



**Village Board Meeting**  
**January 26, 2023**  
**6:00 p.m.**

1. Call To Order

2. Roll Call

3. Pledge Of Allegiance

4. Open Forum

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

5. Reports

a. Board Reports

- o Mayor
- o Clerk
- o 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 held on January 12, 2023.

*Background Of  
Subject Matter*

Required Parliamentary Procedure

*Type*

Motion

*Documents:*

[2023-01-12 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. Finance Ordinance

i. Finance Ordinance 19

To be announced at meeting

**Background Of Subject Matter** \*

**Type** Motion

c. **Purchase Orders**

i. **PO 23201937**

Primera Engineers, Ltd. \$31,610.00

**Background Of Subject Matter** 2023 MFT - Ph. 2 eng

**Type** Purchase Order

**Budgeted** Yes

**Documents:**

[23201937.PDF](#)

ii. **PO 23201938**

CORE & MAIN LP \$76,680.00

**Background Of Subject Matter** Meters

**Type** Purchase Order

**Budgeted** Yes

**Documents:**

[23201938.PDF](#)

iii. **Total Of Purchase Orders**

\$108,290.00

**Background Of Subject Matter** \*

**Type** Purchase Order

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

To be announced at meeting

**Background Of Subject Matter** \*

**Type** Motion

e. **Reduction Of Available Class 12 Licenses**

Board to consider an ordinance reducing the number of available Class 12 Liquor Licenses by one (1) due to the forfeiture of a license by Anjaneya Inc. d/b/a Chicago Club Suites 630 Pasquinelli Drive, Westmont, Illinois.

**Background Of Subject Matter** Anjaneya Inc. d/b/a Chicago Club Suites 630 Pasquinelli is not renewing their 2023 Village of Westmont Class 12 liquor

license. The Liquor Commissioner declared the license forfeited requiring the reduction by one (1) of available Class 12 licenses.

**Additional Background** None  
**Recommendation** approval  
**Type** Ordinance

## 8. Unfinished Business

### a. Personnel Code Text Amendment

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

**Background Of Subject Matter** The majority of the requested modifications are due to legislative changes or administrative updates. Changes to Sec. 62-99 are related to an employee benefit that was approved in the FY 2022-23 budget.  
**Recommendation** Approval  
**Type** Ordinance

**Documents:**

[WESTMONT EMPLOYEE HANDBOOK AMENDMENTS ORD 1 26 23 DRAFT - EDITS 01-17-23.PDF](#)

## 9. New Business

### a. Police Pension Board Of Trustees Reappointment

Board to consider a motion approving Mayor Gunter's reappointment of Larry Babyar as a member of the Board of Trustees of the Police Pension Fund.

**Background Of Subject Matter** The Police Pension Board is comprised of two active officers elected by the members, one retired officer elected by the retirees, and two civilian members appointed by the Mayor.  
**Additional Background** Mr. Babyar has served on the pension board since 2015 and is currently the board president  
**Recommendation** Approve  
**Type** Motion

### b. B-1 Permit - The Lash Doctor At 110 South Cass Avenue

Board to consider an ordinance approving a B-1 Development Permit for The Lash Doctor, LLC, to operate a beauty salon at 110 South Cass Avenue.

**Background Of Subject Matter** Ms. Wisal Hway requests approval to operate a beauty salon specializing in lash and brow services in addition to traditional facial services. Hours are proposed as 9am to 9pm weekdays and until 6pm on Saturdays, with 2-3 employees.  
**Additional Background** Typically requiring a Special Use Permit (SUP) approval, this salon is able to operate without a new SUP in accordance with Sec. 13.09(F)(2) due to a previously approved salon SUP (Ord 10-091), which had last operated within the required 365 days.  
**Type** Ordinance

**Documents:**

[110 S CASS AVE B1 LASH DOCTOR .PDF](#)

c. **6104-6154 South Cass Avenue - Encore Car Wash**

Board to consider an ordinance approving requests from ENCORE CW, LLC, regarding property located at 6104 to 6154 South Cass Avenue, for the following:

1. Variance to increase the number and orientation of wall signs.
2. Variance to increase the maximum area and height of an on-premise directional sign.
3. Variance to increase the maximum number of menu board signs.
4. Preliminary Plat of Subdivision to subdivide one (1) lot into two (2) lots.
5. Site and Landscaping Plan approval.

<b>Background Of Subject Matter</b>	Petitioner proposes the demolition and redevelopment of an existing shopping center into one lot designated for a car wash, and a second lot ready for development. The 6,320 square-foot car wash would be located on the north lot adjacent 61st Street.
<b>Additional Background</b>	The Planning and Zoning Commission raised concerns on internal traffic circulation and additional buffer landscape. The petitioner has responded with revisions to plans and traffic management measures as requested.
<b>Recommendation</b>	At its meeting on January 11, 2023, the Planning and Zoning Commission recommended unanimous approval of these items, pending requested revisions.
<b>Type</b>	Ordinance

**Documents:**

[ENCORE SITE AND LANDSCAPE PLANS.PDF](#)

[ENCORE PRELIMINARY PLAN - PLAT.PDF](#)

[2023-01-26 BOARD MEMO AND FOF ENCORE.PDF](#)

[PZC 084-2022 6104 S CASS APP AND SUPP DOCS.PDF](#)

d. **North Water Tower At Westmont High School**

Board to consider an ordinance approving requests from the Village of Westmont and Westmont Community Unit School District 201, regarding the property at 909 Oakwood Drive, for the following:

1. Special Use Permit for a utility, public and government use in the R-3 Single Family Detached Residence District to allow for a new Village Water Tower.
2. Variance to increase the maximum allowable height of an open fence.
3. Variance to reduce the minimum access width required for a lot which does not face a public street.
4. Variance to increase the maximum allowable height of a nonresidential structure in the R-3 Single Family Detached Residence District.

5. Preliminary and Final Plat of Subdivision to subdivide one (1) lot into two (2) lots.

<b>Background Of Subject Matter</b>	The Village proposes to construct a water tower to replace deteriorating tennis courts. Requests include a necessary special use permit, variances to heights of a perimeter fence and the tower itself, a variance for access, and subdivision of land.
<b>Additional Background</b>	A new water tower is needed in the area to both improve general water pressure and fire flows in the distribution system and to satisfy water storage requirements.
<b>Recommendation</b>	At its meeting on January 11, 2023, the Planning and Zoning Commission recommended unanimous approval of these items. One member of the public was in attendance but did not speak.
<b>Type</b>	Ordinance

**Documents:**

[NORTH WATER TOWER APP AND SUPP DOCS.PDF](#)  
[2023-01-26 BOARD MEMO AND FOF NORTH WATER TOWER.PDF](#)  
[PRELIM AND FINAL PLAT NORTH WATER TOWER.PDF](#)

e. **Involuntary Annexation Of 8 Properties On The Southeast Edge Of The Village**

Board to consider an ordinance approving the involuntary annexation of the following 8 properties on the southeast edge of the Village: 6417, 6423, 6426, 6441, 6444, 6445, and 6464 Richmond Avenue; and 508 65th Street.

<b>Background Of Subject Matter</b>	The total area of the 8 properties to be annexed is less than 60 acres and is wholly surrounded by one or more municipalities. As such, these properties qualify for involuntarily (forced) annexation.
<b>Additional Background</b>	An intergovernmental agreement with the Village of Willowbrook designates these 8 properties for annexation to the Village of Westmont.
<b>Type</b>	Ordinance

**Documents:**

[SOUTH AREA - 12-14- 2021 PLAT.PDF](#)  
[ANNEXATION AREAS MAP 2023 - FINAL.PDF](#)

f. **Involuntary Annexation Of 6 Properties On The Southeast Edge Of The Village**

Board to consider an ordinance approving the involuntary annexation of the following 6 properties on the southeast edge of the Village: 422 and 424 63rd Street; and 6225, 6233, 6234, and 6259 Western Avenue.

<b>Background Of Subject Matter</b>	The total area of the 6 properties to be annexed is less than 60 acres and is wholly surrounded by one or more municipalities. As such, these properties qualify for involuntarily (forced) annexation.
<b>Additional Background</b>	An intergovernmental agreement with the Village of Willowbrook designates these 6 properties for annexation to the Village of Westmont.

Type Ordinance

**Documents:**

[NORTH AREA - 12-14-2021 PLAT.PDF](#)  
[ANNEXATION AREAS MAP 2023 - FINAL.PDF](#)

g. **Engineering Agreement- Phase 1 And Phase 2 Design Engineering For 59th Street Sidewalk Improvements**

Board to consider an ordinance authorizing an engineering agreement with Primera Engineering for Phase 1 and Phase 2 Design Engineering for the 59th Street Sidewalk Improvements.

**Background Of Subject Matter** Request to approve the sum of \$96,890.00 for Phase 1 and Phase 2 Design Engineering for the 59th Street Sidewalk Improvements.

**Additional Background** This agreement will include alternatives analysis, parking and traffic analysis, floodplain management and permitting, stakeholder coordination, detailed design, specifications, cost estimates and preparation of a Safe Routes to School grant application.

**Recommendation** Staff recommends approval of this proposal in the amount of \$96,890.00 for Phase 1 and Phase 2 Design Engineering.

**Type** Ordinance

**Budgeted** No

**Budgeted Explanation** The design engineering for this project was not included in the FY 2023 budget; however, because other projects are not proceeding, the Village is able to fund design engineering for this project.

**Documents:**

[59TH STREET SIDEWALK PROPOSAL - WESTMONT - REV.PDF](#)

h. **Engineering Agreement - Phase 2 Design Engineering For Residential Alley 12N**

Board to consider an ordinance authorizing an engineering agreement with Thomas Engineering Group, LLC for Phase 2 Design Engineering for Residential Alley 12N Improvements.

**Background Of Subject Matter** Request to approve the sum of \$109,935.00 for Phase 2 Design Engineering for Residential Alley 12N Improvements.

**Additional Background** This agreement will include topographic survey, soil borings, detailed design, specifications and special provisions, cost estimates and bidding assistance for the residential alley located between Naperville Rd, Park St, Burlington Ave and Williams St.

**Recommendation** Staff recommends approval of this proposal in the amount of \$109,935.00 for Phase 2 Design Engineering.

**Type** Ordinance

**Budgeted** No

**Budgeted Explanation** The design engineering for this project was not included in the

**Explanation** FY 2023 budget; however, because other projects are not proceeding, the Village is able to fund design engineering for this project.

**Documents:**

[2023-01-17 MS TEG RES ALLEY 12 N PHASE II PROPOSAL.PDF](#)

**i. Lease For Space In Westmont Centre**

Board to consider an ordinance approving a Westmont Centre lease for Illinois State Representative Jennifer Ladisch Douglas.

**Background Of Subject Matter** The spaces being leased are suites 103-104 . Terms of the lease are attached and will be dated through State Representative Douglas's elected term.

**Type** Ordinance

**Budgeted** N/A

**Documents:**

[LEASE FOR LEGISLATIVE DISTRICT OFFICE - LADISCH DOUGLASS REVISED 2023-01-20.PDF](#)

**j. Liquor Ordinance Amendment**

Board to consider an ordinance amending Chapter 10, Sections 10-37 and 10-39 regarding the number of outstanding liquor licenses and liquor license fees.

**Background Of Subject Matter** This is a housekeeping ordinance amendment. Section 10-37, License Fees, is proposed to be amended to add a note for Class 22 and Class 23 licenses about the recent license caps that were approved.

**Additional Background** Section 10-39 is amended to correctly list the number of outstanding licenses in each license class and to reference the caps on Class 22 and Class 23 licenses.

**Recommendation** Approve

**Type** Ordinance

**Documents:**

[WESTMONT LIQUOR LICENSE AMENDMENTS ORD 1 26 23.PDF](#)

**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.*

