE CONSTRUCTION.

**TRAFFIC CONTROL**

ALL WORK CONDUCTED WITHIN THE RIGHT-OF-WAY SHALL BE GOVERNED BY ALL APPLICABLE ARTICLES OF THE "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", AND THE CURRENT EDITION OF THE "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".

**NOTE:**  
THE ENCLOSED REFERENCED UTILITIES & BOUNDARIES, IN WHICH HAVE IMPLIED, ARE SO BY MEANS OF UTILIZING OR GUARANTEE AS TO THEIR POSITION/LOCATION AS PRESENT OR EXACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXPLORE, LOCATE AND DETERMINE THEIR RUNNING LINE IS NOT CONFRONTATIONAL TO OTHERS AND IS PLACED WITHIN PUBLIC RIGHT OF WAYS, ESTABLISHED FOR NEW CONSTRUCTION.



SCALE: NOT TO SCALE

CLIENT: **WOWWEE**  
105 PERRYVILLE BLVD  
MARIETTAVILLE, IL 62420

DESIGN FIRM: **CONSTRUCTION SOLUTIONS, INC.**  
96 EXECUTIVE DRIVE  
WILLOUGHBOURNE, IL 60157  
TEL: 708.734.9000

CONSTRUCTION CONTRACTOR: **ELONG CONSTRUCTION**  
400 INDUSTRIAL DR  
GRIFFITH, IL 60139  
PH: 312-218-5488  
E: ELONG@WOWWAY.COM

PROJECT DESCRIPTION & NOTES:  
INSTALLATION OF WOW FIBER OPTIC CABLES AND CONDUITS WITHIN 1.5" MINIMUM COVER UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DRAWINGS. DIRECTIONAL BORING AT MIN. 48" DEPTH.

NO.	REVISION	DATE

PROJECT: **CHILDRAGON HILLS**  
235 BURLINGTON AVE  
WESTMONT, IL

INTERNAL PROJECT # 118187  
CHILDRAGON HILLS  
10/26/2015  
**2**

LOCATION:  
SEE P.L. 15789-B/1E  
DUPAGE COUNTY, ILLINOIS



SCALE:  
1"=50'-0"

CLIENT:  
**WOW! 360**  
It's a world of experiences.  
155 PINEWALK RD  
NAPERVILLE, IL 60563

DESIGN FIRM:  
**SES**  
CONSULTING ENGINEERS & ARCHITECTS, INC.  
901 EXECUTIVE DRIVE  
NAPERVILLE, ILLINOIS 60527  
TEL: 630.234.8800  
FAX: 630.234.8999

CONSTRUCTION CONTRACTOR:  
**EL OSO CONSTRUCTION**  
403 INDUSTRIAL DR  
GRIFFITH, IN 46319  
PH: 317.218.5888  
ELOSO@WOWVA1.COM

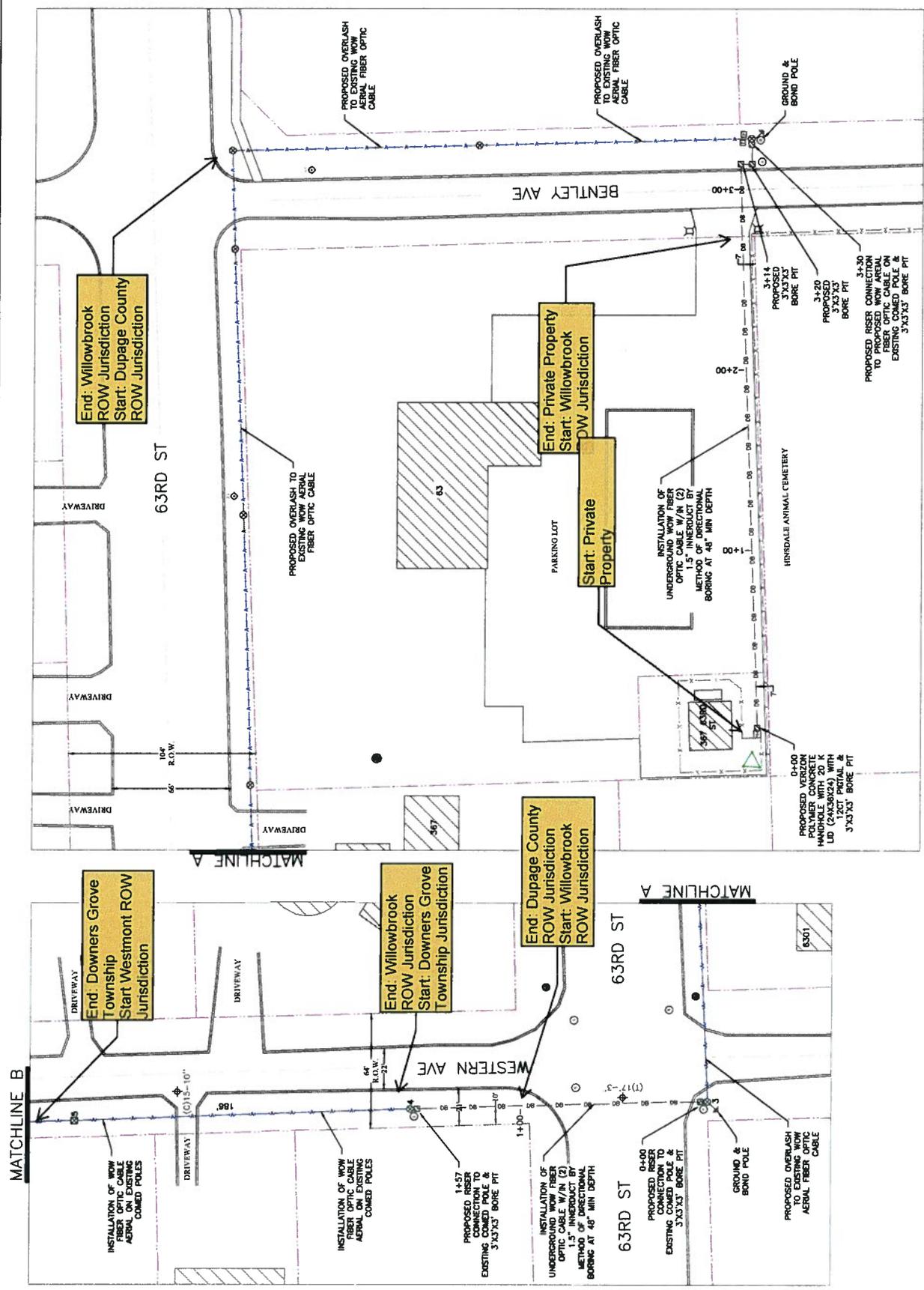
PROJECT DESCRIPTION & NOTES:  
INSTALLATION OF WOW FIBER OPTIC CABLE ON EXISTING AND NEW Poles & UNDERGROUND WITHIN (2) 1.5" DIAMETERS BY METHOD OF DIRECTIONAL BORING AT MIN. 48" DEPTH.

NO.	REVISION	DATE

PROJECT:  
CHICAGO HILLS  
235 BURLINGTON AVE  
WESTMONT, IL

INTERNAL PROJECT #  
CHICAGO HILLS  
10/03/2015

SHEET  
**3**



End: Willowbrook ROW Jurisdiction  
Start: Dupage County ROW Jurisdiction

End: Private Property  
Start: Willowbrook DW Jurisdiction

Start: Private Property

End: Downers Grove Township Jurisdiction  
Start: Westmont ROW Jurisdiction

End: Willowbrook ROW Jurisdiction  
Start: Downers Grove Township Jurisdiction

End: Dupage County ROW Jurisdiction  
Start: Willowbrook ROW Jurisdiction

MATCHLINE B

MATCHLINE A

LOCATION:

SEE PL. 1.1.13 FOR SITE  
MAP OF DEWANE COUNTY, ILLINOIS



SCALE:

1"=50'-0"

CLIENT:



145 WESTWINDS BLVD  
NAPERVILLE, IL 60563

DESIGN FIR:



91 EXECUTIVE DRIVE  
WILLOWBROOK, IL 60097  
PH: 708.316.9998

CONSTRUCTION CONTRACTOR:

EL COSO CONSTRUCTION  
403 INDUSTRIAL DR  
GRIFFITH, IN 46319  
PH: 219-218-3488  
ELOSOS@WOWWAY.COM

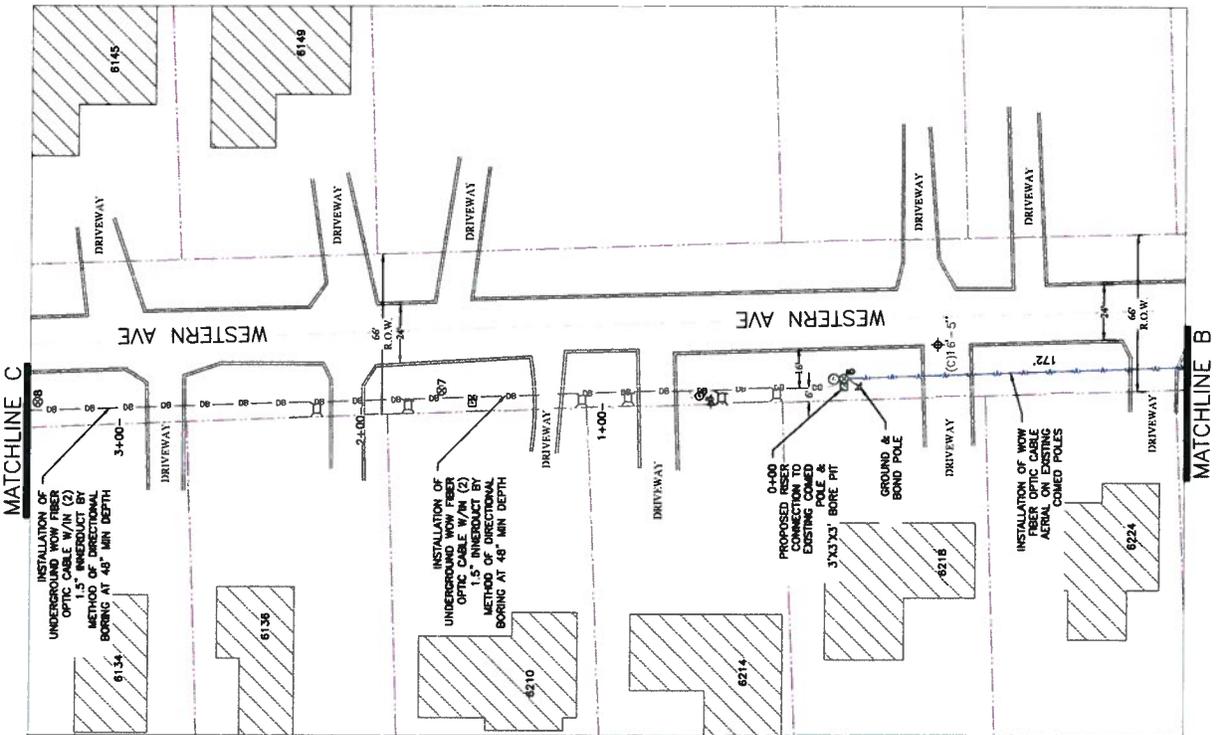
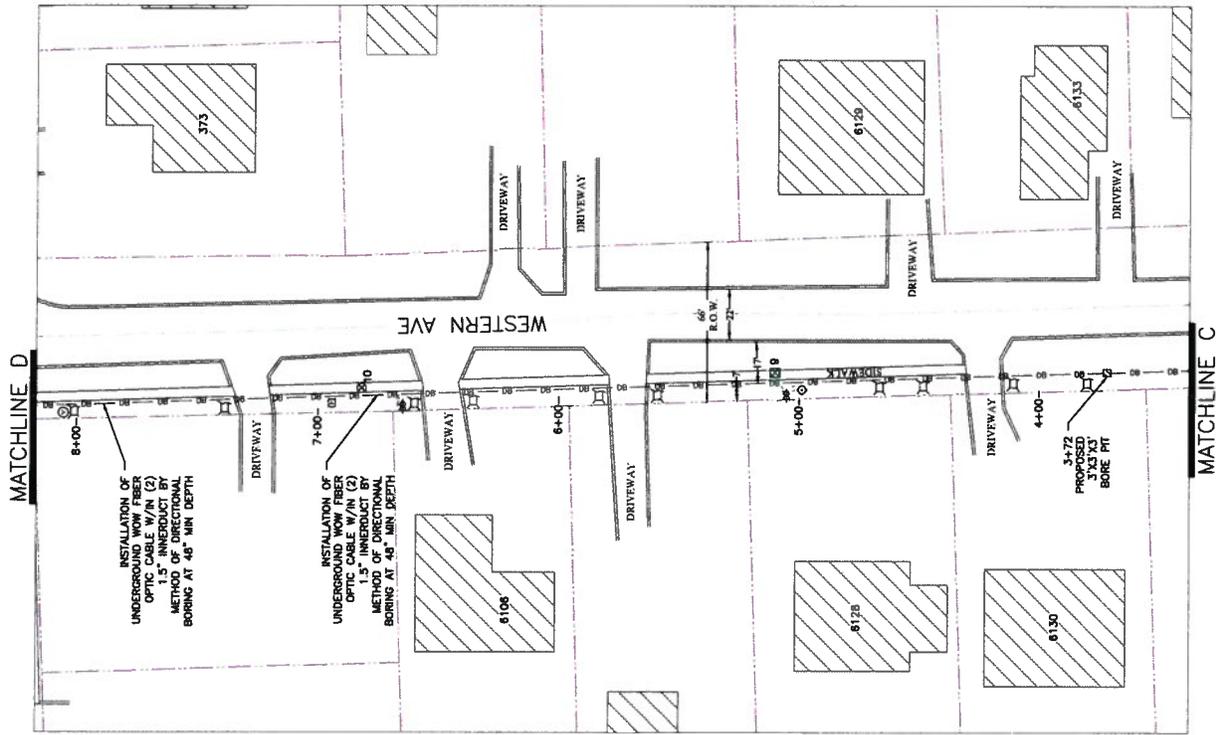
PROJECT DESCRIPTION & NOTES:  
INSTALLATION OF NOW FIBER OPTIC  
CABLE W/IN (2)  
POLES & UNDERDUGS WITHIN (2)  
1.5" INNERDUGS BY METHOD OF  
DIRECTIONAL BORING AT MIN.  
48" DEPTH.

NO.	REVISION	DATE

PROJECT:  
CH CLARIBONN HILLS  
235 BURLINGTON AVE  
WESTMOUNT, IL

INTERNAL PROJECT #  
CH CLARIBONN HILLS  
1002/0915

SHEET  
**4**



**LOCATION:**  
SHE: IL 13, 13789N B11E  
LAURENS COUNTY, ILLINOIS



**SCALE:**  
1"=50'-0"

**CLIENT:**  
**WOW**  
It's the best kind of experience.  
1511 WENTWORTH ST  
NAPERVILLE, IL 60563

**DESIGN FIR:**  
**ES&S**  
COMMUNICATIONS AND CONSULTING, INC.  
160 EXECUTIVE DRIVE  
NAPERVILLE, IL 60563  
TEL: 630-233-9000  
FAX: 630-233-6999

**CONSTRUCTION CONTRACTOR:**  
**ELDSO CONSTRUCTION**  
403 INDUSTRIAL DR  
GRIFFITH, IL 60139  
PH: 219-218-8488  
ELDSO@WOWWAY.COM

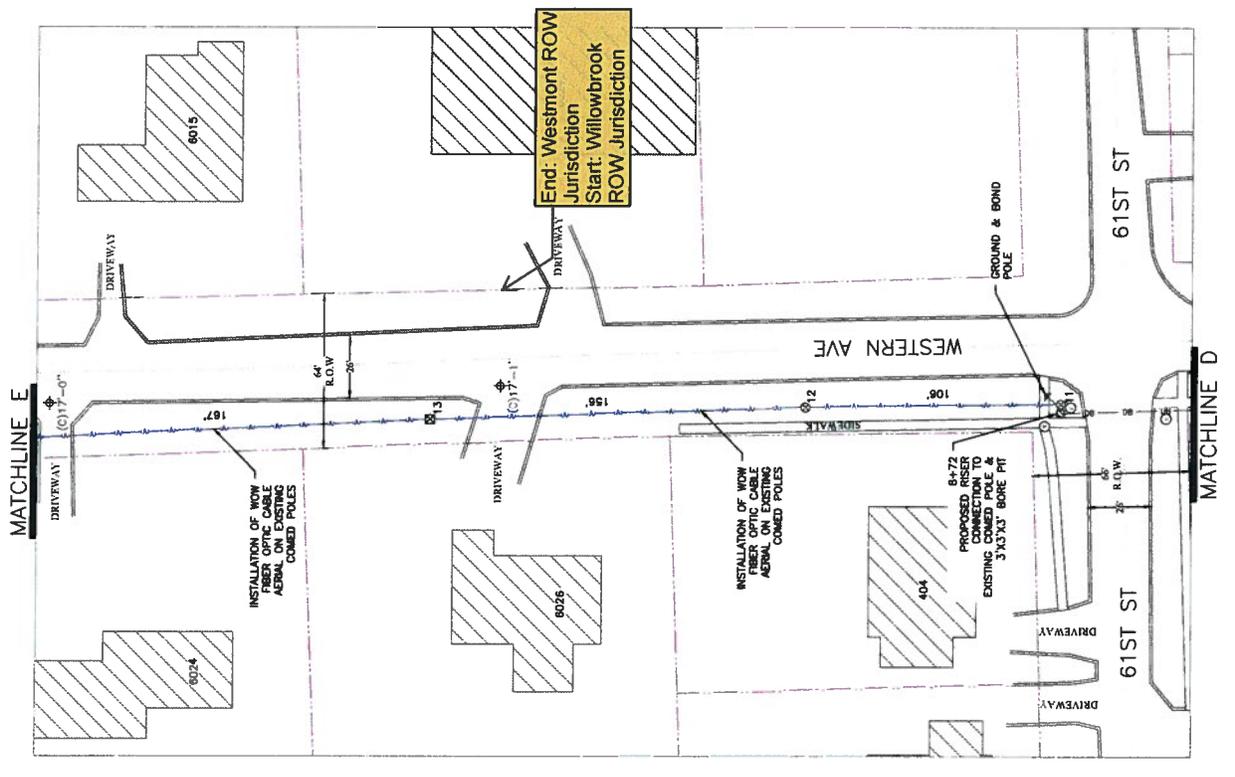
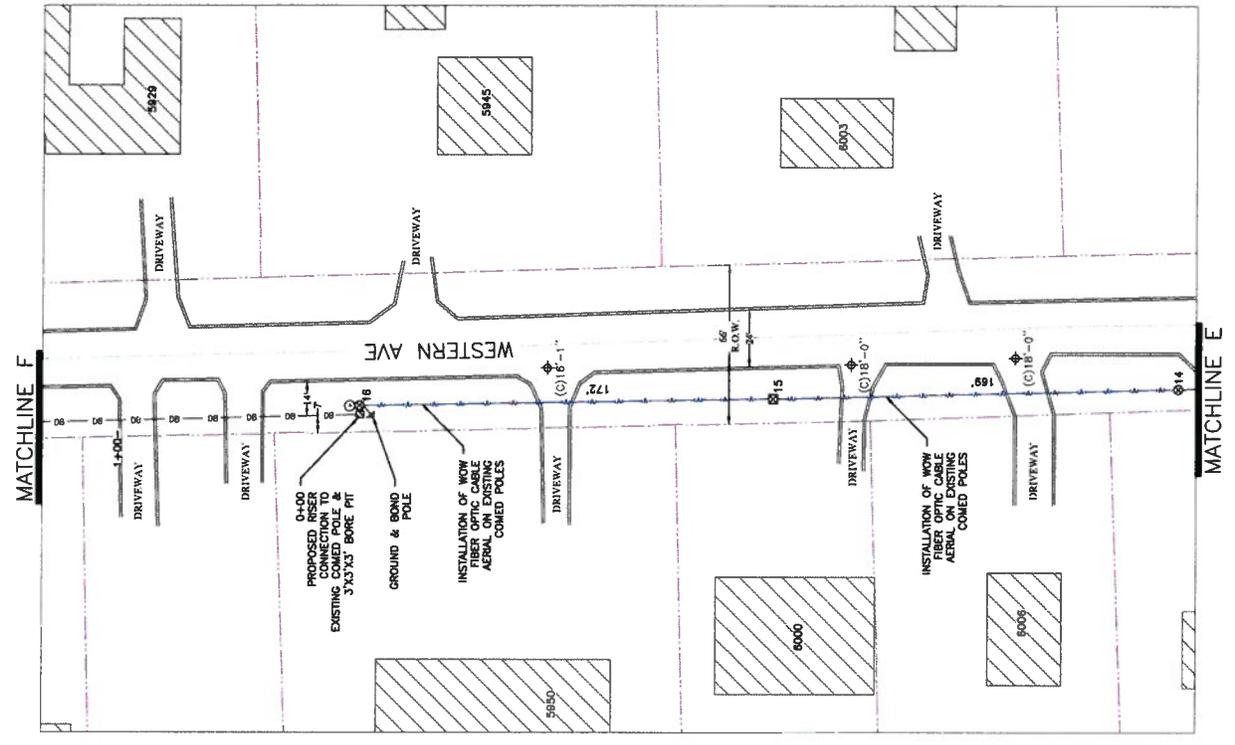
**PROJECT DESCRIPTION & NOTES:**  
INSTALLATION OF WOW FIBER OPTIC CABLE ON EXISTING COMED POLES & UNDERGROUND WITHIN (2) 1.5" INNERDUCTS BY METHOD OF DIRECTIONAL BORING AT MIN. 48" DEPTH.

NO.	REVISION	DATE

**PROJECT:**  
CH CLARENDON HILLS  
235 BURLINGTON AVE  
WESTMONT, IL

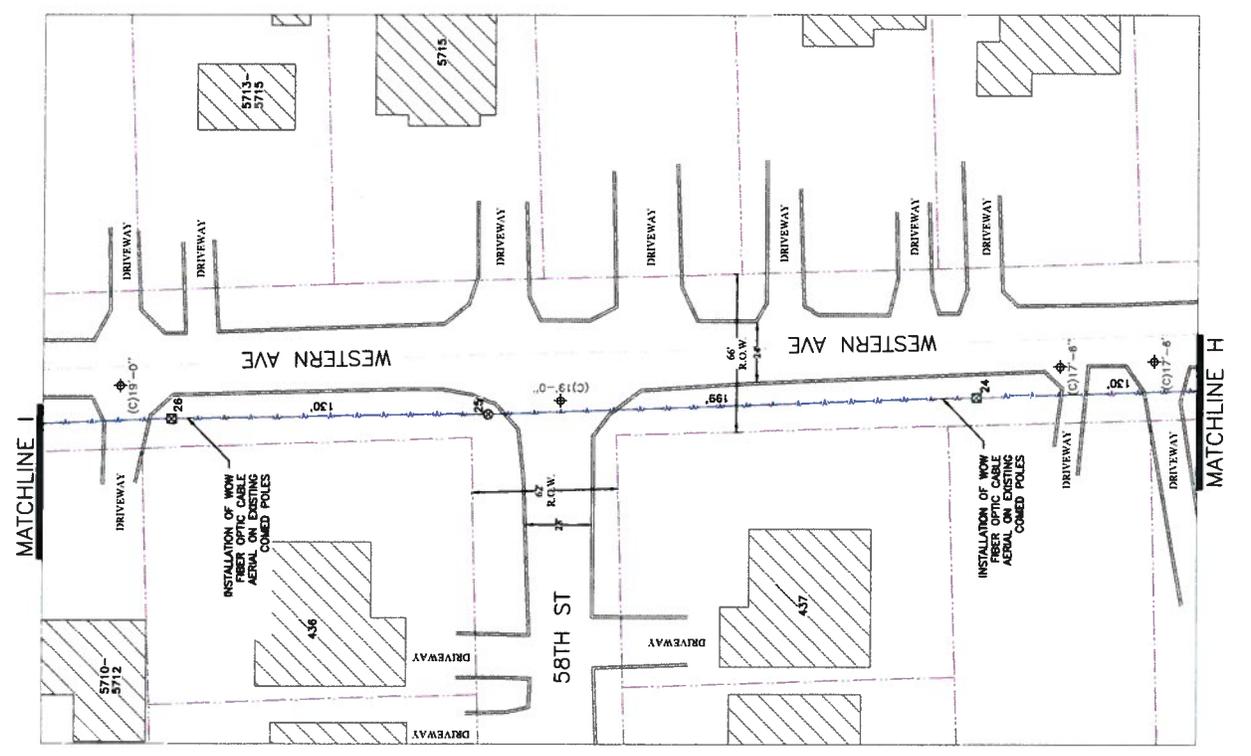
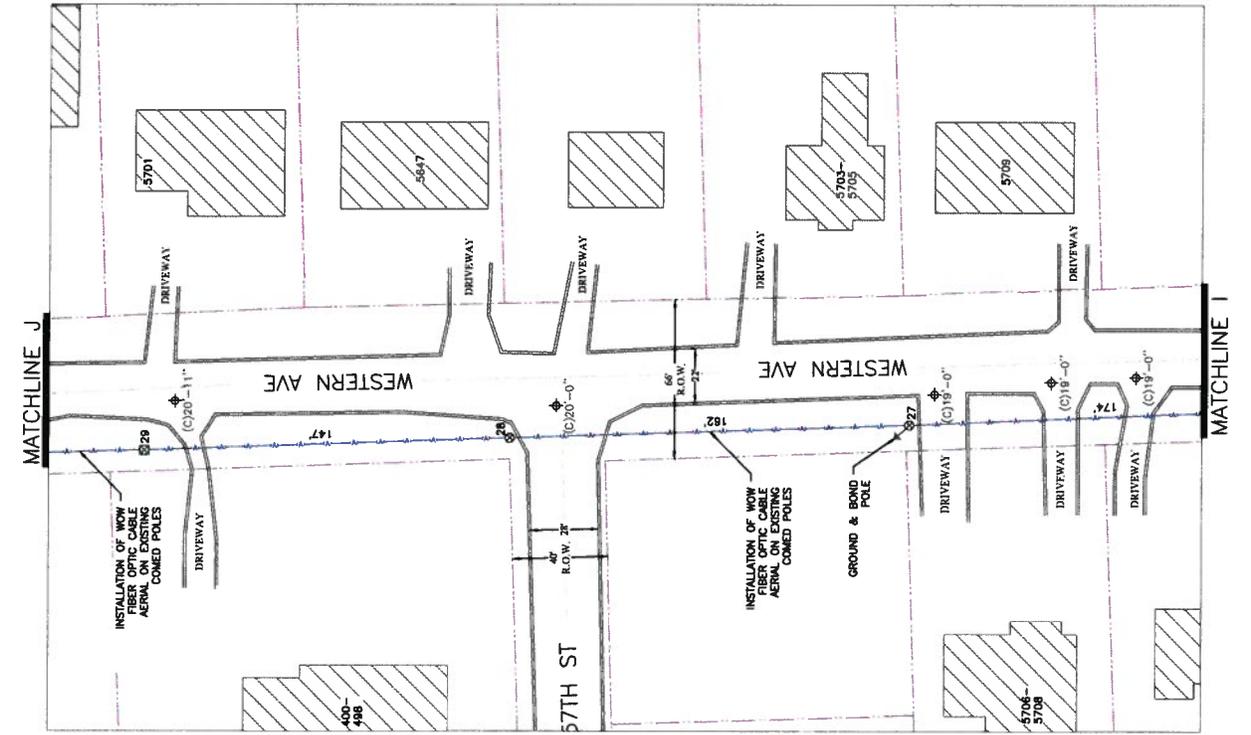
**INTERNAL PROJECT #:**  
CLCLARENDON HILLS  
19W520115

**SHEET:**  
5





<p><b>LOCATION:</b>          2500 S. 11<sup>TH</sup> STREET, B.L. 11E          WESTMONT, WESTMONT, ILLINOIS</p>	 <p>N</p>	<p><b>SCALE:</b>          1"=50'-0"</p>	<p><b>CLIENT:</b>  <b>WOWAY</b>          1611 EASTLAND AVENUE          NAPERVILLE, IL 60563</p>	<p><b>DESIGN FIRM:</b>            ENGINEERING &amp; SURVEYING          1411 WESTMONT DRIVE          WESTMONT, ILLINOIS 60557          PHONE: (708) 218-9772          FAX: (708) 218-6999</p>	<p><b>CONSTRUCTION CONTRACTOR:</b>          EL OSO CONSTRUCTION          403 INDUSTRIAL DR          GRIFFITH, IN 46319          PH: 219-218-9488          E: LOSO@WOWWAY.COM</p>	<p><b>PROJECT DESCRIPTION &amp; NOTES:</b>          INSTALLATION OF NEW FIBER OPTIC          CABLE ON EXISTING AERIAL          POLES &amp; UNDERGROUND WITHIN (2)          1.5" INNERDUCTS BY METHOD OF          DIRECTIONAL BORING AT MIN.          48" DEPTH.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 70%;">REVISION</th> <th style="width: 25%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	DATE							<p><b>PROJECT:</b>          CH CLABENDON HILLS          235 BURINGTON AVE          WESTMONT, IL.</p>	<p><b>INTERNAL PROJECT #</b>          CH CLABENDON HILLS          100629015</p> <p style="text-align: right; font-size: 24pt;"><b>7</b></p>
NO.	REVISION	DATE																



**LOCATION:**  
SEC. 16, T. 117 N, R. 10 E  
DEWANE COUNTY, ILLINOIS



**SCALE:**  
1"=50'-0"

**CLIENT:**  
**WOW! SEE'S**  
165 PINEHURST DR.  
MARIETTA, IL 60060

**DESIGN FIRM:**  
**CONSTRUCTION CONSULTANTS, INC.**  
90 EXECUTIVE DRIVE  
WILLOWBROOK, IL 60127  
TEL: 708-316-6999  
FAX: 708-316-6998

**CONSTRUCTION CONTRACTOR:**  
**EL OSO CONSTRUCTION**  
481 INDUSTRIAL DR.  
GRIFFITH, IN 46319  
PH: 317-218-5488  
ELOSOG@WOWWAY.COM

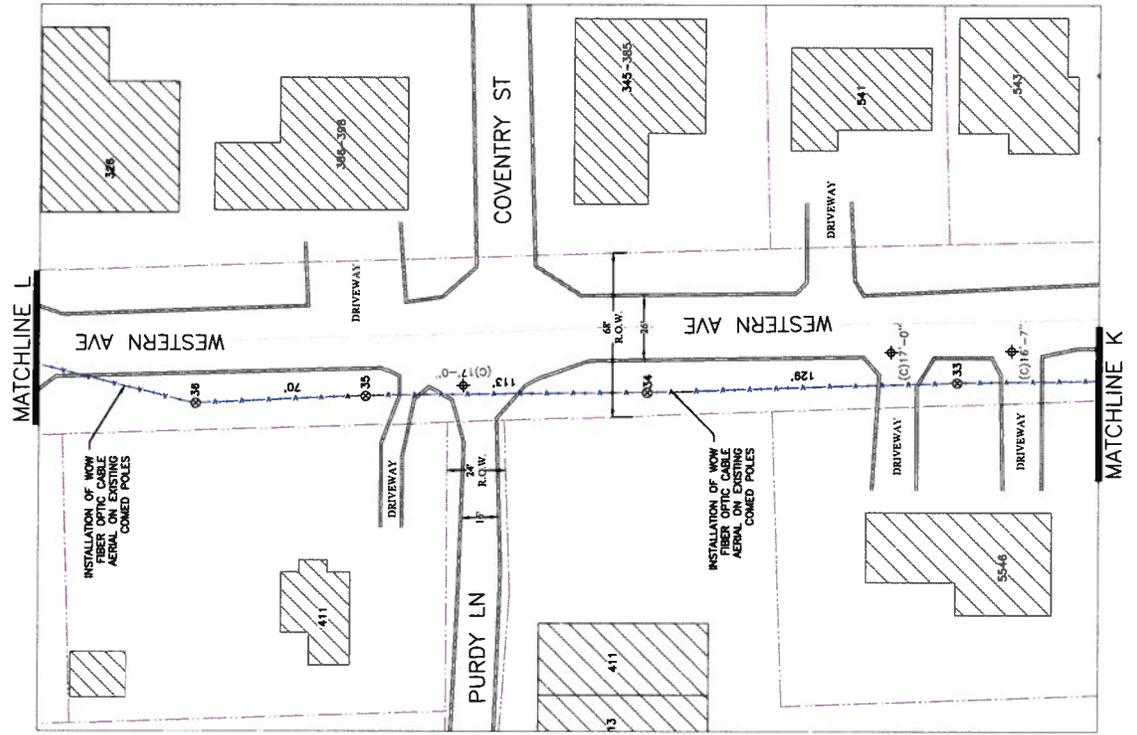
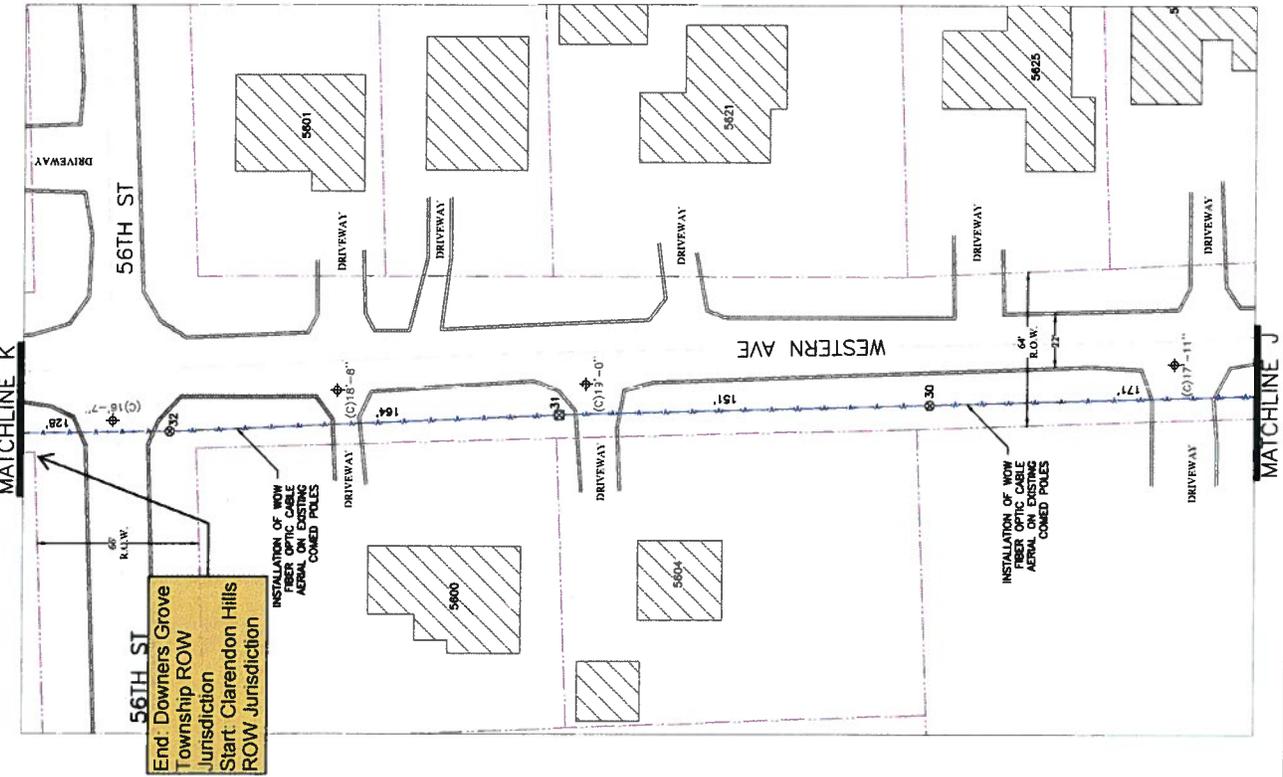
**PROJECT DESCRIPTION & NOTES:**  
INSTALLATION OF WOW FIBER OPTIC CABLE ON EXISTING COMED POLES & UNDERGROUND (2) 1.5" IN DIAMETER BY METHOD OF DIRECTIONAL BORING AT MIN. 48" DEPTH.

NO.	REVISION	DATE

**PROJECT:**  
CITY OF CLARENDON HILLS  
235 BURLINGTON AVE.  
WESTMONT, IL

**INTERNAL PROJECT #:**  
10452015

**SHEET:**  
8



LOCATION:  
 850 N. LYTHER BULE  
 DUPAGE COUNTY, ILLINOIS



SCALE:  
 1"=50'-0"

CLIENT:  
**WOW**  
 By the kind of experience.  
 1011 FRONTENAC RD  
 NAPERVILLE, IL 60563

DESIGN FIRM:  
**ES&S**  
 CONSULTING ENGINEERS AND SURVEYORS, INC.  
 301 EXECUTIVE DRIVE  
 WILMINGTON, IL 60457  
 FAX: (708) 214-0990

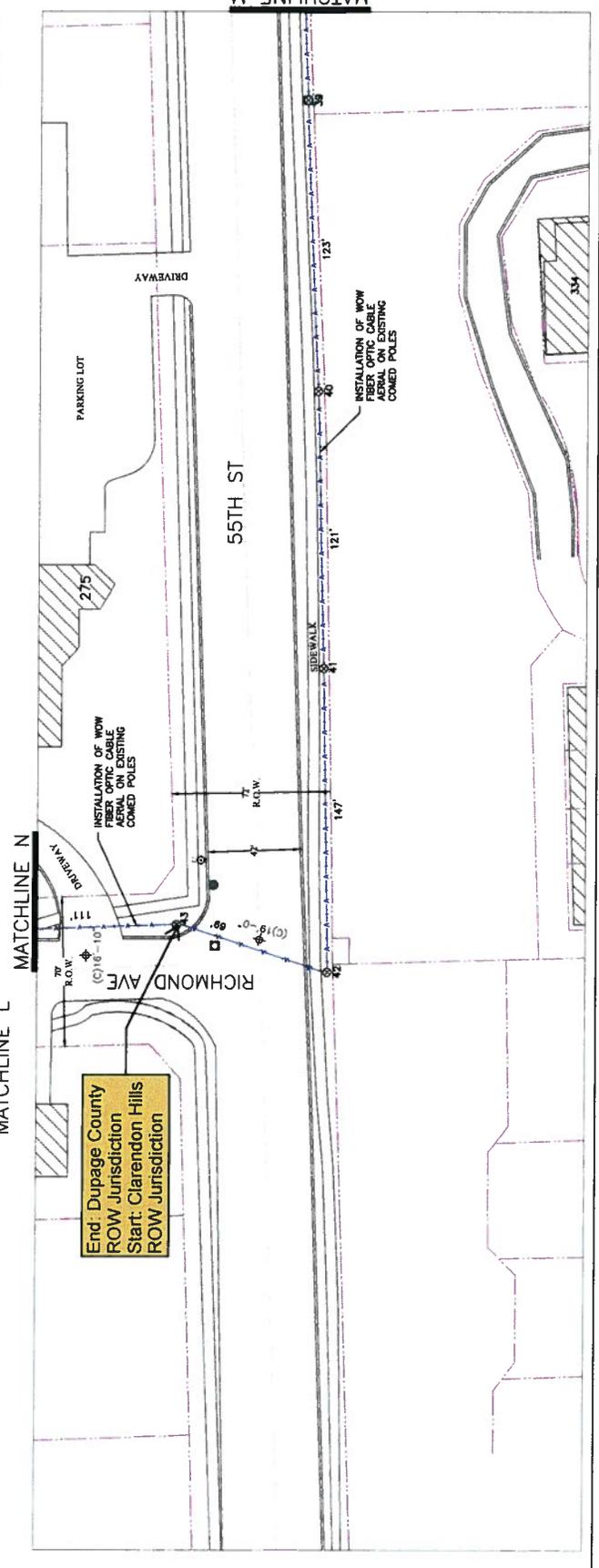
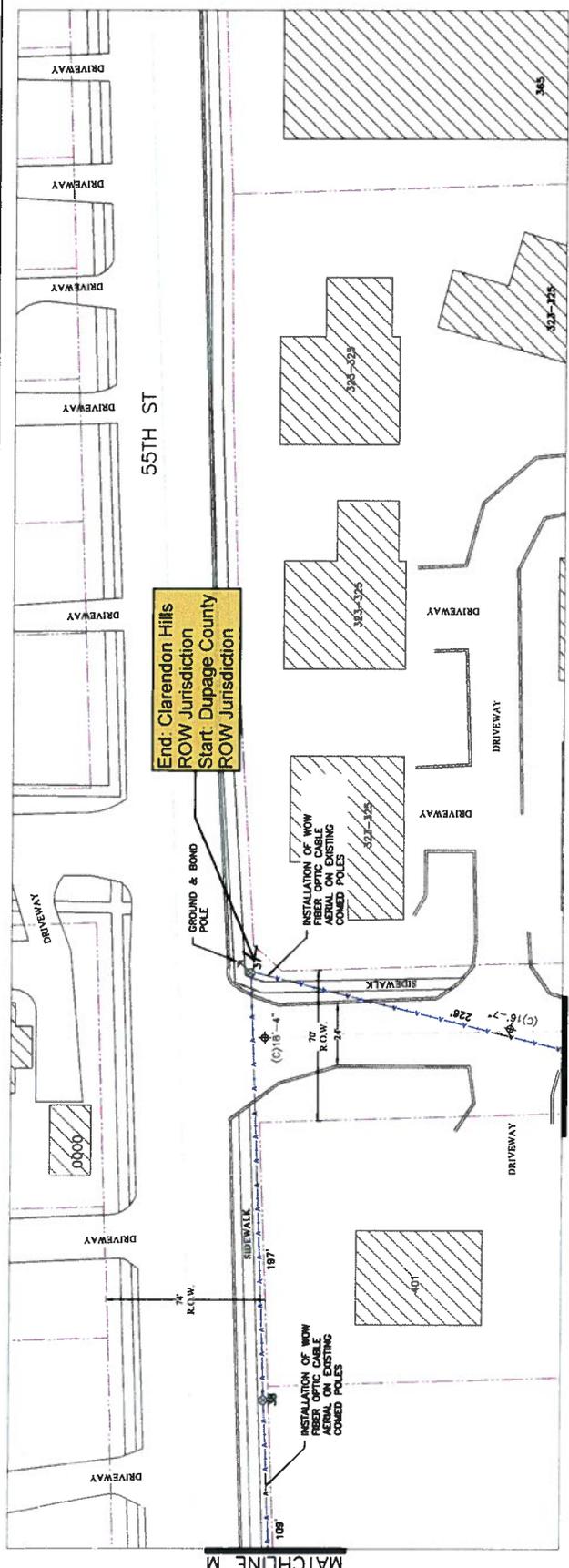
CONSTRUCTION CONTRACTOR:  
 EL OSD CONSTRUCTION  
 483 INDUSTRIAL DR  
 CREEKFIELD, IL 60319  
 PH: 219-218-5488  
 EL OSD@WOWWAY.COM

PROTECTION DESCRIPTION & NOTES:  
 INSTALLATION OF WOW FIBER OPTIC  
 CABLE ON EXISTING COMED POLES  
 1.5" MINIMUM UNDERGROUND WITH MIN (2)  
 DIRECTIONAL BORING AT MIN.  
 48" DEPTH.

NO.	REVISION	DATE

PROJECT:  
 CH CLARENDON HILLS  
 235 BURLINGTON AVE  
 WESTMONT, IL

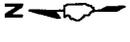
INTERNAL PROJECT # SHEET:  
 CH CLARENDON HILLS  
 1005/2015  
**9**



MATCHLINE M

MATCHLINE M

**LOCATION:**  
SHELBY COUNTY, ILLINOIS  
WESTMONT, ILLINOIS



**SCALE:**  
1"=50'-0"

**CLIENT:**  
**WOW! 360**  
10, Best Road of Experience  
141 BENTONWOOD  
NAPERVILLE, IL 60563

**DESIGN FIRM:**  
**GES**  
CONSTRUCTION CONSULTANTS, INC.  
701 EXECUTIVE DRIVE  
NAPERVILLE, ILLINOIS 60572  
TEL: (630) 233-9721  
FAX: (630) 233-9999

**CONSTRUCTION CONTRACTOR:**  
**EL OSO CONSTRUCTION**  
403 INDUSTRIAL DR  
GRIFFITH, IN 46319  
TEL: 219-218-9488  
ELOSO@WOWWV1.COM

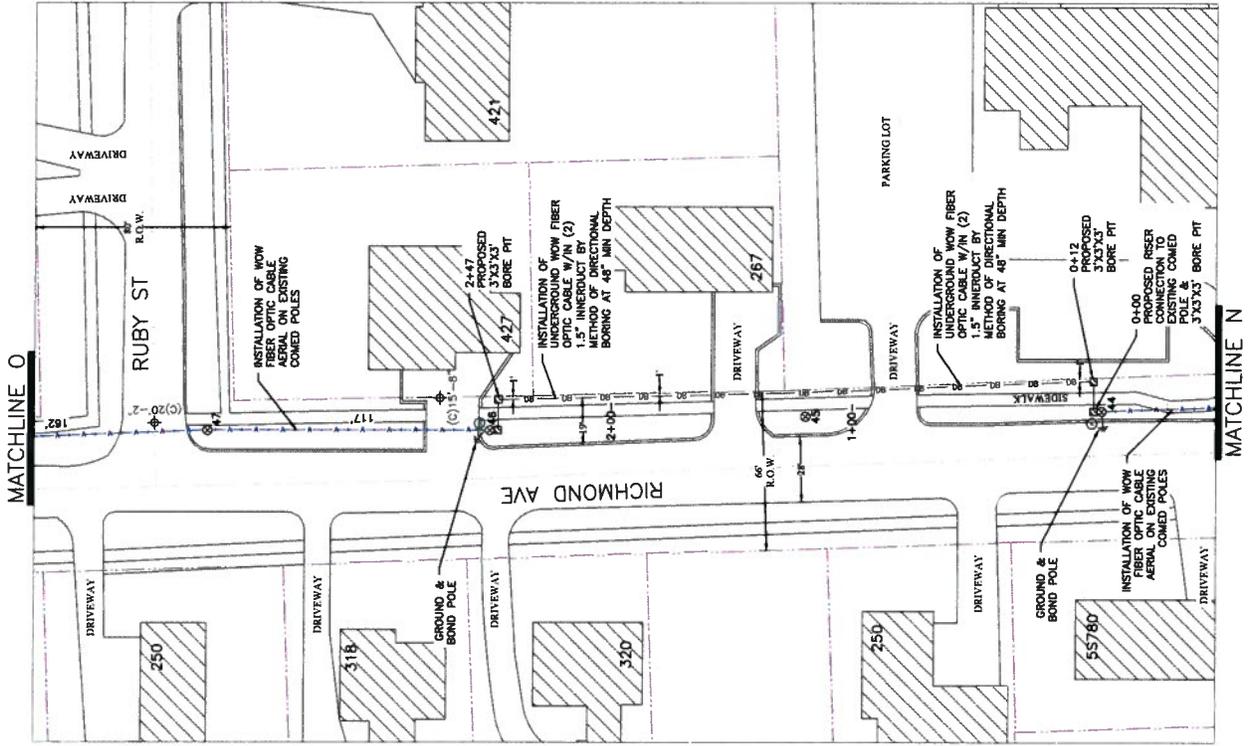
**PROJECT DESCRIPTION & NOTES:**  
INSTALLATION OF NEW FIBER OPTIC CABLE AND RISER ON EXISTING POLES & UNDERGROUND WITHIN (2) 1.5" INNERDUCTS BY METHOD OF DIRECTIONAL BORING AT MIN. 48" DEPTH.

NO.	REVISION	DATE

**PROJECT:**  
CH CLARENDON HILLS  
235 BURLINGTON AVE  
WESTMONT, IL

**INTERNAL PROJECT #**  
CH CLARENDON HILLS  
10043/2015

**SHEET**  
**10**



MATCHLINE 0

MATCHLINE N

LOCATION:  
SOUTH LITTON BILLS  
COMMUNITY SERVICES



SCALE:  
1"=50'-0"

CLIENT:  
**WOW**  
IN THE FIELD OF EXPERTISE:  
141 FREDERICK RD.  
NAUVEVILLE, IL 62650

DESIGN FIRM:  
**ES&S**  
CONSTRUCTION SOLUTIONS, INC.  
201 EXECUTIVE DRIVE  
MARIETTA, GA 30067  
PH: (770) 218-0072  
FAX: (770) 218-0998

CONSTRUCTION CONTRACTOR:  
**EL OSO CONSTRUCTION**  
403 INDUSTRIAL DR  
GRIFFITH, IN 46319  
PH: 219-218-5408  
ELOSO@WOWWAY.COM

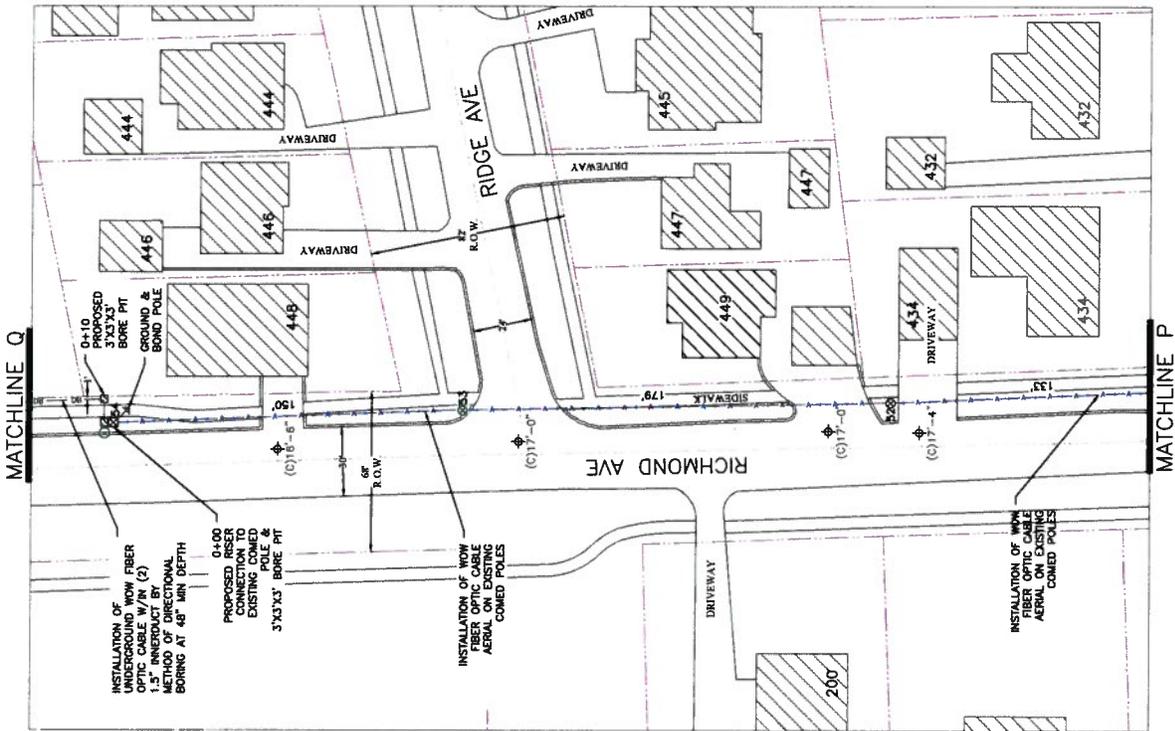
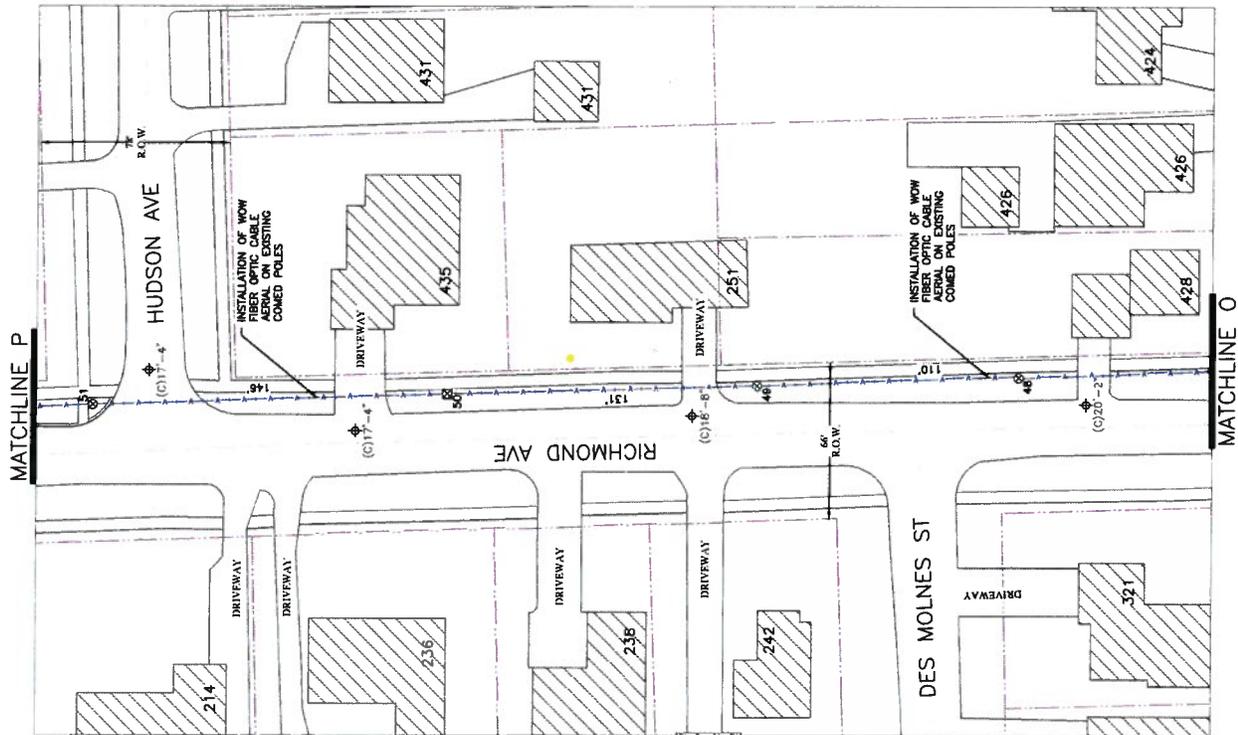
PROJECT DESCRIPTION & NOTES:  
INSTALLATION OF WOW FIBER OPTIC CABLE & AERIAL ON EXISTING COMED POLES & UNDERGROUNDS WITHIN (2) 1.5" DIAMETER BORE PITS BY METHOD OF DIRECTIONAL BORING AT MIN. 48" DEPTH.

NO.	REVISION	DATE

PROJECT:  
CH CLARINGTON HILLS  
235 BURLINGTON AVE  
WESTMONT, IL

INTERNAL PROJECT #:  
CL CLARINGTON HILLS  
10032015

11



LOCATION:



SITE: 16.11.15788 BITE  
DUWAGE COUNTY ILLINOIS

SCALE: 1"=50'-0"

CLIENT:



1014 PERRYMAN RD.  
NAPERVILLE, IL 60563

DESIGN FIR



CONSTRUCTION CONTRACTING, INC.  
70 EXECUTIVE DRIVE  
WILLOUGHBOURNE, IL 60527  
TEL: 708.216.9999  
FAX: 708.216.9999

CONSTRUCTION CONTRACTOR:

EL OSO CONSTRUCTION  
483 INDUSTRIAL DR  
GRIFFITH, IL 60139  
PH: 219.216.5488  
EMAIL: @WOWVA.COM

PROJECT DESCRIPTION & NOTES:

INSTALLATION OF NOW FIBER OPTIC CABLE W/IN (2) POLES & UNDERGROUND METHOD OF 1.5" INNERDUCT BY METHOD OF DIRECTIONAL BORING AT MIN. 48" DEPTH.

NO.	REVISION	DATE

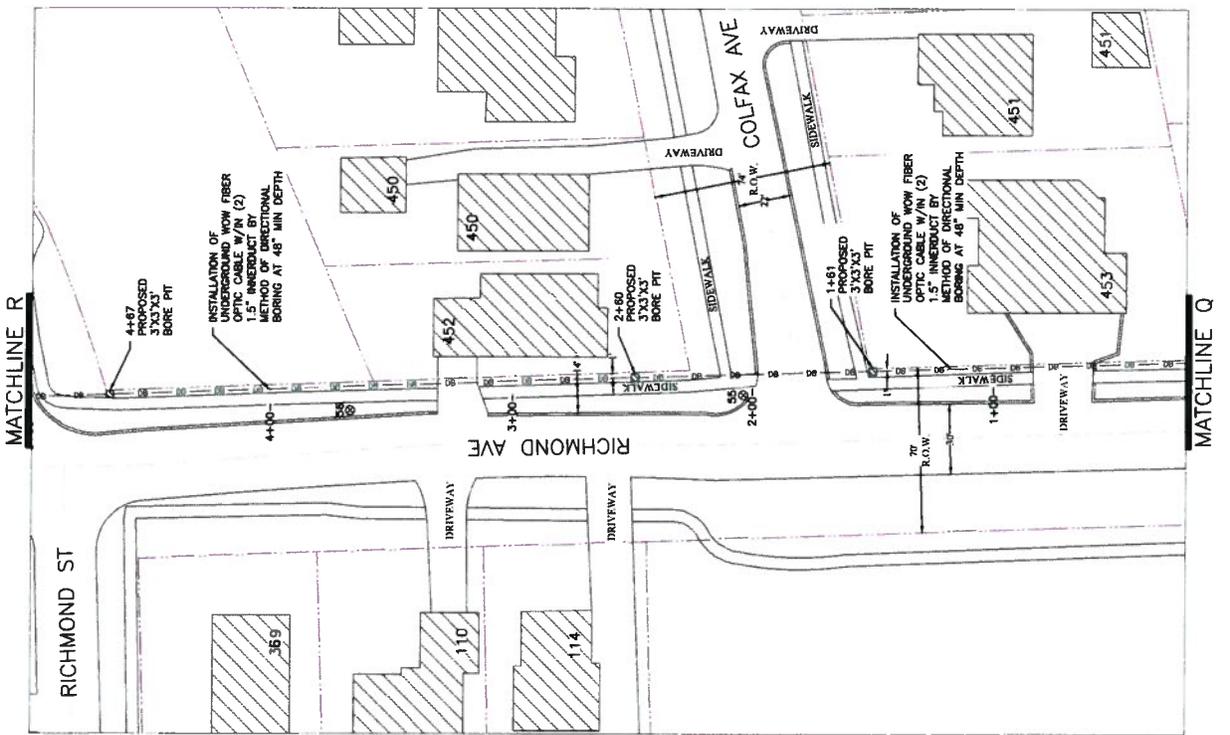
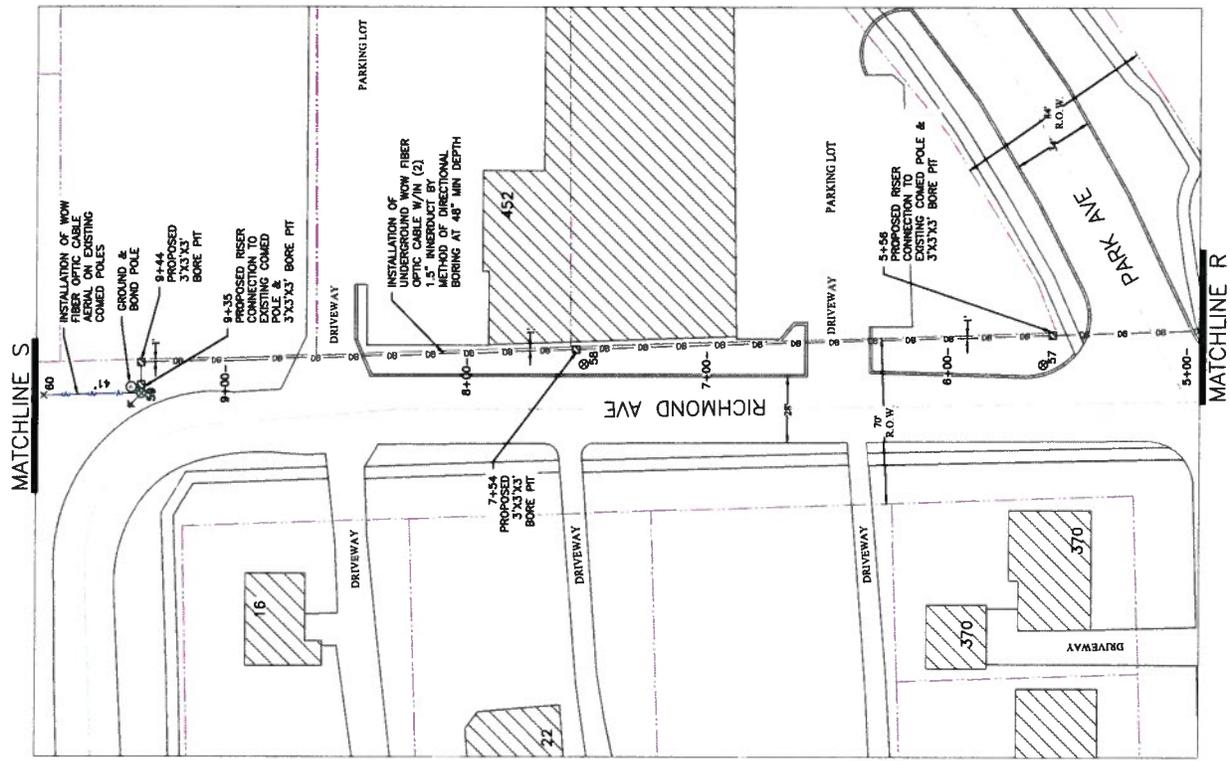
PROJECT:

CHILABENDON HILLS  
235 BURLINGTON AVE.  
WESTMONT, IL

INTERNAL PROJECT #

CHILABENDON HILLS  
10/03/2015

12



LOCATION:  
SEC. 16, T. 15 S. R. 11 E.  
DAVENUE COUNTY, ILLINOIS



SCALE: 1"=50'-0"

CLIENT:  
**WOW BEE**  
1740 BENTLEY RD.  
NAVERVILLE, IL 62453

DESIGN FIRM:  
**ES&S**  
CONSTRUCTION AND SURVEILLANCE, INC.  
201 EXECUTIVE DRIVE  
WILLOUGHBOURG, IL 60527  
TEL: (708) 214-9980  
FAX: (708) 214-9980

CONSTRUCTION CONTRACTOR:  
**EL ORO CONSTRUCTION**  
402 INDUSTRIAL DR  
CRIPPTFEL, IL 60319  
PH: 312-218-5488  
ELORO@WOWWAY.COM

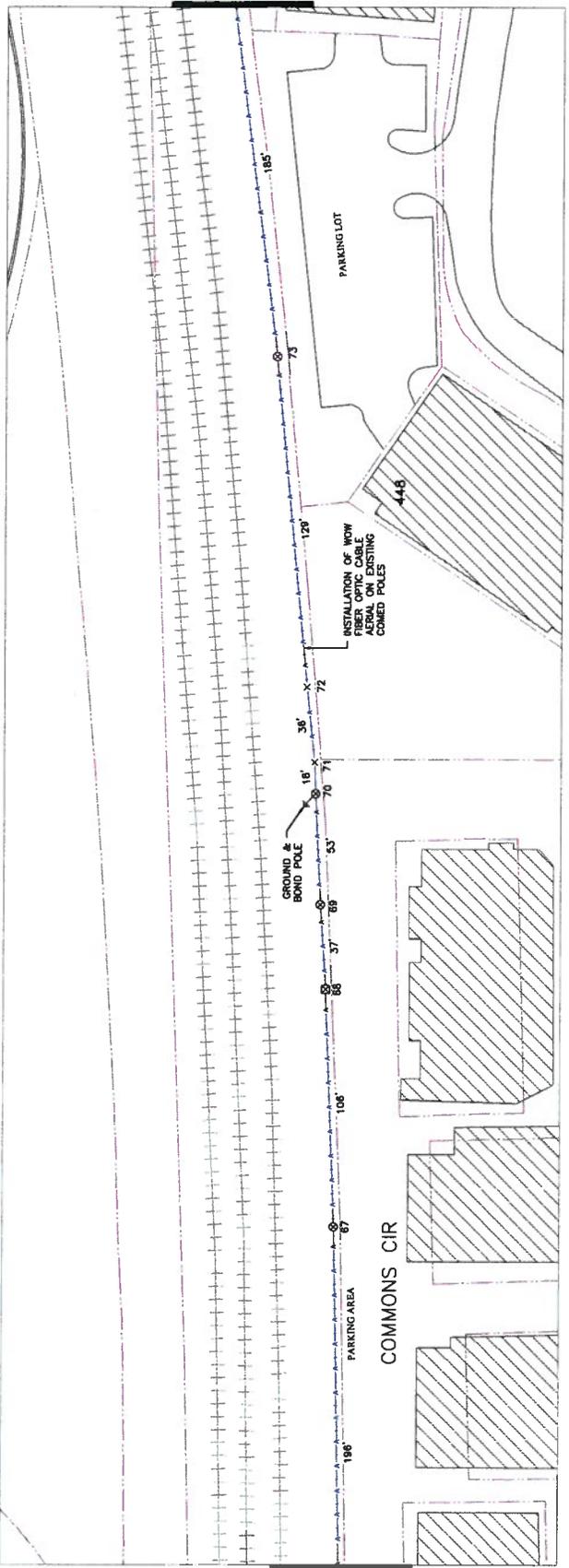
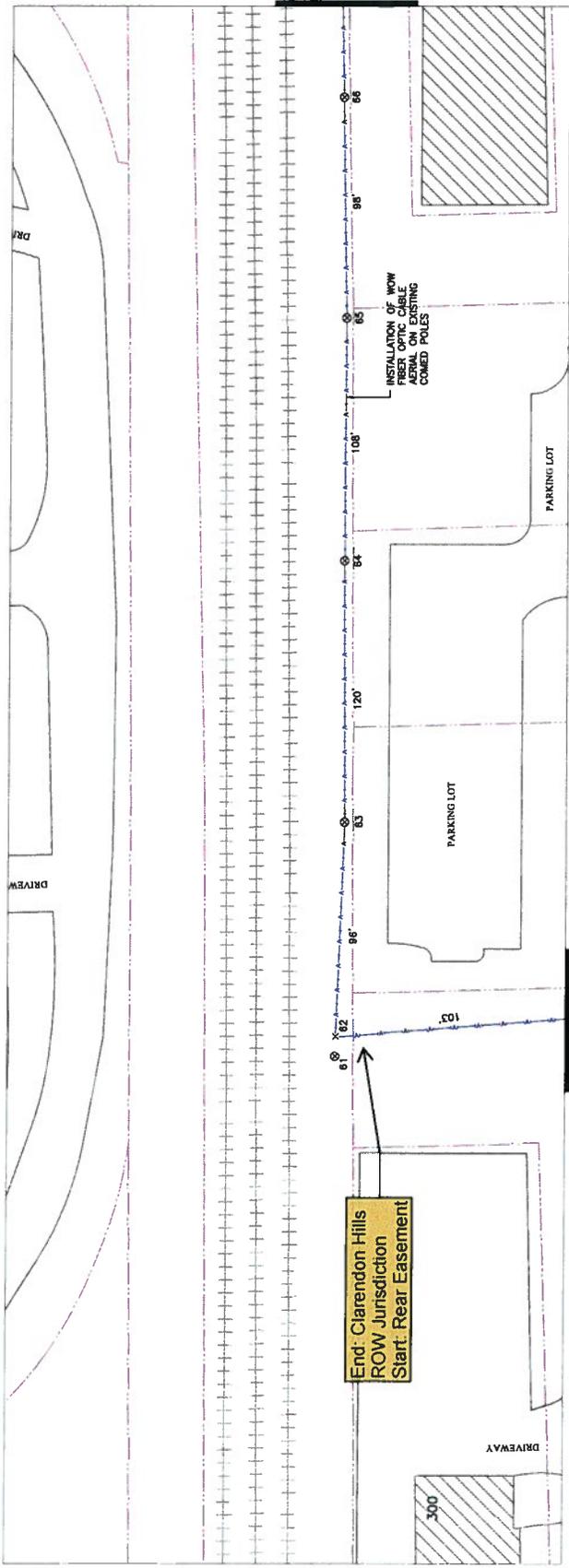
PROJECT DESCRIPTION & NOTES:  
INSTALLATION OF WOW FIBER OPTIC  
CONDUIT AND UNDERGROUND OPTIC  
POLES & UNDERGROUND WITHIN (4)  
1.5' TRENCHES BY METHOD OF  
DIRECTIONAL BORING AT MIN.  
48" DEPTH.

NO.	REVISION	DATE

PROJECT:  
CFC CLARENDON HILLS  
235 BURLINGTON AVE  
WESTMONT, IL

INTERNAL PROJECT #  
CFC CLARENDON HILLS  
1002015

SHEET:  
**13**



MATCHLINE T MATCHLINE U

**LOCATION:**  
SHELL OIL TOWER BUILDING  
WINDY HILLS PROPERTY ILLINOIS



**SCALE:**  
1"=50'-0"

**CLIENT:**  
**WOW!**  
The Best kind of experience.  
1614 PENNSYLVANIA RD.  
NAPERVILLE, IL 60563

**DESIGN FIRM:**  
**ES&S**  
CONSTRUCTION-CABLE SOLUTIONS, INC.  
90 EXECUTIVE DRIVE  
NAPERVILLE, IL 60563  
TEL: (708) 218-0000  
FAX: (708) 218-8998

**CONSTRUCTION CONTRACTOR:**  
**EL OSD CONSTRUCTION**  
483 INDUSTRIAL DR  
CHICAGO, IL 60631  
PH: 312-218-5388  
ELOSD@WOWWAY.COM

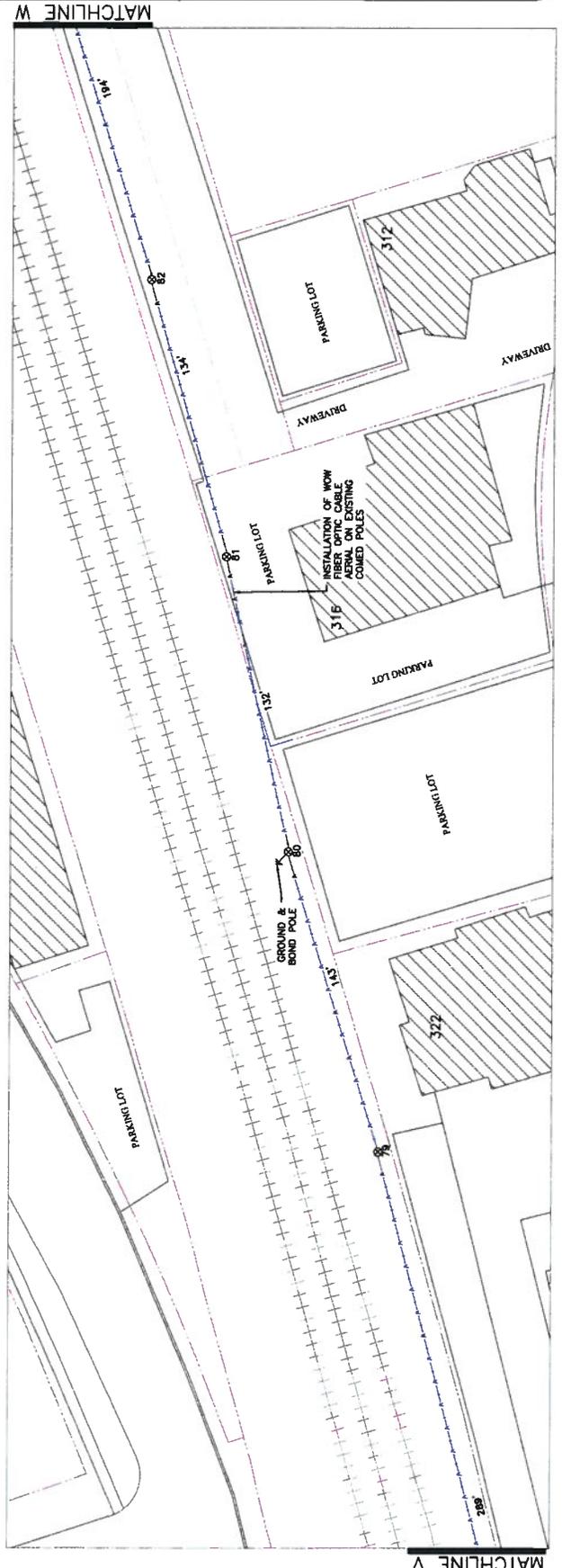
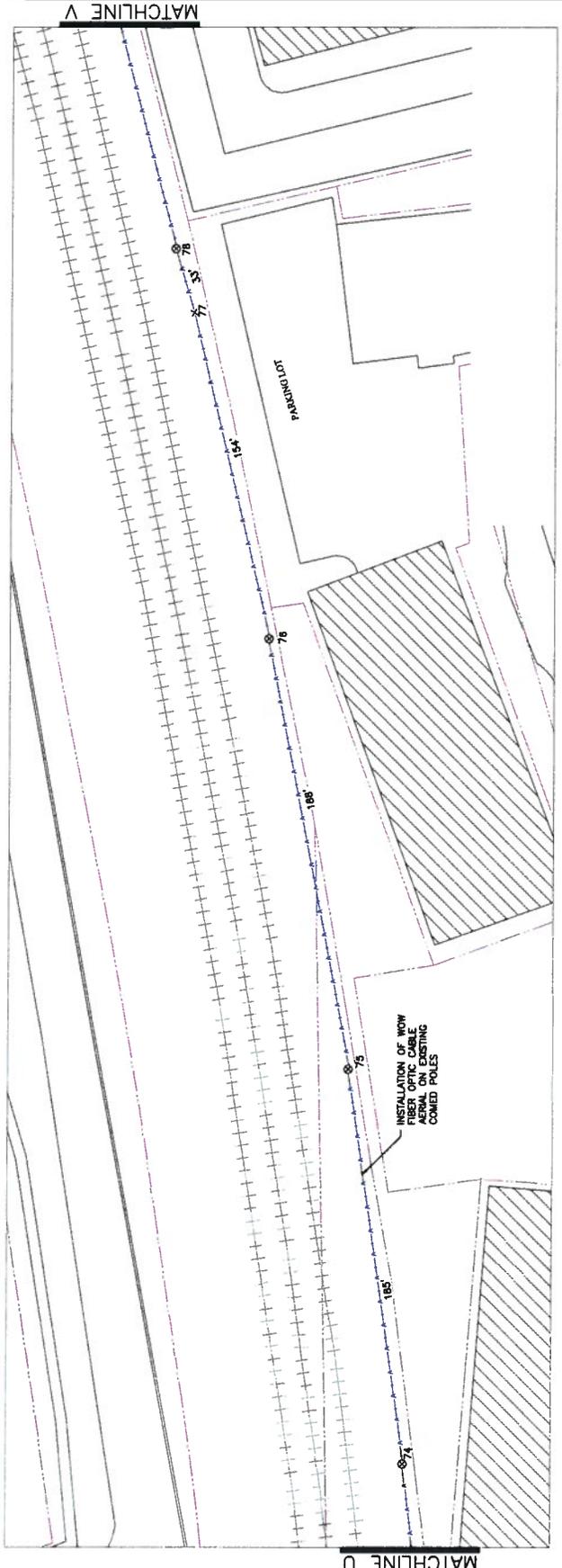
**PROJECT DESCRIPTION & NOTES:**  
INSTALLATION OF NEW FIBER OPTIC  
CABLE ON EXISTING COMED Poles &  
UNDERGROUND WITHIN (2)  
1.5" INnerRadius BY METHOD OF  
DIRECTIONAL BORING AT MIN.  
48" DEPTH.

NO.	REVISION	DATE

**PROJECT:**  
CHICAGO LARABENDON HILLS  
235 BURLINGTON AVE  
WESTMONT, IL

**INTERNAL PROJECT #:**  
CHICAGO LARABENDON HILLS  
1006/0915

**SHEET:**  
**14**



**LOCATION:**  
SHEPARD AVE. 137500N B1112  
CLARENCE PARKWAY, IL 60505



**SCALE:** 1"=50'-0"

**CLIENT:**  
**WOW!**  
It's the best kind of expansion.  
1514 PROSPERITY RD.  
NAPERVILLE, IL 60563

**DESIGN FIRM:**  
**ESS**  
CONSTRUCTION CONSULTANTS, INC.  
901 EVANSTON DRIVE  
EVANSTON, IL 60207  
PH: (708) 218-9771  
FAX: (708) 218-6999

**CONSTRUCTION CONTRACTOR:**  
**EL GHO CONSTRUCTION**  
803 INDUSTRIAL DR  
GRIFFITH, IN 46319  
PH: (773) 518-5500  
ELGHO@GHOVVA.COM

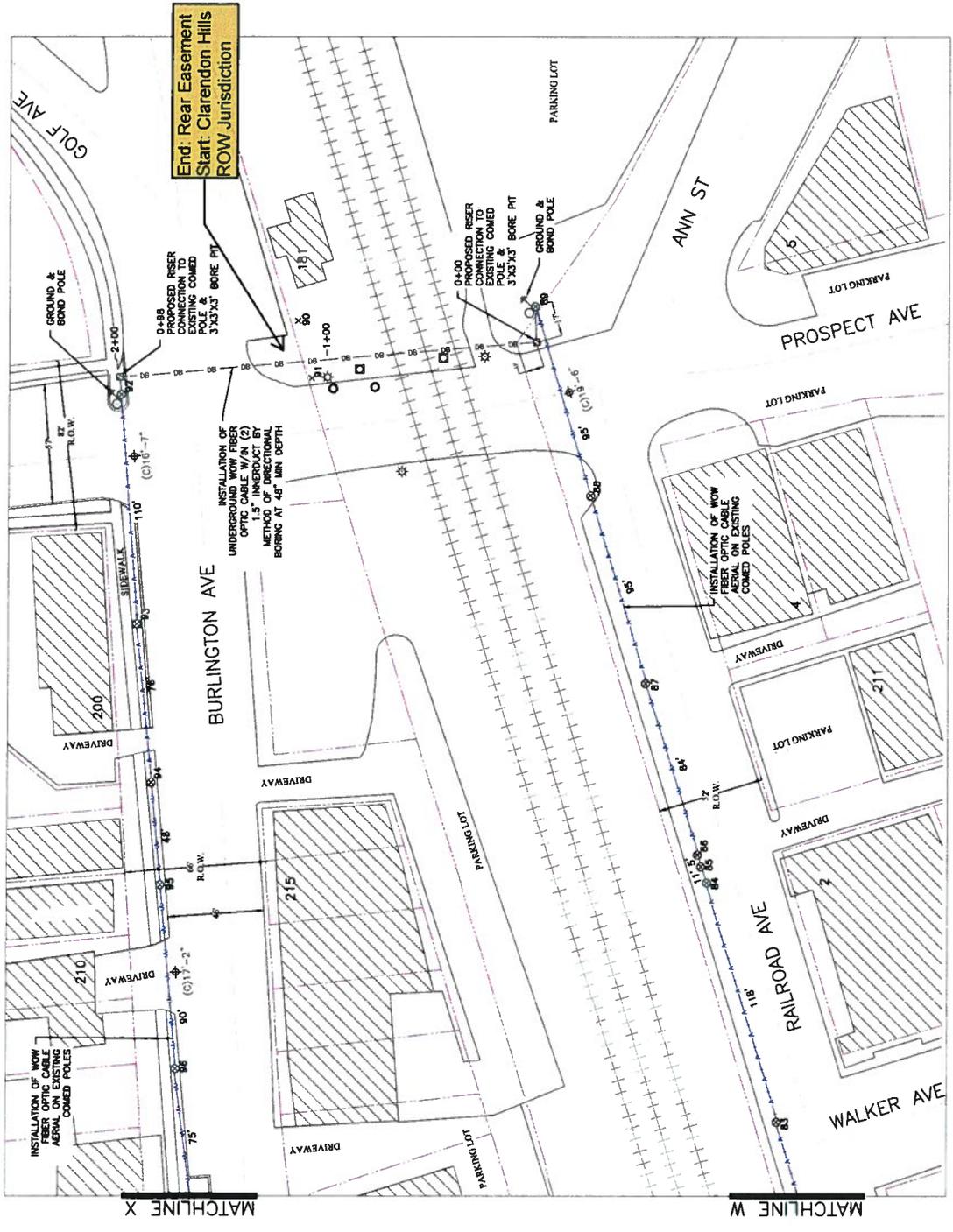
**PROJECT DESCRIPTION & NOTES:**  
INSTALLATION OF WOW FIBER OPTIC CABLE ON EXISTING COMED POLES & UNDERGROUND WITHIN (2) 1.5" UNDERGROUNDS BY METHOD OF DIRECTIONAL BORING AT MIN. 48" DEPTH.

NO.	REVISION	DATE

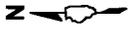
**PROJECT:**  
CH CLARENCE HILLS  
235 BURLINGTON AVE  
WESTMONT, IL

**INTERNAL PROJECT #:**  
CL CLARENCE HILLS  
100027015

**SHEET:**  
**15**



**LOCATION:**  
 850 N. L. STERN BLVD  
 DEWITT COUNTY, ILLINOIS



**SCALE:**  
 1"=50'-0"

**CLIENT:**  
**WOW! 660**  
 1615 BURNETT BLVD  
 NAPERVILLE, IL 60563

**DESIGN FIRM:**  
**ESS**  
 CONSTRUCTION CONSULTANTS, INC.  
 91 EXECUTIVE DRIVE  
 WESTERN SPRING, IL 60091  
 FAX: 708.338.9980

**CONSTRUCTION CONTRACTOR:**  
 EL ORO CONSTRUCTION  
 403 INDUSTRIAL DR  
 CRIPPFITL IN 60319  
 PH: 319-218-9488  
 ELOROC@WOWWAY.COM

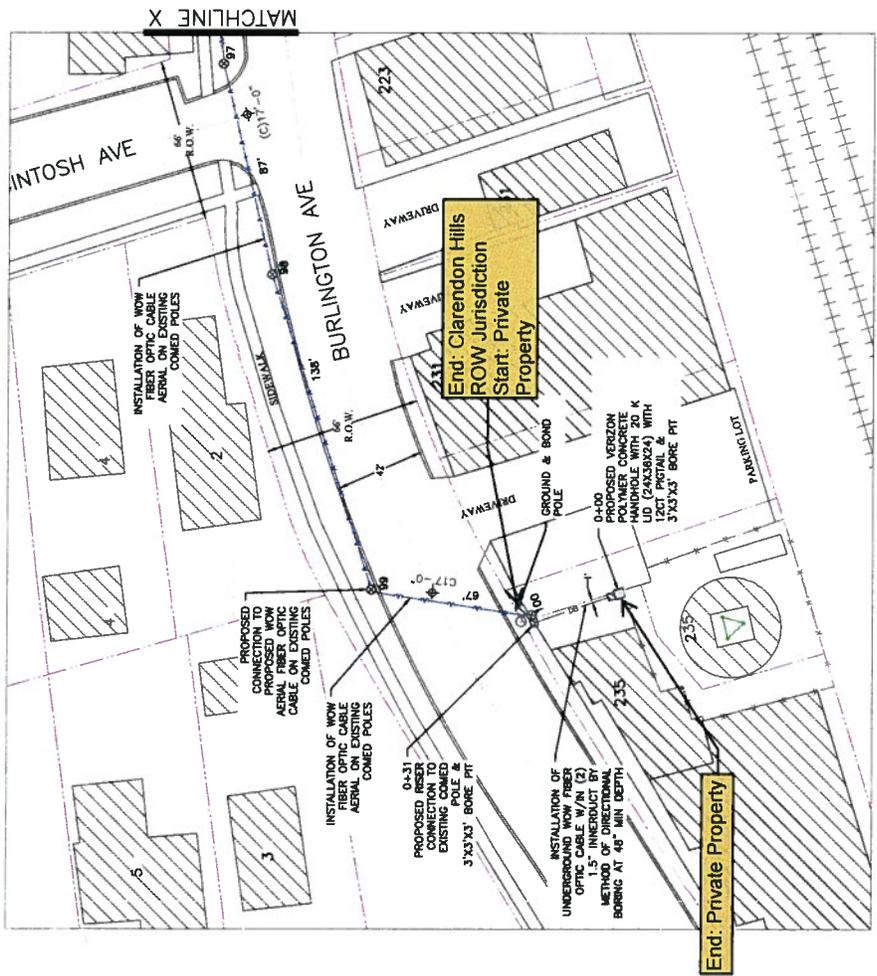
**PROJECT DESCRIPTION & NOTES:**  
 INSTALLATION OF WOW FIBER OPTIC CABLE W/IN (2) 1.5" INNERDUCTS BY METHOD OF DIRECTIONAL BORING AT MIN. 48" DEPTH.

NO.	REVISION	DATE

**PROJECT:**  
 235 CLARENDON HILLS  
 235 BURLINGTON AVE  
 WESTMONT, IL

**INTERNAL PROJECT #**  
 10452915

**SHEET**  
**16**



MATCHLINE X



**VILLAGE OF WESTMONT  
PLANNING AND ZONING COMMISSION**

**MEETING DATE: March 09, 2016**

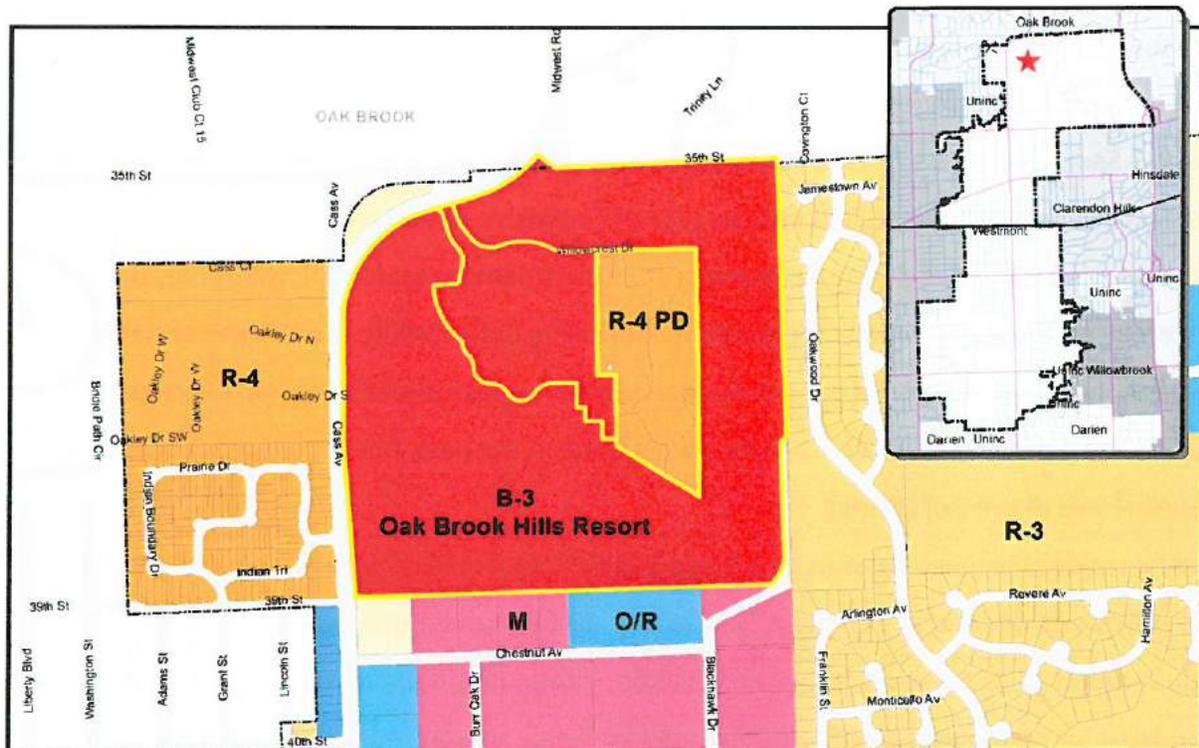
**AGENDA ITEM: P/Z 16-005**

**TITLE: Village of Westmont for the following:**

- (A) Amend Appendix A, Section 7.06 of the Westmont Zoning Code regarding the B-3 special development district to allow for residential uses as a special use.

**BACKGROUND OF ITEM**

Village staff has recently been approached by the ownership of the Hilton property at 3500 Midwest Road to diversify the uses at the property. Designated as a B-3 Special Business District, the zoning is exclusive to this property and was tailored to the anticipated development of the hotel, golf course, offices, and other similar uses when the project was conceived in the 1980s.



**3500 Midwest Road - Hilton Oak Brook Hills Resort and Conference Center**



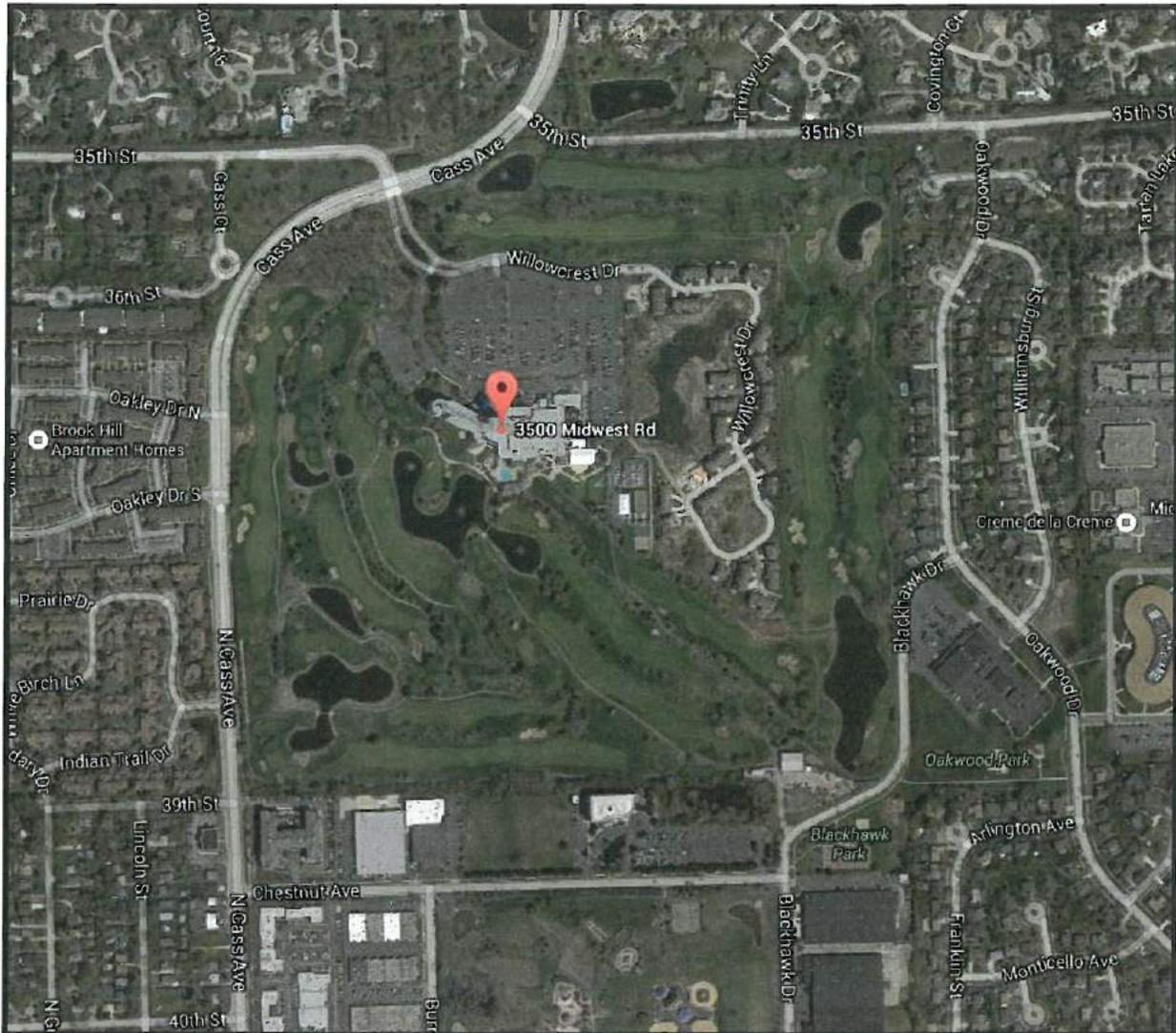
### **3500 Midwest Road - Hilton Oak Brook Hills Resort and Conference Center**

Development of the property over time has been subject to changing market conditions, as can be seen by the introduction of residential units in the center of the property. Originally planned for three 10-story office towers, by the early 1990s the demand for office space was nominal, and the Village approved a R-4 Planned Development rezoning for residential development, now named the Residences at Oak Brook Hills.

The B-3 Special Business District standards encompass a wide range of primary, secondary and special uses thoughtfully unified into an area of “intensive development.”

The owner’s proposal includes a component for multi-family residential, when the zoning currently makes no allowance for residential dwelling units. While the mixed-use nature of the property has been successful over time, staff would not recommend division of a separate parcel with a residential rezoning as had been done in the past, but could support residential as a Special Use in the B-3 District.

Adding residential dwelling units as a listed Special Use would require the established Special Use process as defined in Appendix “A”, Section 13.09 of the municipal code. With requirements of application, public notification, Village Board approval and specific measurable standards, all residential development would be highly scrutinized for compatibility with the overall development.



**Aerial View - 3500 Midwest Road - B-3 District**

Staff made the Community Development Committee aware that the Hilton was working on a development proposal at the January 21, 2016 meeting that would be reviewed at upcoming public meetings. The property owner presented the conceptual plan to the Economic Development Committee on March 02, 2016. The overall project including the residential units received a positive recommendation, although concerns for an appropriate development were raised by both committee members and the attending public. The Special Use process would create an avenue for the owner to make a request for the residential units, which would include staff scrutiny, public input, a public hearing review, and be subject to final Village Board approval.

Comprehensive Plan

The Comprehensive plan designates the entire B-3 District as Open Space, and further defines it as private recreational area. Plan recommendations include Village efforts to:

“Work with property owners and developers to maintain and enhance the community’s environmental assets.”

Any residential dwellings proposed in the district would be encouraged to utilize previously developed areas to have minimal impact on the existing open space. Residential design and density should be sensitive to the established surroundings, and should not negatively impact any other primary, secondary or special uses.

As the proposed text amendment does not create a separate residential zoning classification, any insertion of residential in the B-3 District should be particularly cognizant of amenities that serve the residential directly. These amenities can include accessible walking trails and open space, safe pedestrian access internally through the site, accommodation of significant events resulting from the B-3 uses that may affect the residences, and visitor access.

Utilizing the established bulk regulations of the B-3 District, any regulations not addressed for residential would defer to the established R-4 General Residence District standards.

As the property continues to be developed and may utilize separate parcels to address the varied uses, code text is proposed to include a revision regarding the introduction of any internal lot lines that may be created. All shared parking between the uses will require appropriate easements and cross-access agreements when necessary.

## **SUMMARY**

Staff presents the above text amendment to the Westmont Code of Ordinances to allow for residential development as a special use in the B-3 Special Business District, after consideration of the impacts of residential in this district and whether it meets the intention of the Comprehensive Plan.

## **ATTACHMENTS**

- Public hearing notice appearing in the February 24, 2016 edition of Westmont Suburban Life
- Appendix "A", Section 7.06. B-3 Special Development District
- Appendix "A", Section 6.04. Bulk and Development Standards in Residence Districts  
Proposed Ordinance with Text Revisions and Additions
- Preliminary concept proposal plan as provided by the Hilton at the March 02, 2016 Economic Development Committee meeting

**PUBLIC NOTICES**

**PUBLIC NOTICES**

**PUBLIC NOTICES**

**PUBLIC NOTICES**

**PUBLIC NOTICES**

**PUBLIC NOTICES**

**LEGAL NOTICE / PUBLIC NOTICE**

**VILLAGE OF WESTMONT  
PLANNING AND ZONING COMMISSION AGENDA**

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, March 09, 2016 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of testifying attendees and reminder to sign in
5. Reminder to silence all electronic devices
6. Approval of Minutes of the February 10, 2016 meeting
7. Open Hearing

**New Business**

PZ 16-004 SKE Property Investments regarding the property located at 230 South Cass Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request for relief from the minimum square feet per building in an R-4 General Residence District.
- (B) Zoning Code Variance request for relief from the maximum allowable density in an R-4 General Residence District.
- (C) Site and Landscaping Plan approval to build a new single-family semi-detached dwelling.

PZ 16-005 Village of Westmont regarding a Zoning Code text amendment for the following:

- (A) Amend Appendix A, Section 7.06 of the Westmont Zoning Code regarding the B-3 special development district to allow for residential uses as a special use.
- B. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the Village of Westmont, Illinois, 60559 between 8:00 A.M. to 4:00 P.M. Monday through Friday, or telephone (630) 981-6210 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.  
All interested persons in attendance will be allowed to express their views.

**WESTMONT PLANNING AND ZONING COMMISSION**  
Ed Richard, Chairperson

February 24, 2016  
Westmont Suburban Life 1161425

**LEGAL NOTICE / PUBLIC NOTICE**

**VILLAGE OF WESTMONT  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLICATION**

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, March 9, 2016 at 7:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the hearing is to consider a request from SKE Property Investments regarding the property located at 230 South Cass Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request for relief from the minimum square feet per building in an R-4 General Residence District.
- (B) Zoning Code Variance request for relief from the maximum allowable density in an R-4 General Residence District.
- (C) Site and Landscaping Plan approval to build a new single-family semi-detached dwelling.

**Legal Description:**

LOT 8 IN BLOCK 15 IN WESTMONT, BEING A SUBDIVISION BY ARTHUR T. MCINTOSH AND COMPANY OF THE SOUTH-EAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9 TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

More Common Location: 230 South Cass Avenue, Westmont, IL 60559

PIN: 09-09-421-018

Village Code(s) Applicable: Appendix "A", Section 6.01 (F)  
Appendix "A", Section 6.04 (A)  
Appendix "A", Section 13.07

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the Village of Westmont, Illinois, 60559 between 8:00 A.M. to 4:00 P.M. Monday through Friday, or telephone (630) 981-6210 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.  
All interested persons in attendance will be allowed to express their views.

**WESTMONT PLANNING AND ZONING COMMISSION**  
Ed Richard, Chairperson

February 24, 2016  
Westmont Suburban Life 1161436

**LEGAL NOTICE / PUBLIC NOTICE**

**VILLAGE OF WESTMONT  
PLANNING AND ZONING COMMISSION AGENDA  
NOTICE OF PUBLICATION**

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, March 9, 2016 at 7:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559

The purpose of the hearing is to consider a request from the Village of Westmont regarding a Zoning Code text amendment as follows:

- (A) Amend Appendix A, Section 7.06 of the Westmont Zoning Code regarding the B-3 special development district to allow for residential uses as a special use.
- Village Code(s) Applicable: Appendix A, Article VI, Section 6.02  
Appendix A, Article VII, Section 7.06  
Appendix A, Article XIII, Section 13.11

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the Village of Westmont, Illinois, 60559 between 8:00 A.M. to 4:00 P.M. Monday through Friday, or telephone (630) 981-6210 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.  
All interested persons in attendance will be allowed to express their views.

**WESTMONT PLANNING AND ZONING COMMISSION**  
Ed Richard, Chairperson

February 24, 2016  
Westmont Suburban Life 1161430

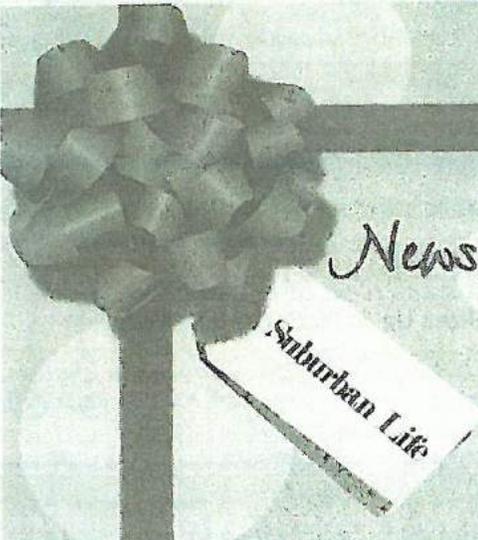
**LEGAL NOTICE/PUBLIC NOTICE**

The initial list of textbooks recommended for adoption for the 2016-17 school year in Community High School District 99 are on display at the Administrative Service Center, 6301 Springside Avenue, Downers Grove, IL 60516. Individuals interested in reviewing the textbooks may do so between the hours of 7:30 a.m. and 4:30 p.m. Monday through Friday, from February 23, 2016 through April 5, 2016. Review time is not available on March 25, 2016.

February 24, 2016  
Downers Grove Suburban Life  
Woodridge Suburban Life  
February 25, 2016  
Westmont Suburban Life  
February 26, 2016  
Hinsdale Suburban Life 1161468

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**ORDINANCE NO. 2016-\_\_\_\_\_**  
**AN ORDINANCE AMENDING THE ZONING CODE FOR THE B-3 SPECIAL DEVELOPMENT DISTRICT**

WHEREAS, the Village of Westmont is a municipal corporation duly organized and operating pursuant to the laws of the State of Illinois; and

WHEREAS, existing adopted zoning code defines the B-3 special development district to be innovative with diversity of uses, yet makes no inclusion of mixed-uses that allow options for a residential component ; and

WHEREAS, residential uses can be a benefit to a unified development that compliments the existing hotel and/or motel, office, research and recreational uses; and

WHEREAS, a residential use component requires additional considerations beyond the scope of typical B-3 uses and should be subject to a special use review; and

WHEREAS , the Village of Westmont has a vested interest in promoting and attracting new development in the B-3 special development districts to remain competitive with comparable communities; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Westmont, DuPage County, Illinois, as follows (additions/changes are indicated by underlining and shading; ~~deletions are indicated by strikeouts~~):

Section 1: The Village of Westmont Municipal Code, Appendix A - Zoning, Article VII - Business Districts, Section 7.06 - B-3 Special Development District is hereby amended:

- (A) *Intent and purpose.* The B-3 special development district is intended to provide for the combining of hotel and/or motel, office, research and recreational uses in a unified development and to provide for secondary retail, residential and service uses to serve the development. The district is also established in order that the public health, safety and general welfare will be furthered in an area of increasing urbanization and of growing demand for these kinds of land uses and to encourage innovations and variety in type, design and arrangement of such uses. Because of the intensity of development permitted in the special development district, it shall generally be used only when abutting one or more major or secondary arterials with limited access.
- (C) *Special uses.*
- (1) Helipads, public and private, subject to applicable Federal Aviation Administration standards and regulations.
  - (2) Villas, when owned and operated as a hotel and/or motel.

- (3) Dwelling units not to exceed two, to provide housing for the use of management, security and/or maintenance personnel in conjunction with a hotel and/or motel or golf course within this district.
- (4) Public or private schools or colleges for general or vocation training.
- (5) Freestanding antennas and towers of any kind, as a primary or secondary use, subject to all restrictions set forth in section 4.05(E)(31).
- (6) Residential dwelling units, subject to the area and bulk regulations defined below in section 7.06 (E). Any restrictions not addressed below shall comply with those set forth in section 6.04 for the R-4 General Residence District.

(E) *Area and bulk regulations.*

(3) *Yard requirements:*

(b) *Other yards.* Yard setback requirements shall only apply to perimeter property lines for the entire B-3 development and when adjacent to any other zoning districts. Diversified uses within the B-3 Special Development District may allow for reduced setbacks for legally subdivided internal parcels when processed as a Planned Development.

1. Front: 50 feet.
2. Each side: 25 feet.
3. Rear yard: 50 feet. When a rear yard adjoins a manufacturing district, the yard may be reduced 50 percent or 25 feet.

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict.

Section 4: This ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

Sec. 7.06. - B-3 special development district.

(A) *Intent and purpose.* The B-3 special development district is intended to provide for the combining of hotel and/or motel, office, research and recreational uses in a unified development and to provide for secondary retail and service uses to serve the development. The district is also established in order that the public health, safety and general welfare will be furthered in an area of increasing urbanization and of growing demand for these kinds of land uses and to encourage innovations and variety in type, design and arrangement of such uses. Because of the intensity of development permitted in the special development district, it shall generally be used only when abutting one or more major or secondary arterials with limited access.

Secondary retail business or service establishments, as set forth below, shall be permitted subject to the restrictions set forth in subsection (D)(2). Secondary uses are permitted in order to reduce the dependence of occupants of the special development district upon goods and services outside of the special development district and thereby reduce traffic congestion in such areas of intensive development.

Because the diversified land uses in a special development district may not be predetermined in detail, approval of the preliminary concept plan and each individual final concept plan of a staged development is an absolute necessity to assure a compatible arrangement of the varied land uses which are permitted to be mixed and to determine the impact of such uses in surrounding areas. Emphasis will be based upon the review of pedestrian and vehicular circulation facilities such as sidewalks, parking areas, interior streets, pavement widths and rights-of-way because of the anticipated high volume of pedestrian and vehicular traffic which will be generated.

For the purposes of this section, the B-3 special development district shall not be considered a planned development.

(B) *Permitted uses.* In a B-3 special development district, no building or structure shall be erected and no land shall be used except for the following specified uses, unless otherwise provided in this section and subject further to requirements set forth in paragraph (D).

(1) *Primary uses:*

- (a) Office uses: Administrative, business, executive, personal services, professional, research or similar uses.
- (b) Financial institutions.
- (c) Medical offices, including clinics and laboratories.
- (d) Data processing and computer centers, including service and maintenance of electronic data processing equipment.
- (e) Any uses which are embraced with the principal functions of education, research, design, and technical training and experimental product development, including repair, when conducted wholly within a completely enclosed building, subject further to applicable performance standards, as established in article [section] 8.02(B).
- (f) Hotels, motels, which may include banquet, convention, exhibition, and meeting facilities.
- (g) Utility, governmental service and transportation uses.

- (h) Outdoor recreation, including golf courses, driving ranges, tennis courts, polo fields, swimming pools, bicycle and jogging paths, ski hills, and skating rinks; lighting for night operations of recreational uses shall be directed away from surrounding properties.
  - (i) Accessory buildings and uses that are customarily incidental to any of the above permitted uses.
  - (j) Uses similar to the above permitted uses subject to the recommendations of the planning and zoning commission and approved by the village board.
- (2) *Secondary uses:*
- (a) Antique shops.
  - (b) Art and office supply stores.
  - (c) Auction rooms.
  - (d) Bakery store where the manufacture of bakery goods is limited to quantity [of] goods sold at retail on the premises only.
  - (e) Blueprinting and photostating establishments.
  - (f) Business machine sales and service.
  - (g) Candy and ice cream stores.
  - (h) Catering establishments.
  - (i) Day care centers.
  - (j) Employment agencies.
  - (k) Financial institutions.
  - (l) Health clubs, including physical culture and health services, gymnasiums, reducing salons and masseurs.
  - (m) Importers and distributors.
  - (n) Indoor commercial recreation uses.
  - (o) Interior decorating shops.
  - (p) Liquor stores, package.
  - (q) Newsstand.
  - (r) Personal service establishments which perform personal services on the premises, including beauty shops, barber shops, tailor shops, dry cleaning and laundry receiving stations, processing to be done elsewhere, watch repair and shoe repair.
  - (s) Private clubs or lodges, including health clubs.
  - (t) Radio and television studios.
  - (u) Recording studios.
  - (v) Restaurants or other places serving food or beverages except those which permit food or beverages to be consumed on the premises in a motor vehicle.
  - (w) Storage when conducted wholly within a completely enclosed building and in the same building as and in conjunction with a permitted primary use.
  - (x) Stores of a generally recognized retail nature which supply commodities on the premises, such as, but not limited to, groceries, drugs, clothing, flowers, and notions, but excluding adult bookstores.
  - (y) Lounge/pub.

- (z) Theaters, concert halls or similar places of assembly, but excluding adult entertainment cabarets.
- (aa) Vending and video machine establishments, but excluding adult bookstores.
- (bb) Temporary structures for construction purposes for a period not to exceed three years.
- (cc) Uses similar to the above permitted secondary uses, subject to the recommendations of the planning and zoning commission and approved by the village board.
- (dd) Antennas attached to any building or structure which is four or more stories in height, not to exceed ten percent of the height of the building or structure.
- (ee) Video gaming. (See definition)

(C) *Special uses.*

- (1) Helipads, public and private, subject to applicable Federal Aviation Administration standards and regulations.
- (2) Villas, when owned and operated as a hotel and/or motel.
- (3) Dwelling units not to exceed two, to provide housing for the use of management, security and/or maintenance personnel in conjunction with a hotel and/or motel or golf course within this district.
- (4) Public or private schools or colleges for general or vocation training.
- (5) Freestanding antennas and towers of any kind, as a primary or secondary use, subject to all restrictions set forth in section 4.05(E)(31).

(D) *Required conditions.*

- (1) All applications for rezoning to the B-3 special development district shall comply with the provisions of paragraphs (G) and (H), and the required public improvements outlined in the Land Development Code.
- (2) A B-3 special development project may be developed with two or more land uses at the option of the developer and in accordance with the provisions of this section.
- (3) Secondary uses as permitted in subsection (B)(2) shall not exceed 20 percent of the gross floor area of any building or structure and shall be included in the principal building it is intended to serve and shall not have direct access to any perimeter road (except an arterial road). Access thereto shall be provided only from interior roadways.
- (4) Not more than 50 percent out of the area of any required yard abutting a street shall be used for vehicular parking and driveways. Adjacent to any lot line abutting a street, there shall be a continuous landscaped area not less than 25 feet wide except at points of approved vehicular access to the street.
- (5) In addition to the landscaping required above, not less than ten percent of the site, in common areas, exclusive of buildings and the required yards abutting a street, shall be landscaped. No landscaped area having a width of less than five feet shall be considered in the ten percent minimum landscaping requirement.
- (6) Off-street parking and off-street loading requirements shall be provided in accordance with article X.
- (7) The outdoor storage or display of goods, vehicles or materials shall be prohibited irrespective of whether or not they may be for sale, except for uses such as: Art or flower displays, golf courses, sidewalk cafes or similar uses intended to be displayed out-of-doors, subject to the issuance of a

temporary permit.

- (8) Warehousing of goods or materials in quantities greater than normally incidental to the above permitted uses shall be prohibited.
- (9) Performance standards. All uses shall comply with the provisions of article VIII, section 8.02.

(E) *Area and bulk regulations.*

- (1) *Minimum land area required.* Not less than 40 acres, under a single control.
- (2) *Building height.* No building constructed in any B-3 special development district shall exceed 125 feet.
- (3) *Yard requirements:*
  - (a) *Perimeter yards.* Along those perimeter property lines which abut either a major arterial or a secondary arterial with limited access, or a residence district a 50-foot perimeter yard as measured from the right-of-way line or property line shall be required. For buildings greater than 45 feet in height adjacent to a residence district an additional setback or yard of 50 feet plus two feet for each additional one foot of building height shall be required.
  - (b) *Other yards.*
    - 1. Front: 50 feet.
    - 2. Each side: 25 feet.
    - 3. Rear yard: 50 feet. When a rear yard adjoins a manufacturing district, the yard may be reduced 50 percent or 25 feet.
  - (c) *Minimum spacing between buildings.* The minimum distance between buildings, excluding parking structures, shall be not less than one-half the building height of the taller of any two buildings, or a minimum of 30 feet, whichever is greater, except that corner-to-corner placement of buildings need not exceed 20 feet.
- (4) *Floor area ratio.* A cumulative total of zero point five (0.5) floor area ratio for the gross project area as determined by the concept plan. For the purpose of this district, the floor area shall not include that floor space devoted to enclosed off-street parking and loading.

(F) *Other requirements.*

- (1) *Signs and lighting.* Signs and lighting requirements shall be provided in accordance with article XI and article X, section 10.06(H)(4).
- (2) *Walls and berms.*
  - (a) For the uses listed below, there shall be provided and maintained on those sides abutting or adjacent to a residential district an obscuring wall or landscaped berm as required below. The height of the wall or berm shall be measured from the surface of the parking area or land on the nonresidential side of the wall.

	Use	Height requirements
(1)	Loading or unloading areas	6 feet
(2)	Off-street parking areas	5 feet
(3)	Utility buildings, stations and/or substations	6 feet

- (b) The location and design of required walls and berms shall be subject to the review and recommendations by the board of trustees.
  - (c) Berms shall be landscaped earth mounds, the same height as required for a wall, with a maximum slope of 3:1 (three feet horizontal to one foot vertical). All berms shall have a nearly flat, horizontal area at their highest point of not less than two feet in width. Such requirements may be modified as recommended by the board of trustees.
  - (d) Masonry walls may be constructed with openings which do not in any square section (height and width) exceed 20 percent of surface. Where walls are so pierced, the openings shall be so spaced as to maintain the obscuring character required and shall not reduce the minimum height requirements. The arrangement of the openings shall be reviewed and recommended for approval of the board of trustees.
  - (e) In those instances where a purpose would not be properly served, the requirements may be waived or modified pursuant to recommendations by the planning and zoning commission.
- (3) *Public improvements.* Public improvements shall be installed as outlined in the Land Development Code. Other improvements to adjacent streets for public safety and traffic control, which are found necessary due to the development, shall also be installed as part of the project.
- (G) *Preliminary concept plan review procedures.* No building, structure or land shall be improved or used in a B-3 special development district unless the preliminary concept plan has been reviewed and evaluated by the planning and zoning commission and recommendations submitted to and approved by the board of trustees. The approval of the preliminary concept plan by the board of trustees shall constitute an acceptance of the specific concept of the preliminary concept plan. The board of trustees shall not act on the preliminary concept plan until it receives a recommendation regarding same from the planning and zoning commission. The board may act on any portion of the preliminary concept plan where a recommendation has not been received from the planning and zoning commission within 60 days after such recommendation has been requested by the board of trustees. The planning and zoning commission shall not recommend approval of the preliminary concept plan unless it finds that the following conditions and procedures have been complied with:
- (1) *Preliminary concept plan.* A preliminary concept plan (20 copies) for the project area shall be filed with the village clerk for submittal to the planning and zoning commission (ten copies) and the village board (ten copies). The planning and zoning commission shall review and present recommendations and consideration for approval by the village board. The preliminary concept plan will be a generalized plan for the entire development and will consist of the following:
    - (a) *Generalized land uses.* The approximate location, size, configuration of all proposed land uses within the entire development; to include areas to be designated as open space recreation and service activity areas.
    - (b) *Distribution of density.* The approximate amount of square footage proposed for each land use area, including the approximate number of vehicles to be accommodated.
    - (c) *Overall circulation system.* To include the principal points of access to the site from the surrounding roadways, the major elements of internal circulation proposed, the location of major parking areas, and any special requirements for service or emergency access.
    - (d)

*Phases of development.* To indicate the phases or stages by which the entire development is to be accomplished, if applicable, including the approximate size, density and timing of subelements of the building program and all improvements.

- (e) *Special features.* To include elements such as pedestrian environments, public facilities, energy conservation measures, and similar features.
- (f) *Development features.* All the development features, including principal buildings and any accessory buildings, open spaces, service roads, driveways and parking areas, are located so as to minimize the possibility of any adverse effects upon adjacent properties and so as to relate properly to traffic safety.
- (g) *Access.* The preliminary concept plan shall indicate that access is provided only to an arterial or limited access service drive and that a prior relationship exists between the arterial and any proposed service roads, driveways and parking areas in order to encourage pedestrian and vehicular traffic safety.

The above elements of the preliminary concept plan will be represented in such a manner as to clearly convey to the planning and zoning commission and the village board the intent of the developer for the entire development, and the merits of the development as planned, as well as compliance with other applicable provisions of the zoning ordinance, and other related ordinances and controls of the village.

- (H) *Final concept plan review procedures.* The board of trustees shall approve the final concept plan(s) which is (are) in conformance with the provisions required for the district subject to the following procedures:
  - (1) The final concept plan(s), or plats (where applicable), shall be in substantial conformity with the approved preliminary concept plan.
  - (2) A boundary survey of the exact acreage being requested prepared by a land surveyor registered in the State of Illinois shall be submitted.
  - (3) A site location map on a smaller scale showing major circulation routes and other landmarks shall be provided with the site plan.
  - (4) A topographic map of the entire area at a contour interval of not more than one foot to U.S.G.S. Datum shall be submitted. This map shall indicate all major stands of trees, floodplains, wetlands, bodies of water, significant natural features, existing structures and unbuildable areas.
  - (5) A recent aerial photograph of the area shall be provided at a scale of not less than one inch equals 200 feet.
  - (6) One copy of the final concept plan, superimposed on a recent aerial photograph of not less than one inch equals 200 feet scale, shall be submitted for review to show the relationship of the final concept plan to existing natural features and to adjacent development.
  - (7) An indication of the contemplated storm and sanitary sewer plan, water distribution plan and a preliminary topographic map indicating how the land area is proposed to be shaped including elevations and proposed grade contours shall be submitted (ten copies are required).
  - (8) A written statement shall be provided explaining in detail the full intent of the sponsor, indicating the type of buildings or structures and facilities contemplated, and providing supporting documentation, such as soil surveys, studies supporting land use requests, and the intended scheduling of the development, or any stage thereof (ten copies are required).
  - (9)

Unless otherwise indicated, the final concept plan(s) shall be prepared at a consistent scale of not smaller than one inch equals 100 feet.

- (10) Floor plans and elevations typical of all buildings within each stage shall be submitted with each stage and the final concept plan shall indicate which floor plan(s) and elevation(s) is applicable to each building (ten copies are required).
- (11) A landscape plan in accordance with section 10.06(H)(3) of the zoning ordinance and section 5.05(d) of the Land Development Ordinance shall be submitted at stage(s) as determined by the board of trustees. Such requirements may be waived or approved in alternate form by the board of trustees.
- (I) *Density standards.* Each plat and/or site plan submitted within the proposed development shall, either individually or in combination with previously approved project areas, meet all applicable density standards of the total project area.
- (J) *Review and approval of final concept plan(s) by village board.* Upon filing of an application with the village clerk, the clerk shall refer such request to the village board for review and approval.
- (K) *Termination of preliminary concept plan and final concept plan(s).*
  - (1) Once an area has been included within a preliminary concept plan or final concept plan(s), and such plans have been approved by the village board, no other development may take place in such area nor may any other use thereof be made except in accordance with a village board approved amendment thereto, unless the plans are terminated as provided herein.
  - (2) An approved plan shall be terminated by the applicant, or its successors or assigns, prior to any development within the area involved by filing with the village an affidavit so stating. The approval of the plan shall terminate upon said filing.
  - (3) No approved plan shall be terminated after development commences except with the approval of the village board and of all parties with an interest in the land.
  - (4) If development of the approved preliminary concept plan, final plat(s) or final concept plan(s) for respective stages is not substantially completed within three years after approval, further final submittals shall cease until the part in question is completed or cause to be shown for not completing same. Provisions shall be made for the dedication of public roads so as to cause continuity of public access between the adjacent thoroughfares and ingress and egress to all private development within the project area plan.
- (L) *Amendments or modifications.* Any changes or amendment requested to the preliminary concept plan shall be reviewed and recommended by the planning and zoning commission after a public hearing conforming to article XIII, section 13.11 of the zoning ordinance, and approved by the village board. In instances where modifications are necessary to preliminary concept plans, the planning and zoning commission may request that said plans again be submitted for review if, in its judgment, a substantial change is being made in said plans.

(Ord. No. 84-131, 11-5-1984; Ord. No. 88-49, 5-2-1988; Ord. No. 94-14, § 2, 2-21-1994; Ord. No. 96-33, § 1(b), (c), 6-3-1996; Ord. No. 15-156, § 5, 10-1-2015)

**Editor's note**— Ordinance No. 84-131, adopted Nov. 5, 1984, amended the zoning code by adding a § 7.03. Inasmuch as the zoning code already contained a § 7.03, the editor has redesignated the provisions of Ord. No. 84-131 as a new § 7.06.



## Sec. 6.04. - Bulk and development standards in residence districts.

		R-1 district	R-1(A) district	R-2 district	R-3 district	R-4 district	R-5 district
(A)	Minimum lot area: <sup>1</sup>						
(1)	Single-family detached dwelling	15,000 square feet	11,250 square feet	10,000 square feet	7,800 square feet <sup>6</sup>	7,800 square feet	7,800 square feet
(2)	Two-family detached dwellings	Not permitted	Not permitted	Not permitted	Not permitted	8,400 square feet	8,400 square feet
(3)	Single-family attached and single-family semidetached dwelling containing:					12,000 square feet per building	10,000 square feet per building
(a)	Four or more bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	5,500 square feet per dwelling	5,000 square feet per dwelling
(b)	Three bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	5,000 square feet per dwelling	4,500 square feet per dwelling
(c)	Two bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	4,500 square feet per dwelling	3,500 square feet per dwelling
(d)	One or no bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	4,000 square feet per dwelling	3,000 square feet per dwelling
(4)	Multiple-family dwelling containing:					7,800 square feet per building	7,800 square feet per building

	(a)	Four or more bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	7,500 square feet per dwelling	7,500 square feet per dwelling
	(b)	Three bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	6,700 square feet per dwelling	6,700 square feet per dwelling
	(c)	Two bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	5,300 square feet per dwelling	5,300 square feet per dwelling
	(d)	One or no bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	3,800 square feet per dwelling	3,800 square feet per dwelling
(5)		Nonresidential uses, unless otherwise specified in article [section] 6.02	20,000 square feet	20,000 square feet	20,000 square feet	20,000 square feet	10,000 square feet	10,000 square feet
(B)	Minimum lot width:							
(1)		Single-family detached dwelling	100 feet	75 feet	70 feet	60 feet <sup>6</sup>	60 feet	60 feet
(2)		Single-family attached dwelling	Not permitted	Not permitted	Not permitted	Not permitted	22 feet	22 feet
(3)		Single-family semidetached dwelling	Not permitted	Not permitted	Not permitted	Not permitted	27 feet	27 feet
(4)		Two-family detached dwelling	Not permitted	Not permitted	Not permitted	Not permitted	75 feet	75 feet
(5)		Multiple-family dwellings	Not permitted	Not permitted	Not permitted	Not permitted	60 feet	60 feet

	(6)	Nonresidential uses, unless otherwise specified in article [section] 6.02	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet
(C)	Maximum floor area ratio: <sup>1</sup>							
	(1)	Single-family and two-family dwellings	0.40 for the first 9,000 square feet of lot area plus 0.20 for the lot area greater than 9,000 square feet	0.40 for the first 9,000 square feet of lot area plus 0.20 for the lot area greater than 9,000 square feet	0.40 for the first 9,000 square feet of lot area plus 0.20 for the lot area greater than 9,000 square feet	0.40 for the first 9,000 square feet of lot area plus 0.20 for the lot area greater than 9,000 square feet	Not applicable	Not applicable
	(2)	Multifamily dwellings as follows	Not permitted	Not permitted	Not permitted	Not permitted	0.75	0.75
	(3)	Nonresidential uses	0.50	0.50	0.50	0.50	0.75	0.75
(D)	Maximum lot coverage <sup>11</sup>		0.35	0.35	0.35	0.35	Not applicable	Not applicable
(E)	Maximum height of buildings and structures (also see article IV, 4.02(D)):							
	(1)	Residential uses	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
	(2)	Nonresidential uses	45 feet	45 feet	45 feet	45 feet	45 feet	45 feet
(F)	Minimum yards:							

(1)	Single-family and two-family detached dwellings:							
	(a)	Front and side yard adjoining a street <sup>5</sup>	35 feet	50 feet	35 feet	35 feet	35 feet	25 feet
	(b)	Interior side <sup>8, 9</sup>	Aggregate of 20 percent of lot width, ten feet minimum, each	Aggregate of 20 percent of lot width, ten feet minimum, each	Aggregate of 20 percent of lot width, seven feet minimum, each	Aggregate of 20 percent of lot width, six-foot minimum, each <sup>7</sup>	Aggregate of 20 percent of lot width, five feet minimum, each	Aggregate of 20 percent of lot width, five feet minimum, each
	(c)	Rear	20 percent of lot depth	20 percent of lot depth	20 percent of lot depth	20 percent of lot depth	20 percent of lot depth	20 percent of lot depth
(2)	Single-family attached dwellings:							
	(a)	Front and side yard adjoining a street	Not applicable	Not applicable	Not applicable	Not applicable	25 feet	25 feet
	(b)	Interior side, each <sup>8</sup>	Not applicable	Not applicable	Not applicable	Not applicable	none	none
	(c)	Rear	Not applicable	Not applicable	Not applicable	Not applicable	20 percent of lot depth, 20 feet minimum	20 percent of lot depth, 20 feet minimum
(3)	Single-family semidetached dwellings:							
	(a)	Front and side adjoining	Not applicable	Not applicable	Not applicable	Not applicable	25 feet	25 feet

	a street							
	(b) Interior side (one only) <sup>8</sup>	Not applicable	Not applicable	Not applicable	Not applicable	5 feet	5 feet	
	(c) Rear	Not applicable	Not applicable	Not applicable	Not applicable	20 percent of lot depth, 20 feet minimum	20 percent of lot depth, 20 feet minimum	
(4)	Multiple-family dwellings and nonresidential uses:							
	(a) Front and side yard adjoining street	Not applicable	Not applicable	Not applicable	Not applicable	25 feet <sup>3</sup>	25 feet <sup>4</sup>	
	(b) Interior side, each <sup>8</sup>	Not applicable	Not applicable	Not applicable	Not applicable	10 feet, each <sup>3</sup>	10 feet, each <sup>4</sup>	
	(c) Rear	Not applicable	Not applicable	Not applicable	Not applicable	30 feet <sup>3</sup>	20 feet <sup>4</sup>	
(G)	Minimum off-street parking and off-street loading <sup>1</sup>	Required in all districts in accordance with regulations set forth in article X of this ordinance.						

## Notes:

<sup>1</sup> Premium for enclosed off-street parking. Where any required off-street parking spaces in the R-5 district are located in an enclosed garage under the dwelling structure or in a garage having more than one level, one-half of the square footage of floor area occupied by such interior off-street parking spaces and access aisles may be added to the square feet contained in the lot, the sum of which shall represent the lot area used for determining the permitted number of dwellings and the maximum floor area ratio.

<sup>2</sup> Any room other than a kitchen, bathroom, living room, dining room or utility room in excess of 80 square feet in area shall be counted as a bedroom.

<sup>3</sup> Each required yard shall be increased by one-half foot for each foot in height that a building exceeds 30 feet in height, and where a side lot line in an R-4 district adjoins a side or rear lot line in an R-1, R-2 or R-3 district, the required interior side yard shall be increased to 15 feet, and where a rear lot line in an R-4 district adjoins a side or

rear lot line in an R-1, R-2 or R-3 district, the required rear yard shall be increased to 40 feet, and there shall be provided a six-foot-high solid fence, or six-foot-high dense hedge on the R-4 lot along such common lot line.

<sup>4</sup> Each required yard or transitional yard shall be increased by one-half foot for each foot that a building exceeds 30 feet in height, and, in addition, where an R-5 district adjoins another residence district, transitional yards shall be provided as follows:

- (1) Where a side or rear yard of a lot in an R-5 district adjoins the side or rear yard of a lot in an R-4 district, each such adjoining yard in the R-4 district shall be increased by ten feet.
- (2) Where a side or rear yard of a lot in an R-5 district adjoins the side or rear yard of an R-1, R-2 or R-3 single-family residence district, each such adjoining yard shall be increased by 15 feet and there shall be provided a six-foot-high solid fence or six-foot-high dense landscape hedge on the R-5 lot along such common lot line.

<sup>5</sup> For frontages on major arterial streets, refer to section 4.16, article IV.

<sup>6</sup> Minimum lot width in an R-3 district shall be 60 feet; except that a recommendation may be made by the planning and zoning commission to amend to 50 feet, after all responsible effort has been made to maintain the 60-foot width by acquisition of adjoining property and a resubdivision hearing has been held and the board of trustees concur.

<sup>7</sup> Interior side yard for R-3 district setback for accessory structures (i.e., garage, etc.) shall be a minimum of three feet, and shall be located behind the main structure rear wall, per section 4.05(B).

<sup>8</sup> Where under previously enacted zoning regulations for interior side yards, and a setback was established as a minimum at the time of construction; that setback may be maintained when alterations or additions are proposed for the existing structure.

<sup>9</sup> For corner lots subdivided and duly recorded on the effective date of this ordinance which have insufficient lot width to provide the required minimum side yard adjoining a street and still maintain a buildable lot width of 30 feet, the required side yard adjoining the street shall be minimum 25 feet, and the required minimum interior side yard shall be five feet.

<sup>10</sup> When a minimum front yard setback was established at the time of construction under previously enacted zoning regulations, that setback may be maintained without a variance when second story additions are proposed for the existing structure provided that the alteration matches the original building footprint.

<sup>11</sup> When the application of the lot coverage regulations specified herein results in proposed lot coverage between 35—40 percent, a permit may be eligible for administrative approval (in lieu of a variance) provided that the property is not identified within any building moratorium area, known drainage problem area, or within any identifiable drainage sub basin area.

(Ord. No. 86-95, 10-6-1986; Ord. No. 86-98, 10-6-1986; Ord. No. 87-13, 2-2-1987; Ord. No. 88-28, 3-7-1988; Ord. No. 88-49, 5-2-1988; Ord. No. 98-02, §§ 1—5, 1-19-1998; Ord. No. 00-149, §§ 1, 2c, 12-4-2000; Ord. No. 07-113, § 1, 6-18-2007; Ord. No. 10-182, § 1, 11-1-2010; Ord. No. 11-152, § 1, 9-19-2011)



**NAPERVILLE**  
1250 East Diehl Road, Suite 405  
Naperville, IL 60563  
phone 630 369 2700  
facsimile 630 369 9279

**CHICAGO**  
161 North Clark Street, Suite 4700  
Chicago, IL 60601  
phone 312 899 9989  
www.kmlegal.com

Writer's Direct Dial (630) 369-2700 x 209  
Writer's Email grc@kmlegal.com

March 8, 2016

**VIA ELECTRONIC MAIL ONLY**  
[jziegler@westmont.il.gov](mailto:jziegler@westmont.il.gov)

Jill Ziegler  
Community Development Director  
Village of Westmont  
31 W. Quincy Street  
Westmont, IL 60559

***Re: Village of Westmont Planning and Zoning Commission  
Proposed Amendment to Appendix A, Section 7.06 of the Westmont Zoning Code,  
Hilton Oak Brook Hills Resort & Conference Center Proposal***

Dear Ms. Ziegler,

As you know, our office represents the Residences of Oak Brook Hills Condominium Association ("Association"). On behalf of the Association, I would like to thank you and the other Village of Westmont ("Village") officials for taking the time to discuss with us the above referenced amendment and the proposed development by the ownership of the Hilton Oak Brook Hills Resort & Conference Center ("Hilton"). While the Association does not necessarily oppose the amendment and proposed development of the apartment complex, the Association does believe that consideration of the proposed amendment is premature at this time.

According to Section 7.06 of the Village's Code, the intent and purpose of the B-3 district is to provide for combining of hotel/motel, office, research and recreation, with secondary retail and service uses to serve the development. Moreover, the code specifically states that secondary retail or service establishments are "permitted in order to reduce dependence of occupants of the special development district upon goods and services outside of the district, and thereby reduce traffic congestion in such areas of intensive development." See 7.06 of the Village Code. Currently, the B-3 district also allows for "special uses" that do not fall under the primary uses delineated, or the secondary retail or services establishments. These special uses are specifically identified as: helipads; villas operated as hotels/motels; dwelling units not to exceed two for use of management; security

and/maintenance staff in conjunction with hotel/motel or golf course, public/private schools or colleges; and freestanding antennas and towers.

Because residential uses are not currently permitted in a B-3 zoned district, and because such use would directly conflict with the purpose and intent of a B-3 zoned district, the Association believes further analysis and study must be performed and considered prior to amending the Village's code. Specifically, it is the Association's position that it is premature to amend the code to consider allowing residential uses in the B-3 zoned district prior to the Village and commission fully reviewing and analyzing the documentation provided by the developer that may addresses the relative impact of residential use on traffic, parking and the marketability of the surrounding area. Only after the Village has completed this due diligence inquiry would it be just and proper to consider amending the zoning code.

Please know that our office, on behalf of the Association, plans to attend the public hearing on March 9, 2016 to directly express the above concerns and premature nature of the proposed amendment. Should you should have any questions in the meantime, please do not hesitate to contact me. Thank you again for your time and courtesy in this matter.

Very Truly Yours,



GABRIELLA R. COMSTOCK  
Attorney At Law

S:\data\client\Residences of Oak Brook Hills\Mail\3-8-16.grc.ziegler.westmont.wpd



Jill Ziegler <jziegler@westmont.il.gov>

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## Oak Brook Hills Hotel Development

1 message

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**Lou Carvelli** <loucarvelli@comcast.net>

Tue, Mar 8, 2016 at 6:44 PM

To: jziegler@westmont.il.gov

Dear Ms. Ziegler

My name is Louis Carvelli, I am the owner of Lot 1,(1 Willowcrest) in the Residence of Oak Brook Hills subdivision, which is currently under construction, and the last lot to be built out. I recently have been informed of the proposed development plans presented by the hotel ownership. My wife and I are very excited to have the opportunity to build or dream home in this wonderful community and the Village of Westmont. Although a pool was not an option for our home it seems as though we may be getting one in our back yard. The proposed Natatorium, would be built just 50 feet behind my new home.

We have some obvious concerns about a structure of this magnitude not only obscuring our line of sight, but also quality of life issues do to noise, traffic, and air pollution caused by ventilation of chlorine. That being said and trying to understand the past struggles of the resort and economics involved, it very well could be a positive revenue stream for them, but it needs to be relocated on the west end of the property in fairness to the residence of Oak Brook Hills who have made a substantial investment in our homes to bring them up to one of the higher end market residences in the village.

Also I question the idea of a 350 unit apartment complex located in the middle of the resort parking lot, being a vision the Village of Westmont had in their master plan. A complex such as this would be great to revitalize downtown Westmont but cause complete gridlock within our property. As recent as this past weekend and I experienced a full to capacity parking lot from one of the resorts events. I am sure this happens quite often throughout the year and can not understand how the Village of Westmont can justify this zoning request and 350 additional residences residing on the property.

Again trying to understand the economics involved, and Westmont as many villages struggles for continued growth and prosperity, I just felt it necessary to come forward and ask the village board to consider the residence who have already invested in Westmont and please "Do The Right Thing".

Although I realize our continued representation will come from the board of the ROBH and their counsel, I would like to thank you for allowing me to convey my concerns.

Thank You  
Louis Carvelli

Louis Carvelli  
708-641-7280  
e-mail: [loucarvelli@comcast.net](mailto:loucarvelli@comcast.net)

**Jeremiah Fitzgerald  
Fitzgerald Franke & Hewes LLP  
53 West Jackson Blvd  
Suite 838  
Chicago, IL 60604**

March 22, 2016

(Via Email – jziegler@westmont.il.gov)

The Westmont Village Board  
c/o Jill Ziegler  
Community Development Director  
31 W. Quincy Street  
Westmont, IL 60559

Ladies and Gentlemen:

It is my understanding the Village Board will be having a meeting on March 31, 2016 to address various issues relating to a proposed development at the Hilton Oak Brook Hills Resort and Conference Center.

As I will be unable to attend the meeting, I would appreciate it if you would accept my written comments on this proposed development.

I have recently made a significant investment in Westmont by purchasing a single family residence at 2 Willow Crest Drive, which sits directly next to the planned development of an aquatic facility. I had been living there less than 6 months when I was advised of the hotel's plans which would certainly adversely impact the public health, safety and general welfare of those Westmont residents living in the Residences of Oak Brook Hills.

I would like to address two separate components of the Hotel's proposals.

**1. Natatorium.**

The proposed location of this aquatic center is directly west of my newly constructed home. Even if they set the facility 50 to 75 feet from the border of my property and installed substantial berms, landscaping and irrigation features, I would certainly be adversely impacted by the development.

First and foremost would be a health and safety concern. Would you want to live right next to a building that would have significant chlorine and other potential emissions? One set of drawings showed large air handling units that would be right outside our bedroom windows. Not only the emissions, but also the sound of fans running through the night certainly is untenable.

One of the primary reasons I purchased my new home was the abundance of afternoon light that I enjoyed. The architect specifically included large areas of windows to the west of my home to take advantage of the sunlight. The height of the planned natatorium would certainly diminish this significant feature of my home and could possibly significantly impair its value.

Although I continue to vehemently oppose this facility and a special use that was definitely not contemplated in the original development plans and zoning of the hotel, the developer certainly could relocate the facility on the west side of the property far from interfering with the residences, including my own.

Please note that the plan drawings that have been distributed do not even include my house or the house currently under construction at 1 Willow Crest Drive. (For your information, I drew the rough location of my home in the attached pdf.)

## **2. Apartment Complex**

The proposed 300 unit apartment complex would cause significant problems to the Residences of Oak Brook Hills.

The density and additional parking requirements would cause additional stress on an already overburdened parking situation. Currently when the Hotel has a significant event, parking is extremely tight and barricades must be put up to prevent overflow parking from parking in our residential area.

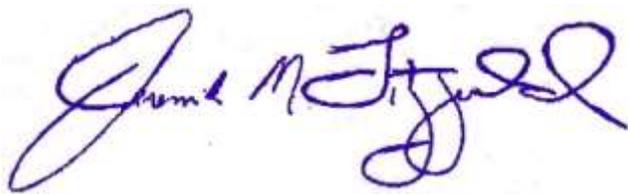
The additional traffic into and out of the area would be very difficult to deal with.

I am especially concerned with the ability of ambulance and fire personnel to continue to have swift access to our homes.

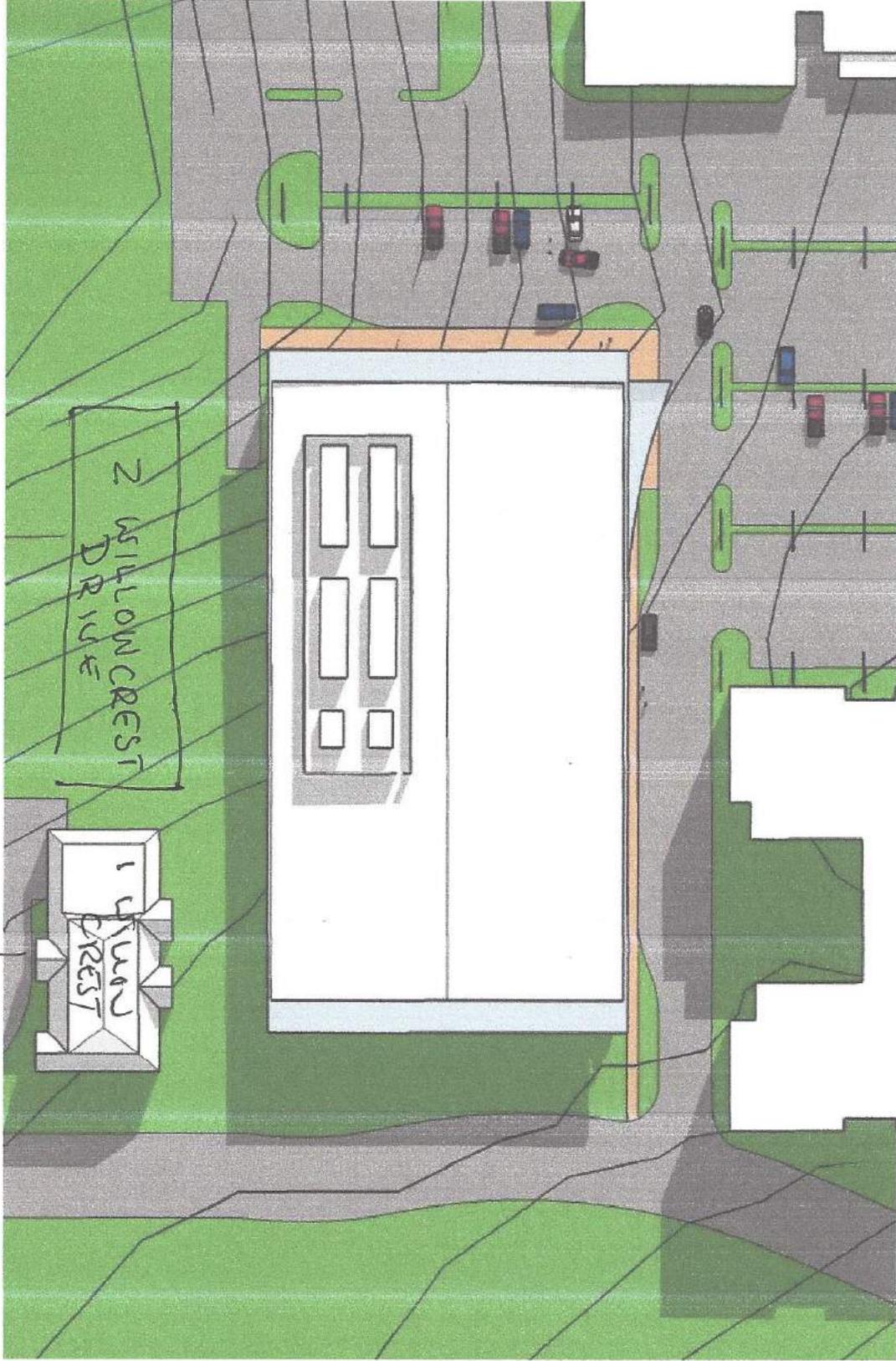
There are certainly other alternatives open to the developer to maximize the value of their property that would not cause all of the negative implications of the current proposals.

It certainly is not hard to conclude that this development will certainly be injurious to the use and enjoyment of our significant investment in our residences and it could definitely have a significant impact on our property values.

***I certainly anticipate that the Village Board will identify these significant issues and agree with the Village Planning Commission's recommendation to reject this zoning change request.***



Jeremiah Fitzgerald



Very concerned w/ noise - large  
AC Units right outside bedroom  
Windows... chlorine smell... drainage  
off Berms...

Under construction



Jill Ziegler <jziegler@westmont.il.gov>

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## Public hearing on March 9, 2016 regarding the proposed amendment of the ownership of the Hilton Oak Brook Hills Resort and Conference Center

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Frank Ellermeyer <frank.ellermeyer@outlook.com>

Tue, Mar 8, 2016 at 7:42 PM

To: "jziegler@westmont.il.gov" <jziegler@westmont.il.gov>, "communitydevelopment@westmont.il.gov" <communitydevelopment@westmont.il.gov>

Dear Jill Ziegler,

Dear Ed Richard

Please allow us to introduce ourselves. We are Gabriele and Frank Ellermeyer owner of a single family home at 37 Willow Crest Drive and member of the Willow Crest HOA. As we are not able to attend the hearing in person we would like to raise our concern via this email.

We fully understand the business interest of the ownership of the Hilton Oak Brook Hills Resort and Conference Center to build a 300 unit apartment complex. The current plan of adding an "Athletico Natatorium" and a 300 unit apartment building will add a lot of additional building volume to the existing lot. Beside all architectural and esthetics challenges which may be could be overcome by architectural design, material used and enhanced landscaping. The real challenges the increased density of this new complex (hotel, golf resort, conference center, natatorium and apartment building) are mostly in the following areas:

Parking (Visitors, employees and apartment owner of the hotel, golf course, events, natatorium, apartment building)

Increased Traffic (including Midwest and Cass Ave)

Security (during events)

In summary. The approval of this amendment to include "residential use" would seem to directly conflict with the intent and purpose of the area, since no residential use is specifically provided for and, moreover, because it may greatly increase the traffic and congestion for the B-3 zoned area and other adjacent property, such as our Association's property. We also believe that the amount of parking will be not sufficient enough in the case of events.

We kindly ask you to consider the delay of final approval to include residential use until a holistic traffic and parking needs assessment is completed and analyzed.

Thank you very much for considering our concerns.

Kind regards

Gabriele and Frank Ellermeyer

37 Willow Crest Drive

**Pamela Casey** <pmics3286@gmail.com> Mon, Mar 21, 2016 at 10:47 AM  
To: Jill Ziegler <jziegler@westmont.il.gov>

Good morning Jill,

This is a shortened summary of our very strong opposition to the Dumon/Harp Group Oak Brook Hills Hilton Hotel - Westmont, IL proposed plans to develop their hotel parking lot--

the project as shown in the youtube videos currently includes a 7 story 350 room apartment complex and an Olympic size pool termed a Natatorium that seats over 1200 people.

1. Immediate Negative impact on ROBH Property values.

Our house is valued at over \$1 million but with this proposed project looming, it will no longer be desirable and could potentially reduce our value by half.

a. Simultaneous, ROBH have been notified that we have a 30% property tax increase this year

2. There will be only one ingress/egress. ONE entry and exit to service thousands of people daily.

3. The parking lot for the Hilton hotel already fills to capacity - even when the hotel is under renovation and the golf course closed as it has been (\*\*\*\*photos I have taken and sent to you evidence this is true. At the Zoning meeting the Chair of the Zoning board and others stated they've attended various events at the hotel and the lot was filled to capacity)

4. Hotel guests currently trespass through ROBH because we have insufficient barriers to protect our boundaries. There is no GREEN space available for hotel guests to walk their dogs so they walk through our neighborhood at all hours of the day and night.

5. Our property gate is not designed with a key pad and is inadequate. It stays open all day and traffic from the hotel/guests enter our neighborhood often looking for another exit out of the hotel property.

6. Mr. Peter Dumon, the new owner of the Hilton (the Harp Group) proposing this project, recently filed for Chapter 7 personal bankruptcy.

<http://www.chicagobusiness.com/article/20100605/ISSUE01/100033472/real-estate-developers-forced-to-file-personal-bankruptcy-as-loan-guarantees-on-failed-projects-hit-home>

\*\*\*\*\*"Mr. Dumon filed for Chapter 7 bankruptcy protection. His case was discharged in 2011.

"Personally, we're still digging out," he says."

7. This area is designated as a "Bird Sanctuary" Has anyone from the EPA been consulted as to impact of this project on potential issues with air quality from emissions created by an Olympic size pool and the increase of traffic congestion?

8. Traffic cannot be managed and will overwhelm the property. Currently there is NOT enough space available for parking for the hotel guests and golfers.

9. Emergency vehicles will not be able to access the legally designated access to our community located at the golf course side of the hotel property (I understand this was legally designated and carved out when ROBH homes were built)

10. Has the Hilton Hotel corporation cleared and approved the project? it will affect Hilton guests' ability to access the hotel because the apartment building will hide their hotel entry, reduce most of their parking, and block their guests view of the lovely golf course. This project is not an improvement or amenity to the hotel.

11. Noise level from the Natatorium and apartments will be greatly increased.

12. Where will golfers, hotel guests, Natatorium swimmers and their families , and apartment guests park especially if there is a special event at the hotel or the Natatorium?

13. Is rezoning and development of the golf course the ultimate target? This would appear to be the case.

14. We would have never considered living here and buying this home if we had any idea the hotel parking lot (that is already inadequate in size to accommodate the hotel and golfers) would be the target of a rezoning downgrade and potentially zoned to build high-rise apartments and a huge swimming pool.

Jill, I respectfully submit this to you and thank you for the opportunity to view the 3/2/16 and 3/9/16 meetings on youtube.

Kind regards,  
Pamela Casey  
#10 Willowcrest Dr  
Oak Brook, IL  
[Quoted text hidden]



Jill Ziegler <jziegler@westmont.il.gov>

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## Fwd: Ob hills football coaches

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Pamela Casey <pmics3286@gmail.com>

Sat, Mar 5, 2016 at 10:12 AM

To: jziegler@westmont.il.gov

-  
Date: Sat, Mar 5, 2016 at 9:37 AM  
Subject: Oak Brook Hills Hilton Hotel Parking Lot/Hosting Annual Football Coach Convention

Jill,

The Hilton Hotel parking lot is completely full this weekend (March 5, 2016). The Oak Brook Hills Hotel is hosting the annual Football Coach Convention/Seminar. This is very much the norm with the parking lot.

Once the golf course opens, often there often can be no parking available at all. When the hotel parking lot fills, ROBH has to block off our entry to keep the attendees/hotel guests from blocking, parking or entering into our subdivision. Some people simply move the cones and park inside our gates anyway.

Please note that this is happens all the time and is not the exception. It is completely bizarre to think anyone would dream of building a 350 room/7 story high building and a Natatorium that seats 1200 plus people and this property can properly manage traffic and parking. It's not possible unless they plan to park cars on the golf course?

It is important to share these photos with you and the Village to illustrate what we said: that the parking and traffic are already a huge problem. The hotel already fills the parking spaces and that is before they have even opened the golf course.

Respectfully yours,  
Pamela Casey

<http://www.chicagobusiness.com/article/20100605/ISSUE01/100033472/real-estate-developers-forced-to-file-personal-bankruptcy-as-loan-guarantees-on-failed-projects-hit-home>

\*\*\*\*\*"Mr. Dumon filed for Chapter 7 bankruptcy protection. His case was discharged in 2011.

"Personally, we're still digging out," he says."

\*\*\*\*\*"Hotel Developer Peter Dumon is buying again nearly two years after emerging from PERSONAL BANKRUPTCY, leading a venture that paid about \$48 million for the Amalfi Hotel in River North."

Sent from my iPhone

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**4 attachments**



**IMG\_7430.JPG**  
2218K



**IMG\_7424.JPG**  
2901K



**IMG\_7423.JPG**  
2434K



**IMG\_7426.JPG**  
2354K



April 6, 2016

**Via Electronic Mail**

Mr. Ron Gunter  
Mayor  
Village of Westmont  
31 West Quincy  
Westmont, Illinois 60559

**Re: Proposed Zoning Text Amendment for Oak Brook Hills Resort to allow for multi-family dwelling units.**

Dear Mayor Gunter,

My name is Brian Butler. I reside at 19 Willowcrest Drive in the Residences of Oak Brook Hills subdivision adjoining the Oak Brook Hills Resort and Conference Center. I am currently, and have been an active commercial real estate broker in the Westmont area for 34 years.

I am writing to express and (and outline) my objection to the proposed text amendment that would allow The Harp Group (the resorts current owner), to apply for multi-family zoning on the resorts parking lot. Specifically, to construct a seven (7) story apartment building.

I have a multitude of reasons as to why this development should not take place. The following is a list of facts for you to review and consider on this text amendment request.

**THE HOTEL PROPERTY:**

Oak Brook Hills Resort is the “crown jewel” of The Village of Westmont. Because of its conference facilities, banquet halls and golf course, it draws people from all over the Chicago area. Every year the golf course alone hosts seventy-five (75) to eighty (80) golf outings that bring people from all over the Chicago area. The average yearly rounds played on the golf course is twenty-five thousand (25,000). Each round represents one person.

Oak Brook Hills is by far the best resort in DuPage County. The resorts visitors spend money at both the resort and in the village buying gas, eating at the restaurants and shopping. That creates sales tax revenue.

The value of the hotel property has dropped in half. The previous owners paid sixty-two million (\$62,000,000.00) for the property in July of 2005 and put thirteen million (13,000,000.00) into it. The current owner paid thirty million (30,000,000) for it in April of 2014. This drop in value has lowered the tax assessment for the property substantially, which lowers the Village’s share of real estate tax revenue.

In 2010 the assessed valuation of the property was \$4,908,520.00. the 2014 assessed valuation was \$3,324,120.00. The real estate taxes in 2010 were \$270,218.94. In 2015 they were \$237,357.00. Under normal circumstances, shouldn’t they have increased over that five (5) year period. The amount of real



Mr. Ron Gunter  
Village of Westmont  
April 6, 2016  
Page Two

estate tax revenue that the village received for the 2015 taxes was \$47,215.95. This includes the village taxing bodies of park district, library and fire department.

The hotel has been recently re-branded as a Hilton Hotel from a Marriot Hotel. The current Hilton franchise agreement will expire in approximately four (4) years. If you allow a seven (7) story apartment building in the parking lot of the hotel, I believe you risk losing the Hilton franchise which will create a search for another national hotel chain. The only way this resort survives, is by having a national chain with a worldwide reservation system. That was proven in the time frame when Marriot vacated the hotel, and the resort did not have a national chain. Business at the resort dropped substantially.

The resorts golf course is currently on a ground lease and is not owned by the Hotel owners. The ground lease for the golf course is set to increase to a "market rate" in eight (8) years from its current nominal rate. This increase in rent could have a major impact on the overall economic viability of the resort.

#### **THE ZONING:**

As I mentioned previously, I have been selling commercial real estate in Westmont and the surrounding communities for thirty-four (34) years. I have watched many quality developments built in Westmont over that time. One thing that really hasn't changed from one Village Board to the next is that no new apartment developments have been built in Westmont for a very long time. There have been many great multi-family (both condominium and townhome) developments approved, but no new apartment buildings. In reviewing your current comprehensive plan, I cannot identify anywhere on the plan where it calls for future apartment development. My observation is the village has enough apartments, and they are a drain on village services (police and fire) so there is really not a need for more of them.

In order to approve the proposed text amendment, your zoning ordinance requires the petitioner to show that he will meet certain standards. Your zoning ordinance (as written) states the following three (3) standards are to be met to consider a text amendment. After each standard I will summarize why the criteria is not being met.

1. "The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted nor substantially diminish or impair property values in a neighborhood".

An apartment building of any type (especially a seven story building) will have a destructive impact on the hotel property for both a loss of value due the loss of valuable parking that is used for golf outings, banquets and meetings. Not to mention the hotel room views on the north side of the building looking into a seven (7) story apartment building



Mr. Ron Gunter  
Village of Westmont  
April 6, 2016  
Page Three

The value of the townhomes at the residences will also drop substantially, due to both the look of the apartment building, and the traffic it will generate on the shared entrance that is used by the hotel and the residences. I would have never considered The Residences for my home if the apartment building were there.

2. "That the establishment of the special use will not impede the normal orderly development and improvement of surrounding property for uses permitted in the district"

This criteria is definitely not met with the proposed development. The amount of traffic it would generate and the loss of parking to the hotel will create a parking and traffic nuisance for the hotel and the owners at the Residences.

3. "Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public areas."

The access from the resort and the hotel is via a single lane of traffic (in each direction) until you get to the Midwest Road intersection. The road was not designed to accommodate the additional traffic the apartment building will generate and if widened, it will have an impact on the golf course. In addition, due to the loss of parking from the building being located in the hotel parking lot, on days when the hotel has large events, it is inevitable that people will park on the access road. This has taken place on numerous occasions at the hotel with the current parking lot.

Finally regarding the proposed zoning text amendment. The reason the amendment is being requested, is because most zoning ordinances would not consider "down zoning" a property from a business zoning to a residential zoning. If approved, you will have to revise your zoning ordinance to allow other people to have the right to down zone a property in a business district. In other words, this text amendment is not just for this property, it could affect other properties within the village in the future.

### **THE ECONOMICS**

Like all municipalities, The Village of Westmont has always been driven by economic development within its borders. Every proposed development is viewed for what positive economic impact it will have to benefit the village, and the revenue that is collected by either sales tax revenue or real estate tax revenue.

Some recent village board actions that have had a positive economic impact for the village include the following:

Approval of the Mariano's anchored shopping center on 63<sup>rd</sup> street



Mr. Ron Gunter  
Village of Westmont  
April 6, 2016  
Page Four

Approval of the Walgreens at Ogden and Cass

Approval of Standard Market on Ogden Avenue

Approval of the McGrath Lexus expansion

Approval of Napleton Porshe parking lot expansion.

Approval of the Audi dealership new parking structure and showroom on Ogden Ave

Proposed approval of The re construction of Laurel BMW

These are just a few of the developments that the village has approved, that have a positive economic impact on the village.

If the proposed apartment development is approved. What would be the positive economic impact for the village? The only revenue the village would receive would be from real estate taxes. Needless to say the amount of taxes received, would not be enough to offset the risks you would be taking with the possible decline in overall operation of the hotel (losing a national brand), and the loss of revenue from lower property values and lower real estate taxes at both the hotel and The Residences.

**SUMMARY:**

I encourage you to decline this text amendment and stop this proposed development before it starts. There is not any reason to allow any development on the "crown jewel" of the village. The new owners are in the process of remodeling the hotel and bringing it up to Hilton standards. They are also marketing it to the local community, showcasing their brunches and new dining facilities. They have plans for other hotel improvements that include remodeling all the rooms and improving the golf course. These improvements will enhance the value of the hotel and continue to keep it as a part of the positive economic engine for the Village of Westmont and maintaining its status as the best resort in DuPage County.

When the Residences of Oak Brook Hills was being re-zoned, the owners of the hotel insisted to the Village board the development contain "high end" townhomes. The Residences developer agreed, and now there is a quality development at the residences with the most expensive townhomes in the village. By declining the proposed development, the village will continue to maintain the standards set by the village board when the residences were approved, and help to maintain the property values that were requested at the time the development was approved.



Mr. Ron Gunter  
Village of Westmont  
April 6, 2016  
Page Five

Please make the legacy of this Mayor and Village board, the one that said no to a development that the village doesn't need or benefit from.

Sincerely

THE BUTLER GROUP

Brian Butler

cc.

James Addington  
Bruce Barker  
Harold Barry III  
Marie Johanik-Guzzo  
Linda Liddle  
Steve Nero



March 30, 2016

Mr. Noriel Noriega, PE, CPESC  
Public Works Supervisor Engineering Operations  
Village of Westmont  
328 S. Wilmette Avenue  
Westmont, IL. 60559

SUBJECT: Warwick Avenue Storm Water Improvement Program  
The Chicago Avenue / Naperville Road Sub-Basin  
Proposal for Phase 2 Engineering Services

Dear Mr. Noriega:

Thank you for the opportunity to work with you and the Village to provide the necessary engineering services to perform the detailed design and develop the contract document necessary to act as the instrument to facilitate the desired improvements on this section of Warwick Avenue as part of the Village Storm Water Relief Rehabilitation Program.

***Existing Conditions:***

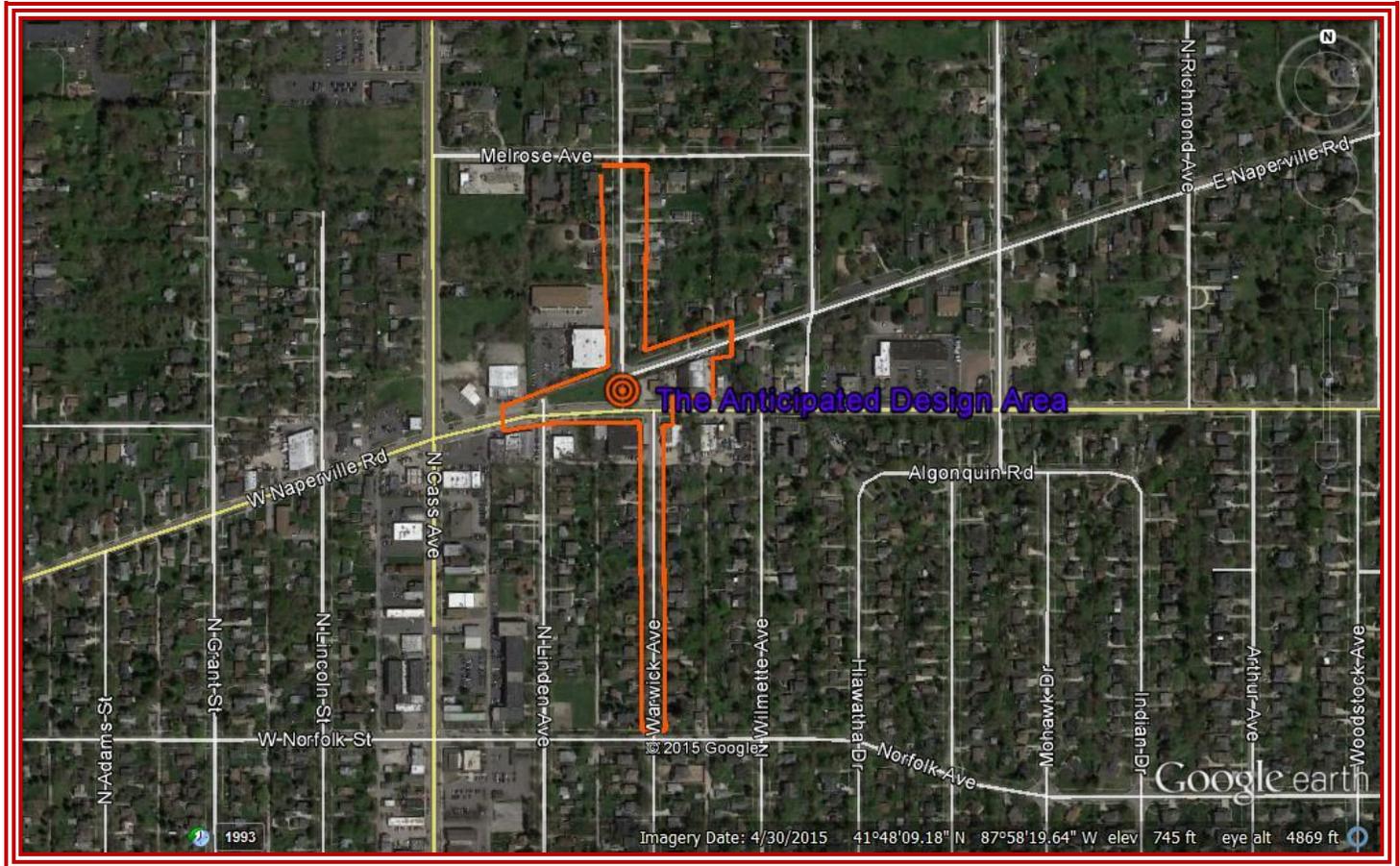
During the larger rainstorms spanning over the last few years the Village Westmont has experienced some flooding conditions and inadequate drainage characteristics located on Warwick Avenue north of Chicago Avenue.

The Village of Westmont Public Works Department contracted with Engineering Solutions Team on September 4, 2015 to perform the Phase 1 Engineering Study for this referenced area. Engineering Solutions Team delivered the completed Phase 1 Report to the Village of Westmont on December 11, 2015.

The Engineering Concept of the Phase 1 Report is to work to incrementally reduce the storm water load which passes through the sensitive area on Warwick Avenue. It is anticipated that by reducing the contributory areas that the current storm water relief system will then be able to better handle the lessened required demand.

The Phase 1 Engineering Report examined 4 alternate solutions. The 4 alternates are as follows:

- **Alternate #1: Utilize the Existing Right-of-Way**
- **Alternate #2: Incorporate Detention**
- **Alternate #3: Extend the Warwick Avenue 36" Direct North**
- **Alternate #4: Extend the Warwick Avenue 36" Utilize Easement**



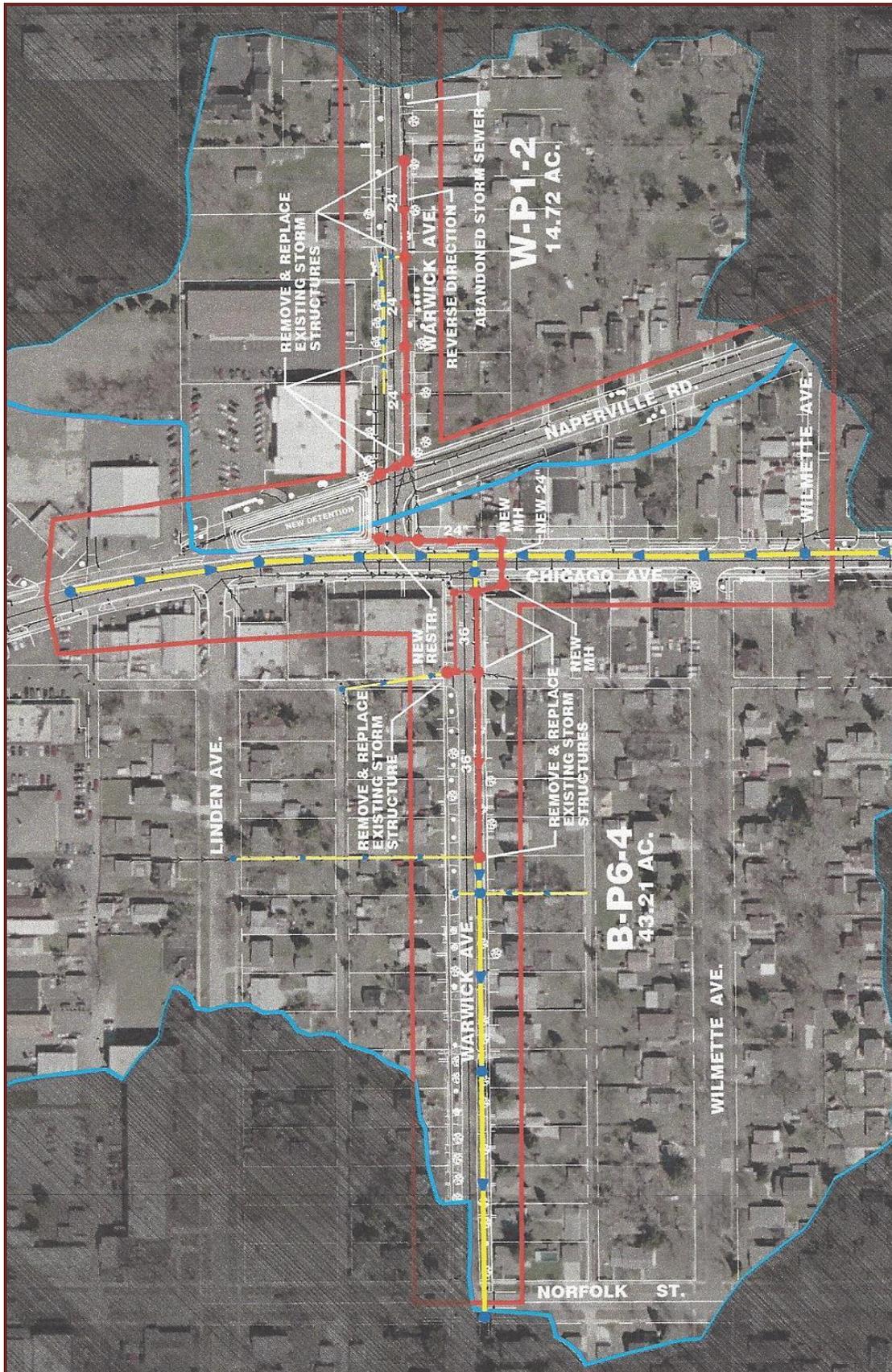
*The Warwick Avenue Anticipated Work Area*

### **The Current Status:**

The Village of Westmont generally has expressed the most positive feedback to the proposed features of Alternate #3. Further, several Village Leaders have expressed interest in the Storm Water Detention feature of Alternate #2.

This Proposal presents the engineering approach and the budget requirements for the Alternates #3 complete; and for the design of the storm water detention feature of Alternate #2.

*Alternate #2: Incorporate Detention.*

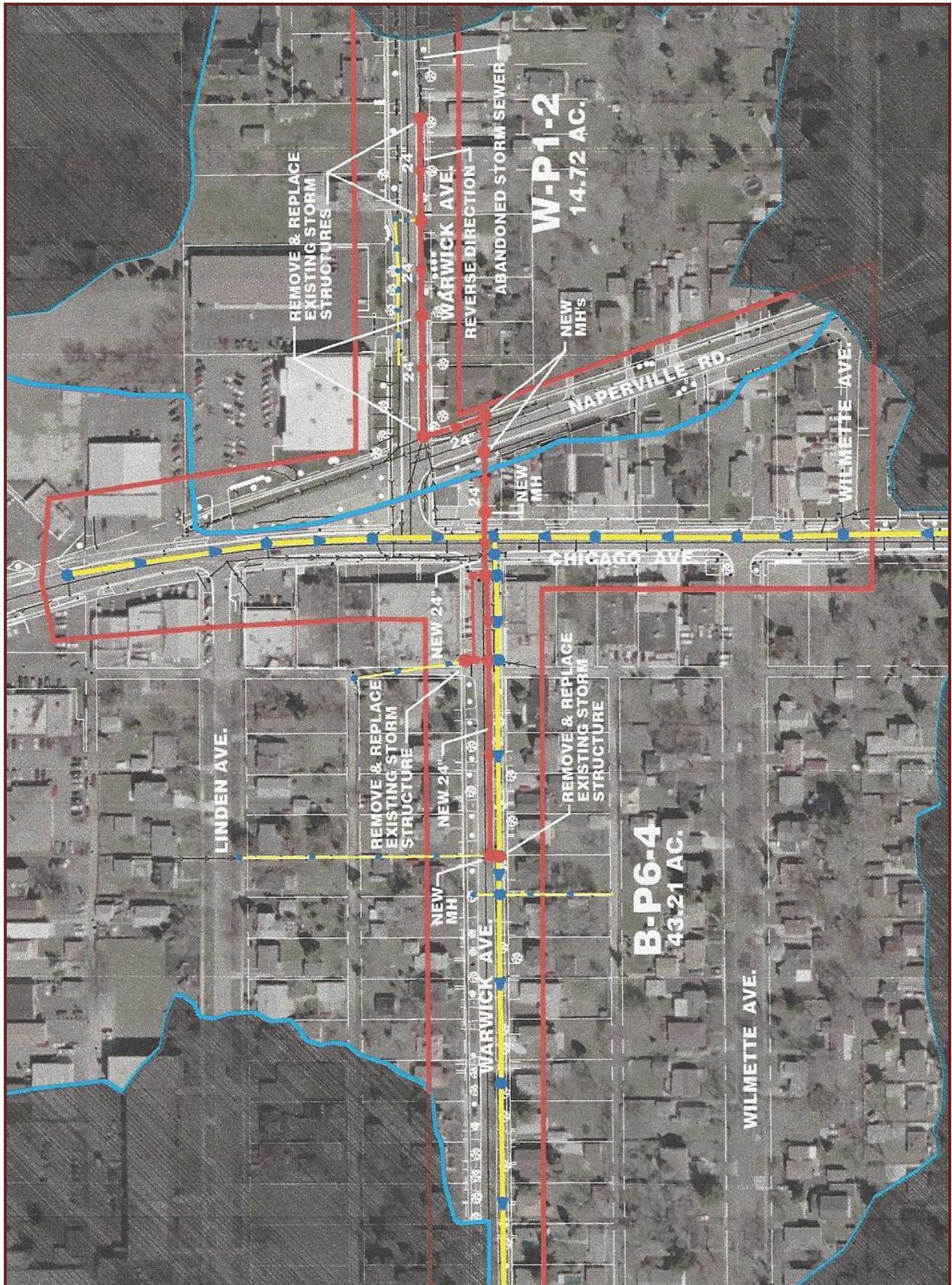




**Village of Westmont**  
**Warwick Avenue Stormwater Improvement Program**  
**Budgetary Estimate – Alternate #2**

ITEM	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
Televise the Sewer System	LS	1	\$10,000.	\$10,000.
New 36" SS @ TBF	LF	425	\$500./LF	\$212,500.
Drill Set Up	LS	1	\$100,000.	\$100,000.
Drill 24" SS	LF	100	\$750./LF	\$75,000.
New 24" SS @ TBF	LF	900	\$400./LF	\$360,000.
New Structures	EACH	17	\$5,000./EACH	\$85,000.
@Land Purchase [Detention Area]				TBD By Village
@Land Purchase [Detention Area] [survey, plats, negotiation]	EACH	1	\$15,000/EACH	\$15,000.
Earthwork	CY	[50'x100'x6']/ 27	\$30./CY	\$35,000.
Utility Relocations	LS	1	\$75,000.	\$75,000.
Maintenance of Traffic	LS	1	\$50,000.	\$50,000.
New Sidewalk	SF	[1300' x 5']	\$10./SF	\$65,000.
New Concrete Pavement	SF	[40' x 30']	\$40./SF	\$48,000.
Re-Surfaced Pavement	SF	[1100' x 24']	\$8.00/SF	\$211,200.
New B:6.12 C&G	LF	600	\$50./LF	\$30,000.
Tree Removal	EACH	4	\$10,000.	\$40,000.
Landscaping [parkways]	LS	1	\$50,000.	\$50,000.
Landscaping [detention basin]	LS	1	\$100,000.	\$100,000.
*Easement Acquisition [survey, plats, negotiation]	EACH	3	\$10,000.	\$30,000.
*Village to acquire the actual easements				TBD By Village
<b>Sub-Total</b>				\$1,591,700.
<b>CONTINGENCY</b> [20% contingency + 10% design engineering + 8% construction engineering] = 38%				\$ 604,846.
<b>TOTAL</b>				\$2,196,546.

*Alternate #3: Extend the Warwick Avenue 36" Direct North.*





**Village of Westmont**  
**Warwick Avenue Stormwater Improvement Program**  
**Budgetary Estimate – Alternate #3**

ITEM	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
Televiser the Sewer System	LS	1	\$10,000.	\$10,000.
New 24" SS @ TBF	LF	1,050	\$400./LF	\$420,000.
Drill Set Up	LS	1	\$100,000.	\$100,000.
Drill 24" SS	LF	210	\$750./LF	\$157,500.
Land Purchase [Corner Parcel]				TBD Village
Land Purchase [Survey, Plat, Negotiation]	EACH	1	\$15,000./LF	\$15,000.
New Structures	EACH	15	\$5,000./EACH	\$75,000.
Maintenance of Traffic	LS	1	\$100,000.	\$100,000.
New Sidewalk	SF	[1100' x 5']	\$10./SF	\$55,000.
New Pavement	SF	[450' x 24']	\$20./SF	\$225,000.
Resurfaced Pavement	SF	[500' x 24']	\$8./SF	\$96,000.
New B:6.12 C&G	LF	400	\$50./LF	\$20,000.
Tree Removal	EACH	1	\$10,000./Each	\$10,000.
Landscaping [parkways]	LS	1	\$50,000.	\$50,000.
<b>Sub-Total</b>				\$1,333,500.
<b>CONTINGENCY</b> [20% contingency + 8% design engineering + 8% construction engineering] = 36%				\$ 480,060.
<b>TOTAL</b>				\$1,813,560.

The Phase 1 Engineering Report Conclusion is as follows:

## ENGINEER'S RECOMMENDATIONS:

As the project team proceeded through the analysis of the 4 alternates we discovered that we do now have a nice working solution and what appears to be a very cost-effective improvement project for the Village. Further, what we liked about the 4 alternates is how very different each of the 4 alternates became.

Each Alternate evolved as the Project Team became more involved with the preliminary designs. For example:

Alternate #1: This Alternate was originally intended to be the alternate that would be constructed totally on the public Right-of-Way. As the project team began to better understand the location of the existing utilities, it became apparent that keeping the improvement in the public Right-of-Way is just not possible. Three Easements are required to make this Alternate work. That being said, this is still a good working alternative.

Alternate #2: This is the most expensive alternative, and there is a reason for that. This is the best alternative. Alternate #2 provides the required storm sewer solution, further the storm water flow can be best managed with the use of the detention basin, and finally the detention basin is centrally located and can be landscaped as a natural area or scenic park. Alternate #2 has potential beyond what is addressed in this Study Report.

Alternate #3: This Alternate is a very straight forward solution. Literally. The proposed 24" Storm Sewer goes directly to the centerline of Warwick Avenue and proceeds directly north till it arrives north of Naperville Road. This Alternate leaves unaffected the course of the Chicago Avenue Storm Sewer System. This Alternate requires that the Village purchase the corner lot. It is apparent that the land utilization of the specific corner lot could be improved based on its location. The Village needs to be aware that if this lot is purchased for the project and the Village wants to consider resale of this property after construction of the storm sewer, then there will need to be a permanent easement over the storm sewer prior to resale.

Alternate #4: This Alternate is a civil engineer's dream. This Alternate solves the identified problem, nothing more and nothing less, in a most cost-effective fashion.

Based on everything the Project Team has learned over the past 4 months, Engineering Solutions Team recommends that the Village move forward to the Design Engineering Phase with either Alternate #2 or Alternate #4.

I am certainly available to discuss the details of this report with you and possibly brainstorm the combining of Alternatives if that is your pleasure.

**In conclusion, Engineering Solutions Team appreciates the trust from the Village and we have enjoyed working on this assignment. We certainly look forward to being able to be of further assistance to the Village on the Phase 2 and Phase 3 Engineering Assignments for this Project.**

## *The Phase 2 Approach and Scope of Services:*

This proposal presents the approach and the corresponding level of effort and professional fees to deliver the following:

### *Project Initiation:*

- Meeting with Village Staff to determine the exact alternative to be designed and develop the corresponding Contract Documents.

### *Field Surveys:*

- Final Design Topographic Field Surveys.
- Perform TV Inspection of the existing storm sewer systems.

### *Preliminary Plans:*

- Develop the Preliminary Design Plan.
- Develop the Preliminary Utility Plan.
- Develop the Preliminary Cost Estimates.

### *Project Coordination and Management:*

- Meet with the Village Team to review and approve the Preliminary Plan before initiating the Negotiations and proceeding with the development of the Final Design Plans.

### *Utility and Agency Coordination:*

- Obtain all required project permits and agreements. Detailed coordination is anticipated for the following:
  - Fiber optic communication lines.
  - Com Ed.
  - NICOR
  - DuPage County DOT.
  - Village of Westmont Drinking Water System.
  - Flagg Creek WRD Sanitary Sewer System.

### *Public Outreach:*

- Communicate with Village Leaders and Decision Makers and General Public as required to ensure project success. This proposal includes the following:
  - 2 Meetings with the Village Board.
  - 1 Public Information Meeting. Open House Format and no Court Recorder.

### *Right-of-Way and Easement Services:*

- Develop the Final Plan, Plat and Legal for the required Right-of-Way and required easements.
- ❖ ***The Village will be required to obtain an independent appraisal for any required right-of-way and/or easement purchase.***

Final Plans:

- Develop the Final Design Plan.
- Develop the Final Utility Plan.
- Develop the Final Cost Estimates.

Project Coordination and Management:

- Meet with the Village Team to review and approve the Final Plan before finalizing the Special Provisions and Contract Documents.

Develop the Bidding Documents:

- Develop the Special Provisions and Contract Documents.

Bidding Services:

- Advertise the Project. **The Village will be responsible to select the newspapers where the project is to be advertised and to purchase the ad space from the newspaper.**
- Communicate and answer questions with potential contractors.
- Organize and conduct a Pre-Bid meeting with all interested Contractors.
- Develop and circulate Addendum.
- Attend the Bid Opening.
- Develop Bid Tab, review the responsible bidders' proposals, author Engineer's Recommendation Memo.

Detention Basin:

- Develop the Storm Water Model for the Contributing Area to the Detention Basin.
- Design the Sewer System for the Detention Basin.
- Design the Landscape for the Detention Basin.

Proposed Project Schedule:

- |   |                     |
|---|---------------------|
| ○ Notice to Proceed be issued on                                  | April 19, 2016      |
| ○ Project Initiation  | April               |
| ○ Field Surveys   | April and May       |
| ○ Preliminary Plan Submittal                                      | September 14, 2016  |
| ○ Utility and Agency Coordination                                 | May thru August     |
| ○ Public Outreach   | June thru September |
| ○ Right-of-Way and Easement Services                              | June thru August    |
| ○ Final Plan Submittal  | December 14, 2016   |
| ○ Complete Plan, Special Provisions, Bid Documents, Eng. Estimate | January 30, 2017    |
| ○ Advertise Project   | February 2017       |
| ○ Targeted Pre-Bid Meeting  | February 21, 2017   |
| ○ Targeted Bid Opening  | February 28, 2017   |
| ○ Project Coordination and Management                             | throughout          |
| ○ Detention Basin Designs   | March 2017          |



**Owner Responsibility:**

The **Owner** will provide the **Engineer** with:

1. Any available existing plans, topographies and Studies for the immediate Project Study Area and all affected adjacent areas.
2. The Village Client Coordinator will communicate closely with the Engineer to insure that the Engineer is completely aware of all Village Communication pertaining to this Project.

**Insurance:**

The Engineering Solutions Team, Company carries \$1,000,000.00 of professional liability insurance through the Admiral Insurance Company. The Engineering Solutions Team, Company also carries business liability insurance with an aggregate of \$4,000,000.00 with The Hartford. If The Village of Westmont would like to be listed as an additional insured for this project; please advise the Engineering Solutions Team, Company.

**Engineering Team Billing Rates:**

Based on the above described work, the **Engineer** proposes to be compensated as follows:

Senior Project Engineer [SPE]	=	\$125./hour
Project Engineer and CADD [PE]	=	\$80 ./hour
Survey Team [ST]	=	\$110./hour

**Engineer’s Anticipated Level of Effort:**

o Project Initiation		\$2,500.
o Field Surveys and TV Sewers [includes the Visu-Sewer Proposal]		\$15,000.
o Preliminary Plan Submittal		\$30,000.
o Utility and Agency Coordination		\$10,000.
o Public Outreach		\$10,000.
o Right-of-Way and Easement Services		\$10,000.
o Final Plan Submittal		\$25,000.
o Develop Special Provisions and Bid Documents		\$10,000.
o Bidding Services		\$7,500.
o Project Coordination and Management		\$5,000.
o Contingency	=	<u>\$ 5,000.</u>
	<b>Total Sewer Design Engineering Fee</b>	<b>= \$130,000.</b>
o Detention Basin [ Stormwater Model & Design]	=	<u>\$25,000.</u>
	<b>Total Not to Exceed Phase 2 Engineering Fee</b>	<b>= \$155,000.</b>



### **Additional Services:**

Although Engineering Solutions Team has the capability and would be pleased to perform the following services, our proposal considers the following listed services as “Additional Services”.

- Right-of-Way and Easement Services for Alternate #2.
- Phase 3 Engineering Services for the Warwick Avenue Stormwater Improvement Project. Again, Engineering Solutions Team has the capability and would be pleased to perform the required Construction Engineering Services. Further, Engineering Solutions Team would recommend, based on the Village’s request, to submit this proposal upon completion of the Preliminary Plan Phase.

### **Term of This Agreement:**

It is intended that all terms of this Agreement will apply for 1 month from the date of this Proposal. Should the OWNER entertain concurrence with this Agreement after the 1 month term; then Engineering Solutions Team reserves the right to review and adjust the required scope, efforts and fees for this Project.

Further, it will be necessary to re-visit the proposed schedule.

### **Close:**

**The Engineering Solutions Team** is most looking forward to continuing to work with the Village of Westmont and your Project Team on this exciting project. If you have further thoughts or questions, please do not hesitate to contact me.

Furthermore; I will ensure that the Said work will be performed as described.

Thank you.

Respectfully,

*Edward J Kalina*

Edward J Kalina, PE

President, Senior Project Engineer





## Revised Proposal

To: Ed Kalina, PE  
Engineering Solutions Team  
4925 Forest Ave.  
Downers Grove, IL 60515

From: Tom Woods  
Cell 708-595-6336

**Date:** 10/22/2015

**Project:** Storm sewer televising in Westmont

Visu-Sewer of Illinois is pleased to provide the following quotation to televise approximately 2,250 linear feet of 12", 24" and 36" storm sewer on Warwick Ave. in Westmont. The objective is to see if we can pinpoint any issues that affect the overall drainage along Warwick north and south of Chicago Ave.

Particularly on the north leg many of the structures have enough debris in them that we will be on site with a combination jet/vac truck to clean the lines and vacuum out the structures, to increase the capacity of the pipes, to make sure we can access the lines with our camera and to allow us to see as much of the storm sewer line as possible.

Price: \$475 per hour for equipment and two operators. Travel to and from wherever our crew is staged is billable at the same rate. Tough to know for sure, but we suggest you budget for two full days to get the cleaning and televising done. You will be billed only for the actual travel and site time.

Our not-to-exceed price for completing the project is \$7800, which includes a small allowance for off-site debris disposal (see below).

A couple other notes . . .

- 1) We will count on you to get permission from the village to fill our combination jet/vac truck from nearby hydrants at no charge.
- 2) If the village has a place we can dump the storm debris we remove from the system, great. If we need to take it to an authorized transfer station for disposal, we will do so at a rate of \$80 per ton.

All defects will be noted following NASSCO's PACP protocol. You will receive a two DVS-format DVDs and written reports of the televising video approximately a week after we complete the work.

Thank you for considering Visu-Sewer of Illinois for the above project. If our proposal is accepted, please sign and scan/email or fax it back to our office so we can schedule the work. If you have any questions please do not hesitate to contact me at 708-237-0340 (office) or 708-595-6336 (mobile).

All material guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to standard practices or specifications submitted. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. If a collapse of the original pipe results during the lining process, Visu-Sewer will not be held liable for costs associated with excavation, repairs or restoration. Our workers are fully covered by Workmen's Compensation Insurance. This proposal may be withdrawn if not accepted within 30 days of issue. Terms - Net 30 days.

### Acceptance of Proposal

The above prices / conditions are satisfactory and are hereby accepted. Visu-Sewer is authorized to do the work as specified.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

**Visu-Sewer of Illinois, LLC**  
9014 S. Thomas Ave, Bridgeview, IL 60455

[www.visu-sewer.com](http://www.visu-sewer.com)  
(P) 708-237-0340 (F) 708-237-0360

*The Visu-Sewer Proposal*

**ORDINANCE NO. 16-\_\_\_\_\_**  
**AN ORDINANCE AMENDING SECTION 2-446 OF THE WESTMONT CODE**  
**OF ORDINANCES REGARDING SIGNATURE AUTHORITY FOR FINAL PLATS**

WHEREAS, the Village of Westmont is a municipal corporation duly organized and operating pursuant to the laws of the State of Illinois; and

WHEREAS, the Land Development Code requires the chairman and secretary of the Planning and Zoning Commission to execute final plats of subdivision once approved by the Village Board; and

WHEREAS, the Village of Westmont Board of Trustees desires to amend Chapter 2, Section 2-446 of the Westmont Code of Ordinances to provide for secondary signature authority for final plats in the temporary absence of the chairman and/or secretary, finding that this amendment will provide for more efficient operations for the benefits of owners and developers within the Village.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Westmont, DuPage County, Illinois, as follows:

**Section 1:** The above-stated recitals are hereby restated and incorporated into this Section 1 as though fully set forth herein.

**Section 2:** Chapter 2 “Administration,” Article V “Boards and Commissions,” Division 6 “Planning and Zoning Commission,” Section 2-446 of the Westmont Code of Ordinances is hereby amended as follows (amendments are indicated by underlined and shaded text; deletions are indicated by ~~strikeouts~~):

**DIVISION 6. - PLANNING AND ZONING COMMISSION<sup>(13)</sup>**

**Sec. 2-446. - Created; composition; appointment; chairman.**

- (a) There is hereby created a planning and zoning commission, consisting of seven members, to be appointed by the village president subject to the approval of a majority of the board of trustees. All members shall be electors in the village.
- (b) The village president shall designate one member of the planning and zoning commission to act as the chairman of the commission. The members of the commission shall establish a rotation among themselves for service as vice-chairman to preside over the meetings of the commission in the absence of the chairman.

(Ord. No. 95-41, § 2(2-231), 6-19-1995)

**Sec. 2-447. - Term of office of members; vacancies.**

The members of the planning and zoning commission shall serve for staggered terms of five years. All vacancies occurring on the commission shall be filled for the remainder of the member's unexpired term in the same manner as the original appointment.

(Ord. No. 95-41, § 2(2-232), 6-19-1995)

**Sec. 2-448. - Compensation of members; expenses for technical assistance.**

All members of the planning and zoning commission and its chairman shall receive compensation for their services as determined by the village board. If the village board deems advisable, the secretary to the commission may receive such compensation as may be fixed by the board from time to time and provided for in the annual appropriation ordinance. If the planning and zoning commission shall deem it advisable to secure advice or services on technical matters, it may do so upon authority from the village board and appropriation of funds therefor by the board.

(Ord. No. 95-41, § 2(2-233), 6-19-1995)

**Sec. 2-449. - Meetings and hearings; rules.**

- (a) All meetings of the planning and zoning commission shall comply with the requirements of the Open Meetings Act. [144](#)
- (b) All testimony given at any hearing before the planning and zoning commission shall be given under oath administered by the chairman, who may also compel, by subpoena, the attendance of any witnesses.

(Ord. No. 95-41, § 2(2-234), 6-19-1995)

**Sec. 2-450. - Powers and duties.**

The planning and zoning commission shall have the following powers and duties:

- (1) To prepare and recommend to the village board for adoption, a comprehensive plan for the present and future development or redevelopment of the village and land contiguous to the village and within 1½ miles of its corporate limits. Such plan may establish reasonable standards of design for subdivisions and for resubdivisions of unimproved land and of areas subject to redevelopment with respect to public improvements; may establish reasonable requirements governing the location, width, course, and surfacing of public streets and highways, alleys, ways for public service facilities, curbs, gutters, sidewalks, streetlights, parks, playgrounds, schoolgrounds, size of lots to be used for residential purposes, stormwater drainage, water supply and distribution, sanitary sewers and sewage collection and treatment; and may designate land suitable for annexation to the village and the recommended zoning classification upon annexation.
- (2) To recommend changes from time to time in the official comprehensive plan.
- (3) To prepare and recommend to the village board, from time to time, plans for specific improvements in pursuance of the official comprehensive plan.
- (4) To give aid to village officials charged with the direction of projects for improvements embraced within the official comprehensive plan, to further the making of these projects, and, generally, to promote the realization of the official comprehensive plan.
- (5) To examine all subdivision plats referred to it by the village board, and to approve or disapprove such plats in the manner described by this Code. The chairman and secretary shall execute final subdivision plats once approved by the village board. In the temporary absence of the chairman, the most senior commissioner other than the secretary shall sign plats on behalf of the chairman. In the temporary absence of the secretary, the second most senior commissioner other than the chairman shall sign plats on behalf of the secretary.

- (6) To review site plans and make recommendations to the village board for all development in zoning districts other than single-family residential.
  - (7) To hear and decide appeals from and review any order, requirement, decision or determination made by a economic development director or building inspector charged with the enforcement of the zoning ordinance of the village, subject to the procedures for hearings established therein, and provided that a concurring vote of not less than four members of the planning and zoning commission shall be required to reverse any such administrative decision.
  - (8) To hear applications for special uses or variations from the requirements of the zoning ordinance, subject to the standards set forth therein, and to make recommendations to the village board concerning such applications.
  - (9) To consider proposed amendments to the zoning ordinance of the village, pursuant to the procedures established therein, and to make recommendations to the village board concerning such proposed amendments.
  - (10) To consider applications for planned developments, pursuant to the standards and procedures of the zoning ordinance with respect thereto, and to make recommendations to the village board concerning such developments.
  - (11) To carry out any and all other duties and responsibilities assigned to it pursuant to the village's zoning and land development ordinances, state law governing the functions of a plan commission or zoning board of appeals, and any other ordinances of the village.
  - (12) To carry out any other duties or responsibilities which may, from time to time, be referred or assigned to it by the village board.
- (Ord. No. 95-41, § 2(2-235), 6-19-1995; Ord. No. 07-102, § 1, 6-4-2007)

**Secs. 2-451—2-475. - Reserved.**

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict.

Section 4: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED by the Mayor and Board of Trustees of the Village of Westmont, DuPage County, Illinois, this 14<sup>th</sup> day of April, 2016.

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Absent: \_\_\_\_\_

APPROVED:

\_\_\_\_\_  
 Ronald J. Gunter, Mayor

ATTEST:

\_\_\_\_\_  
 Virginia Szymski, Village Clerk

**ORDINANCE NO. 16-\_\_\_\_\_**  
**AN ORDINANCE AMENDING CHAPTER 22, ARTICLE III, SECTION**  
**82-153 OF THE WESTMONT CODE OF ORDINANCES REGARDING**  
**WATER DISCONNECTION PROCEDURES**

WHEREAS, the Village of Westmont is a municipal corporation duly organized and operating pursuant to the laws of the State of Illinois; and

WHEREAS, Chapter 82, Article III, Section 82-153 of the Westmont Code of Ordinances allows for disconnection of water services at the customer's request; and

WHEREAS, to ensure that water service is not disconnected when property is occupied by an owner or tenant, the Village desires to amend said Section 82-153 to prevent water disconnection when property is occupied except as provided for non-payment of the water bill; and

WHEREAS, the Village of Westmont Board of Trustees finds that this amendment will promote and protect the public health, safety and welfare by ensuring that a vital utility is not disconnected when property is occupied.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Westmont, DuPage County, Illinois, as follows:

Section 1: The above-stated recitals are hereby restated and incorporated into this Section 1 as though fully set forth herein.

Section 2: Chapter 82, Article III, Section 82-153 "Discontinuation of water service at customer's request," is hereby amended as follows (amendments are indicated by underlined and shaded text; deletions are indicated by ~~strikeouts~~):

**Sec. 82-153. - Discontinuance of water service at customer's request.**

Water service shall be discontinued within 48 hours after notice to the village finance department by the customer. Upon receipt of notice to discontinue water service, the village finance department shall notify the water division to take a final meter reading. The village shall not shall not discontinue water service to any property which is occupied by an owner, owner's family or owner's agent or tenant, except for non-payment of a water bill as set forth in article IV of this chapter.

(Ord. No. 95-2, § 1(28-63), 1-3-1995; Ord. No. 07-106, § 1, 6-4-2007)

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict.

Section 4: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED by the Mayor and Board of Trustees of the Village of Westmont, DuPage County, Illinois, this 14<sup>th</sup> day of April, 2016.

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Absent: \_\_\_\_\_

APPROVED:

\_\_\_\_\_  
Ronald J. Gunter, Mayor

ATTEST:

\_\_\_\_\_  
Virginia Szymski, Village Clerk

**ORDINANCE NO.**

**An Ordinance Amending Appropriations for Corporate Purposes for the Fiscal Year Beginning May 1, 2015 and Ending April 30, 2016 To Account for ERI Payments**

WHEREAS, the Village of Westmont is a non-home rule municipal corporation duly organized and existing pursuant to the laws of the State of Illinois; and

WHEREAS, the Village of Westmont approved an annual Appropriations Ordinance on July 23, 2015, known as Ordinance No. 15-130; and

WHEREAS, the Village of Westmont Board of Trustees desires to approve this Amended Appropriations Ordinance to account; and

WHEREAS, additionally, in order to reduce interest payments, the Westmont Village Board desires to increase expenditures to pay down principal on an Early Retirement Incentive (ERI) debt, thereby reducing interest payments, with the expenditures coming from a surplus fund balance onhand, which was available but not originally appropriated; and the Village finds that this Amended Appropriations Ordinance constitutes a proper and legal amendment in compliance with 65 ILCS 5/8-2-9 and other applicable provisions of the Illinois Municipal Code.

Be it ordained by the President and Board of Trustees of the Village of Westmont, DuPage County, Illinois as follows:

SECTION 1: That the following sums, or so much thereof as hereby may be authorized by law, and the same are hereby appropriated to pay all necessary expenses and liabilities of the Village of Westmont, DuPage County, Illinois, for the fiscal year beginning May 1, 2015; such appropriations are hereby made for the following objects and purposes:

<u>GENERAL CORPORATE FUND</u>	<u>FY 2016 APPROPRIATED</u>	<u>AMENDMENT</u>	<u>AMENDED APPROPRIATION</u>
<b><u>General Government</u></b>			
<b><u>Legislation</u></b>			
Wages - Part Time	36,000		36,000
Professional Services	330,500		330,500
Telephone	1,000		1,000
Liability Insurance	336,500		336,500
Misc. Supplies	6,000		6,000
Postage	1,500		1,500
Expense Allowance	12,000		12,000
Advertising	1,500		1,500
Printing	14,000		14,000
Recording Fees	2,000		2,000
Training	2,500		2,500
Conferences	4,500		4,500
Dues & Subscriptions	95,000		95,000
Misc. Services	25,000		25,000
Health & Wellness	60,000		60,000
Grants	30,000		30,000
Contingency	1,000		1,000
<b>Total Legislation</b>	<b>959,000</b>	<b>0</b>	<b>959,000</b>
<b><u>Information Technology</u></b>			
Wages - Regular	257,000		257,000
Wages - Overtime	1,500		1,500
Wages - Part-time	31,000		31,000
Employee Benefit Sick Time	1,000		1,000
Health Insurance	58,500		58,500
Professional Services	50,000		50,000
Insurance	1,000		1,000
Telecommunication Services	95,000		95,000
Maint. Services Equip.	62,000		62,000
Municipal Garage	1,000		1,000
Office Supplies	2,000		2,000
Maintenance Supplies - Equipment	5,500		5,500
Misc. Supplies	8,500		8,500
Mobile Support Equipment	15,000		15,000
Office Support Equipment	75,000		75,000
Other Equipment	1,000		1,000
Network Infrastructure	35,500		35,500
IT Grants - State	0		0
Postage	1,500		1,500
Expense Allowance	3,000		3,000

Training	8,500		8,500
Conferences	6,000		6,000
Dues & Subscriptions	5,000		5,000
Cloud Computing	67,000		67,000
Internal Software	663,500		663,500
<b>Total Information Technology</b>	<b>1,455,000</b>	<b>0</b>	<b>1,455,000</b>

**Community Development**

Wages - Regular	777,000		777,000
Wages - Part-time	79,000		79,000
Employee Benefit Sick Time	2,000		2,000
Health Insurance	176,000		176,000
Professional Services	384,000		384,000
Telephone	4,000		4,000
Municipal Garage	3,500		3,500
Uniforms & Clothing	10,000		10,000
Office Supplies	4,500		4,500
Misc. Supplies	3,000		3,000
Other Equipment	1,000		1,000
Postage	1,000		1,000
Expense Allowance	2,500		2,500
Advertising	1,000		1,000
Printing	3,500		3,500
Training	5,500		5,500
Conference	9,000		9,000
Dues & Subscriptions	4,500		4,500
Misc. Services	1,500		1,500
Community Projects	200,000		200,000
<b>Total Community Development</b>	<b>1,672,500</b>	<b>0</b>	<b>1,672,500</b>

**Fire & Police Commission**

Professional Services	50,000		50,000
Misc. Supplies	1,500		1,500
Postage	1,500		1,500
Expense Allowance	2,000		2,000
Advertising	1,000		1,000
Printing	1,000		1,000
Conferences	4,000		4,000
Dues & Subscriptions	1,500		1,500
Misc. Services	1,000		1,000
<b>Total Fire &amp; Police Commission</b>	<b>63,500</b>	<b>0</b>	<b>63,500</b>

**Planning & Zoning Commission**

Professional Services	5,500		5,500
Misc. Supplies	1,500		1,500
Advertising	22,000		22,000
Printing	1,000		1,000
Misc. Services	1,000		1,000
<b>Total Planning &amp; Zoning Comm.</b>	<b>31,000</b>	<b>0</b>	<b>31,000</b>

**Administration**

Wages - Regular	460,000		460,000
Wages - Part Time	84,500		84,500
Employee Benefit Sick Time	120,000		120,000
Health Insurance	97,500		97,500
Unemployment Compensation	50,000		50,000
Professional Services	45,000		45,000
Telephone	1,000		1,000
Equipment Rental	3,000		3,000
Maint. Services Equip.	1,500		1,500
Office Supplies	2,000		2,000
Misc. Supplies	2,000		2,000
Office Support Equipment	1,500		1,500
Postage	12,500		12,500
Expense Allowance	2,500		2,500
Advertising	4,500		4,500

Printing	29,000		29,000
Training	7,000		7,000
Conferences	10,000		10,000
Dues & Subscriptions	6,500		6,500
Misc. Services	1,500		1,500
<b>Total Administration</b>	<b>941,500</b>	<b>0</b>	<b>941,500</b>

**Transfers**

Transfers to Other Funds	1,557,000		1,557,000
<b>Total Transfers</b>	<b>1,557,000</b>		<b>1,557,000</b>

**Finance**

Wages - Regular	350,000		350,000
Wages - Overtime	1,500		1,500
Wages - Part-time	109,000		109,000
Employee Benefit Sick Time	1,000		1,000
Health Insurance	97,500		97,500
Professional Services	45,000		45,000
Maint. Services Equip.	1,000		1,000
Office Supplies	3,500		3,500
Misc. Supplies	15,000		15,000
Postage	1,500		1,500
Expense Allowance	2,500		2,500
Advertising	4,000		4,000
Printing	4,500		4,500
Training	3,000		3,000
Conferences	4,500		4,500
Dues & Subscriptions	2,500		2,500
Misc. Services	2,000		2,000
Bad Debt Collection Exp	100,000		100,000
Bank Service Charges	20,000		20,000
<b>Total Finance</b>	<b>768,000</b>	<b>0</b>	<b>768,000</b>

<b>Total General Government</b>	<b>7,447,500</b>	<b>0</b>	<b>7,447,500</b>
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**Law Enforcement**

**Police Administration**

Wages - Regular	645,000		645,000
Wages - Overtime	1,500		1,500
Wages - Part-time	50,000		50,000
Employee Benefit Sick Time	1,000		1,000
Health Insurance	117,000		117,000
NUCPS Training	24,000		24,000
Professional Services	75,000		75,000
Telephone	15,000		15,000
Insurance	1,000		1,000
Utilities	20,500		20,500
Equipment Rental	1,000		1,000
Maint. Services Equip.	30,000		30,000
Maint. Services Bldg.	36,500		36,500
Office Supplies	4,000		4,000
Maint. Supplies Bldg.	1,500		1,500
Maint. Supplies Equip.	2,500		2,500
Janitorial Supplies	4,500		4,500
Bldg. Improvements	3,000		3,000
Office Equipment	3,500		3,500
Other Equipment	20,000		20,000
Grant Expenses	100,000		100,000
Expense Allowance	5,000		5,000
Advertising	1,500		1,500
Printing	4,500		4,500
Training	44,000		44,000
Conferences	10,500		10,500
Dues & Subscriptions	23,500		23,500
Misc. Services	7,000		7,000
Dispatch Consolidation	650,000		650,000

<b>Total Police Administration</b>	<b>1,902,500</b>	<b>0</b>	<b>1,902,500</b>
<b><u>Police Patrol</u></b>			
Wages - Regular	3,724,500		3,724,500
Wages - Overtime	550,000		550,000
Wages - Part Time	1,000		1,000
Wages Extra Duty Work	7,000		7,000
Employee Benefit Sick Time	1,000		1,000
Health Insurance	624,000		624,000
Insurance	20,000		20,000
Maint. Services Vehicles	6,000		6,000
Municipal Garage	168,000		168,000
Uniforms	47,500		47,500
Operating Supplies	29,500		29,500
Maint. Supplies Vehicles	2,000		2,000
Misc. Supplies	2,000		2,000
Postage	1,500		1,500
DUI TEC Expenses	7,000		7,000
Grant Expenses	6,000		6,000
<b>Total Police Patrol</b>	<b>5,197,000</b>	<b>0</b>	<b>5,197,000</b>
<b><u>Police Investigations</u></b>			
Wages - Regular	917,500		917,500
Wages - Overtime	155,000		155,000
Employee Benefit Sick Time	1,000		1,000
Health Insurance	30,000		30,000
Printing and Binding	136,500		136,500
Training	1,000		1,000
Dues & Subscriptions	1,500		1,500
Federal Narcotics Expense	75,000		75,000
Title 36 & Article 15	15,000		15,000
<b>Total Police Investigations</b>	<b>1,332,500</b>	<b>0</b>	<b>1,332,500</b>
<b><u>Police Pension</u></b>			
Reduction of Actuarial Deficiency	2,500,000		2,500,000
<b>Total Police Pension</b>	<b>2,500,000</b>		<b>2,500,000</b>
<b>Total Law Enforcement</b>	<b>10,932,000</b>	<b>0</b>	<b>10,932,000</b>

**Fire Control**

**Fire Protection & Suppression**

2% Foreign Fire Tax Transfer	45,000		45,000
Wages - Regular	374,000		374,000
Wages - Overtime	30,500		30,500
Wages - Part Time	1,589,500		1,589,500
Employee Benefit Sick Time	1,000		1,000
Health Insurance	80,000		80,000
Professional Services	45,000		45,000
Telephone	11,500		11,500
Insurance	10,000		10,000
Public Utilities	10,000		10,000
Equipment Rental	1,000		1,000
Maint. Services Equip.	50,000		50,000
Maint. Services Vehicles	40,000		40,000
Maint. Services Bldg.	1,000		1,000
Municipal Garage	49,500		49,500
Uniforms	48,000		48,000
Office Supplies	4,000		4,000
Operating Supplies	3,500		3,500
Maint. Supplies Bldg.	2,500		2,500
Maint. Supplies Equip.	10,000		10,000
Maint. Supplies Vehicles	27,000		27,000
Janitorial Supplies	8,000		8,000
Misc. Supplies	4,000		4,000
Bldg. Purchase Improvements	1,000		1,000

Other Equipment	1,500		1,500
Other Equipment	60,000		60,000
Grant Expenses	230,000		230,000
Postage	1,500		1,500
Expense Allowance	3,000		3,000
Printing	2,500		2,500
Training	20,000		20,000
Conferences	16,500		16,500
Dues & Subscriptions	17,000		17,000
Dispatch Consolidation	150,000		150,000
Contingency	1,000		1,000
<b>Total Fire Suppression</b>	<b>2,949,000</b>	<b>0</b>	<b>2,949,000</b>

#### **Ambulance & Paramedics**

Wages - Regular	119,000		119,000
Wages - Overtime	30,500		30,500
Wages - Part Time	1,589,500		1,589,500
Health Insurance	19,500		19,500
Professional Services	1,151,500		1,151,500
Telephone	2,500		2,500
Billing Services	48,500		48,500
Maint. Services Equip.	4,500		4,500
Maint. Services Vehicles	3,000		3,000
Municipal Garage	20,500		20,500
Uniforms	1,500		1,500
Operating Supplies	16,000		16,000
Maint. Supplies Equip.	6,000		6,000
Maint. Supplies Vehicles	4,000		4,000
Misc. Supplies	4,500		4,500
Other Equipment	1,000		1,000
Printing	1,000		1,000
Training	1,500		1,500
Dues & Subscriptions	1,500		1,500
Misc. Services	1,000		1,000
<b>Total Ambulance &amp; Paramedics</b>	<b>3,027,000</b>	<b>0</b>	<b>3,027,000</b>

#### **Emergency Management**

Part-time Wages	3,000		3,000
Telephone	500		500
Equipment Rental	1,000		1,000
Maint. Services Equip.	7,500		7,500
Maint. Services Vehicles	1,000		1,000
Municipal Garage	1,000		1,000
Uniforms	1,500		1,500
Office Supplies	1,000		1,000
Maint. Supplies Equip.	1,000		1,000
Maint. Supplies Other	1,000		1,000
Misc. Supplies	1,000		1,000
Other Equipment	500		500
Dues & Subscriptions	1,500		1,500
Conference & Training	1,000		1,000
<b>Total Emer. Medical Services</b>	<b>22,500</b>	<b>0</b>	<b>22,500</b>

#### **Fire Pension**

Fire Pension Contribution	50,000		50,000
<b>Total Police Pension</b>	<b>50,000</b>		<b>50,000</b>

<b>Total Fire Control</b>	<b>6,048,500</b>	<b>0</b>	<b>6,048,500</b>
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#### **Public Works**

##### **Municipal Services Administration**

Wages - Regular	120,000		120,000
Wages - Overtime	1,000		1,000
Employee Benefit Sick Time	1,000		1,000
Health Insurance	1,000		1,000
Professional Services	16,000		16,000

Telephone	11,000	11,000
Insurance	3,500	3,500
Public Utilities	8,000	8,000
Rental Equipment	1,000	1,000
Maint. Services Equip.	1,000	1,000
Municipal Garage	2,500	2,500
Uniforms	5,000	5,000
Office Supplies	5,000	5,000
Postage	1,000	1,000
Expense Allowance	1,000	1,000
Printing	1,000	1,000
Training	2,500	2,500
Conferences	3,500	3,500
Dues & Subscriptions	7,000	7,000
Misc. Services	1,000	1,000
<b>Total Streets Administration</b>	<b>193,000</b>	<b>0</b>
		<b>193,000</b>

#### Facilities Maintenance

Wages - Regular	233,500	233,500
Wages - Overtime	40,000	40,000
Wages - Part-time	120,000	120,000
Health Insurance	58,500	58,500
Professional Services	138,000	138,000
Telephone	2,500	2,500
Public Utilities	13,500	13,500
Equipment Rental	2,000	2,000
Maint. Services Equip.	50,000	50,000
Maint. Services Bldgs.	50,000	50,000
Municipal Garage	8,500	8,500
Uniforms	3,000	3,000
Maint. Supplies Bldg	20,000	20,000
Maint Supplies Equipment	2,000	2,000
Maint Supplies Other	9,000	9,000
Janitorial Supplies	8,000	8,000
Misc. Supplies	1,500	1,500
Bldg. Improvements	124,000	124,000
Other Equipment	3,000	3,000
Training	2,500	2,500
Dues & Subscriptions	1,500	1,500
Safety Program Expenses	1,000	1,000
<b>Total Facilities Maint.</b>	<b>892,000</b>	<b>0</b>
		<b>892,000</b>

#### Streets Operations

Wages - Regular	859,500	859,500
Wages - Overtime	150,000	150,000
Wages - Part Time	49,000	49,000
Wages - Part Time O/T	3,000	3,000
Employee Benefit Sick Time	1,000	1,000
Health Insurance	234,000	234,000
Professional Services	653,000	653,000
Insurance	3,500	3,500
Public Utilities	102,000	102,000
Equipment Rental	6,500	6,500
Maint. Services Equip.	83,500	83,500
Maint. Services Building	6,000	6,000
Disposal Expense	1,000	1,000
Municipal Garage	120,000	120,000
Uniforms	8,500	8,500
Operating Supplies	250,000	250,000
Maint. Supplies Building	2,000	2,000
Maint. Supplies Equip.	1,000	1,000
Maint. Supplies Vehicles	1,000	1,000
Maint. Supplies Other	118,500	118,500
Janitorial Supplies	2,500	2,500
Misc. Supplies	3,000	3,000
Land Improvements	250,000	250,000
Bldg Purch Improvements	3,000	3,000

Street Improvements	1,000		1,000
Other Equipment	120,000		120,000
Street Signs, Posts & Paint	43,000		43,000
Training	9,000		9,000
Dues & Subscriptions	2,000		2,000
Misc. Services	5,500		5,500
<b>Total Streets Operations</b>	<b>3,092,000</b>	<b>0</b>	<b>3,092,000</b>

**Fleet Maintenance**

Wages - Regular	250,000		250,000
Wages - Overtime	2,500		2,500
Employee Benefit Sick Time	1,000		1,000
Health Insurance	58,500		58,500
Professional Services	2,000		2,000
Insurance	21,000		21,000
Maint. Services Equip.	25,000		25,000
Maint. Services Vehicles	30,000		30,000
Uniforms	1,500		1,500
Operating Supplies	425,000		425,000
Maint. Supplies Building	1,000		1,000
Maint. Supplies Equip.	50,000		50,000
Maint. Supplies Vehicles	80,000		80,000
Maint. Materials Other	1,000		1,000
Janitorial Supplies	1,500		1,500
Other Equipment	1,000		1,000
Training	4,500		4,500
Misc. Services	9,000		9,000
<b>Total Fleet Maintenance</b>	<b>964,500</b>	<b>0</b>	<b>964,500</b>

**Health & Sanitation**

Professional Services	1,128,000		1,128,000
<b>Total Health &amp; Sanitation</b>	<b>1,128,000</b>	<b>0</b>	<b>1,128,000</b>

<b>Total Public Works</b>	<b>6,269,500</b>	<b>0</b>	<b>6,269,500</b>
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<b>TOTAL GENERAL CORPORATE FUND</b>	<b>30,697,500</b>	<b>0</b>	<b>30,697,500</b>
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**Convention/Tourism**

**Convention & Tourism**

Wages - Regular	105,000		105,000
Wages Part Time	17,500		17,500
Professional Services	229,500		229,500
Miscellaneous Supplies	7,000		7,000
Building Improvements	125,000		125,000
Other Equipment	25,000		25,000
Expense Allowance	0		0
Dues & Subscriptions	50,000		50,000
Miscellaneous Services	55,000		55,000
Grants	50,000		50,000
<b>Total Convention/Tourism</b>	<b>664,000</b>	<b>0</b>	<b>664,000</b>

**Westmont Centre**

Wages - Regular	15,500		15,500
Wages - Part Time	1,000		1,000
Overtime	4,500		4,500
Professional Services	45,000		45,000
Telephone	3,000		3,000
Insurance	7,500		7,500
Public Utilities	7,000		7,000
Rental Equipment	1,500		1,500
Maint. Services Equip.	8,500		8,500
Maint. Services Bldg.	15,000		15,000
Maint. Supplies Bldg.	7,000		7,000
Maint. Materials	4,000		4,000
Janitorial Supplies	1,000		1,000

Misc. Supplies	1,500	1,500
Building Purchase Improvements	60,000	60,000
Other Equipment	2,500	2,500
<b>Total Westmont Centre</b>	<b>184,500</b>	<b>184,500</b>
<b>TOTAL CONVENTION/TOURISM</b>	<b>848,500</b>	<b>848,500</b>
<b><u>Downtown Parking</u></b>		
Professional Services	5,000	5,000
Land Purchases & Improvements	5,000	5,000
<b>TOTAL DOWNTOWN PARKING</b>	<b>10,000</b>	<b>10,000</b>
<b><u>Vehicle Replacement</u></b>		
Replacements - Police	250,000	250,000
Replacements - Fire	2,000,000	2,000,000
Replacements - Public Works	55,000	55,000
Miscellaneous Services	5,000	5,000
Transfer to Capital	0	0
<b>TOTAL VEHICLE REPLACEMENT</b>	<b>2,310,000</b>	<b>2,310,000</b>
<b><u>Capital Projects</u></b>		
Professional Services	600,000	600,000
Equipment Rental	65,000	65,000
Land Purchases & Improvements	300,000	300,000
Bldg. Purchases & Improvements	300,000	300,000
Street Improvements	1,501,000	1,501,000
	110,000	110,000
Other Equipment	44,500	44,500
Stormwater Improvements	35,000	35,000
Computer Equipment	200,000	200,000
Transfer to Other Funds	150,000	150,000
<b>TOTAL CAPITAL PROJECTS</b>	<b>3,305,500</b>	<b>3,305,500</b>
<b><u>Capital Bond Fund-2013A MFT</u></b>		
Street Improvements	4,000,000	4,000,000
<b>TOTAL CAPITAL BOND FUND-2013A MFT</b>	<b>4,000,000</b>	<b>4,000,000</b>
<b><u>Capital Bond Fund-2013B Non-MFT</u></b>		
Professional Services	300,000	300,000
Land Purchases & Improvements	864,000	864,000
<b>TOTAL CAPITAL BOND FUND-2013B Non-MFT</b>	<b>1,164,000</b>	<b>1,164,000</b>
<b><u>Stormwater Infrastructure Fund</u></b>		
Stormwater Improvements	1,000,000	1,000,000
<b>TOTAL STORMWATER INFRASTRUCTURE FUND</b>	<b>1,000,000</b>	<b>1,000,000</b>
<b><u>Debt Service</u></b>		
Debt Service Principal	450,000	450,000
Debt Service Interest	440,000	440,000
<b>TOTAL DEBT SERVICE</b>	<b>890,000</b>	<b>890,000</b>
<b><u>Motor Fuel Tax</u></b>		
Professional Services	141,500	141,500
Transfers to Other Funds	434,500	434,500
Street Improvements	1,720,500	1,720,500

<b>TOTAL MOTOR FUEL TAX</b>	<b>2,296,500</b>	<b>0</b>	<b>2,296,500</b>
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**IMRF/FICA**

Illinois Municipal Retirement Fund	1,083,500	540,000	1,623,500
Social Security	1,124,000		1,124,000

<b>TOTAL IMRF/FICA</b>	<b>2,207,500</b>	<b>540,000</b>	<b>2,747,500</b>
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**TIF 1 - SWBD**

Land Purchases & Improvements	720,000		720,000
Street Improvements	180,000		180,000
Payments to Developers	100,000		100,000

<b>TOTAL TIF 1 - SWBD</b>	<b>1,000,000</b>	<b>0</b>	<b>1,000,000</b>
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**TIF 2 - CBD**

Street Improvements	180,000		180,000
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<b>TOTAL TIF 2 - CBD</b>	<b>180,000</b>	<b>0</b>	<b>180,000</b>
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**Water Operations**

Wages - Regular	813,000		813,000
Wages - Overtime	150,000		150,000
Wages - Part Time	26,000		26,000
Health Insurance	170,000		170,000
Pension Contributions	210,500		210,500
Professional Services	550,000		550,000
Telephone	5,000		5,000
Insurance	200,000		200,000
Public Utilities	53,500		53,500
Equipment Rental	2,000		2,000
Maint. Services Equip.	3,500		3,500
Maint. Services Vehicles	5,000		5,000
Maint. Services Building	35,000		35,000
Disposal Expense	28,000		28,000
Municipal Garage	30,000		30,000
Data Processing	14,500		14,500
Water Purchase-DWC	5,537,000		5,537,000
Uniforms	5,500		5,500
Office Supplies	3,000		3,000
Operating Supplies	7,500		7,500
Maint. Supplies Bldg.	2,000		2,000
Maint. Supplies Equip.	2,000		2,000
Maint. Supplies Vehicles	1,500		1,500
Maint. Supplies Other.	102,000		102,000
Janitorial Supplies	2,000		2,000
Misc. Supplies	9,000		9,000
Water Well Improvements	25,000		25,000
Water Main Improvements	1,100,000		1,100,000
Land Purchase & Improvements	200,000		200,000
Bldg. Purchase & Improvements	94,000		94,000
Meter System Improvements	240,000		240,000
Water Plant Improvements	1,500,000		1,500,000
Office Equipment	2,500		2,500
Automotive Equipment	114,000		114,000
Other Equipment	16,000		16,000
Postage	22,500		22,500
Advertising	3,000		3,000
Printing	10,000		10,000
Training	5,500		5,500

Conferences	5,000	5,000
Dues & Subscriptions	10,000	10,000
Miscellaneous Services	1,500	1,500
Credit Card Service Fees	45,000	45,000
Debt Payment	66,000	66,000
Road/Bridge Expense	20,000	20,000
New Installation	48,000	48,000
Payment In Lieu of Taxes	385,500	385,500
Transfer to Other Funds	1,000	1,000

**TOTAL WATER OPERATIONS** **11,882,000** **0** **11,882,000**

**Library Operations**

**Library Operations**

Wages	910,000	910,000
Benefits	300,000	300,000
Board & Staff Dev.	20,000	20,000
Materials	400,000	400,000
Automation & Technology	200,000	200,000
Supplies	40,000	40,000
Programs	75,000	75,000
Public Communications	45,000	45,000
Building & Grounds Maint.	600,000	600,000
Equipment Maint	40,000	40,000
Utilities	40,000	40,000
Furniture, Equipment, Copiers, Printers	50,000	50,000
Professional Services	100,000	100,000
Building Insurance	20,000	20,000
Transfer to Library Special Reserves	200,000	200,000
Contingency	2,000	2,000
Capital Improvements & Debt	500,000	500,000

**Total Library Operations** **3,542,000** **0** **3,542,000**

**TOTAL LIBRARY OPERATIONS** **3,542,000** **0** **3,542,000**

**TOTAL APPROPRIATIONS ALL FUNDS** **65,333,500** **540,000** **65,873,500**

SECTION 2: That the Treasurer of the Village of Westmont shall place to the credit of the fund upon which an appropriation for the prior fiscal year has been made, all unexpended appropriations, if any, for the fiscal years preceding the current fiscal year, but which shall not include the amount required to liquidate contracts of liabilities entered into by virtue of authority of such appropriations which remain unpaid at the close of the year last preceding the current fiscal year provided that any unexpended appropriations for the preceding fiscal year which have been made from funds which by law are specific and under the direct control of officers especially appointed for their disbursement shall remain subject to the direct control of such officers and shall be disbursed in accordance with law, this ordinance notwithstanding.

SECTION 3: That all unexpended balances of any item or items of general appropriation for corporate purposes made by this Ordinance be expended in making up any deficiency in any other item in the same general appropriation made by this Ordinance.

SECTION 4: That any unexpended balance in any of the foregoing item or items of general appropriations may be used and applied toward the payment of any lawful corporate debt or charge of the Village of Westmont.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

APPROVED:

\_\_\_\_\_  
Virginia Szymiski, Village Clerk

\_\_\_\_\_  
Ronald J. Gunter, Mayor

(Published in Pamphlet Form)