



Village Board Meeting May 9, 2019 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. Oath Of Office

Village Clerk Virginia Szymski to administer the oath of office to Village Trustees:

- Trustee Marie Guzzo
- Trustee Linda Liddle
- Trustee Steve Nero

Background of Subject Matter *

Type Discussion Only

6. Roll Call Of The New Village Board

Background of Subject Matter *

Type Discussion Only

7. Reports

a. Board Reports

- Mayor
- Clerk
- Trustees

Background Of Subject Matter *

Type Discussion Only

8. Items To Be Removed From Consent Agenda

9. Consent Agenda (Omnibus Vote)

a. Village Board Minutes

i. Board Meeting Minutes

Board to consider approving the minutes of the Village Board meeting held

April 25, 2019.

Background Of Subject Matter	Required parliamentary procedure
Type	Motion

Documents:

[2019-04-25 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. **Finance Ordinance**

i. **Finance Ordinance #1**

Total to be announced at the meeting.

Background Of Subject Matter	*
Type	Motion

c. **Proclamation - Police Week 2019**

Board to consider a proclamation to declare May 11-18, 2019 as National Police Week and May 15, 2019 as National Peace Officers Memorial Day in the Village of Westmont.

Background Of Subject Matter	*
Type	Proclamation

Documents:

[2019 POLICE WEEK PROCLAMATION.PDF](#)

d. **Proclamation - Public Works Week**

Board to consider a proclamation declaring May 19-25, 2019 as National Public Works Week.

Background Of Subject Matter	*
Type	Proclamation

Documents:

[2019 PUBLIC WORKS PROCLAMATION.PDF](#)

e. **Proclamation - EMS Week**

Board to consider a proclamation to declare May 19-25, 2019 as Emergency Medical Services Week in the Village of Westmont.

Background Of Subject Matter	*
Type	Proclamation

Documents:

10. Unfinished Business

a. Amendment To Allow Chairlifts In Limited Circumstances

Board to consider an ordinance to amend the municipal code and section 1009.4 of the International Building Code (IBC) and International Fire Code (IFC) to allow chairlifts on shared stairwells in multi-family common areas.

Background Of Subject Matter If approved, chairlifts that would reduce the width of a shared stairway would be permitted.

Additional Background Ms. Augustine lives in a second floor condominium at 1237 Williamsport. She wishes to install a chairlift on the shared stairway. Code prohibits such a chairlift as it would diminish the width of the stairs, raising emergency exiting concerns.

Recommendation Village Board should weigh request to allow such chairlifts against staff concerns regarding diminished ability to exit a second floor during an emergency.

Type Ordinance

b. 4 W Burlington - Vape Shop

Board to consider an ordinance approving a B-1 Business District Development Permit for a proposed Vape Shop at 4 West Burlington Avenue.

Background Of Subject Matter Zoning Ordinance Section 7.02(F)(1) requires any new use or occupancy in the B-1 district to obtain a Development Permit. This proposal is for a Vape Shop at 4 West Burlington.

Type Ordinance

11. New Business

a. Fiscal Year 2019-20 Budget

Board to consider a resolution adopting the Fiscal Year 2019-20 Budget.

Background Of Subject Matter The preliminary budget for Fiscal Year (FY) 2019-20 was prepared by staff and presented and discussed with the Village Board and the public at the May 2nd Budget Workshop.

Type Resolution

Budgeted Other

Documents:

[2019-20 DRAFT BUDGET SUMMARY.PDF](#)

b. 301-319 W. Ogden/530 N. Park-Medical Office Building Redevelopment

Board to consider an ordinance approving the following requests to allow a medical-office building redevelopment at the corner of 301-319 West Ogden Avenue and 530 North Park Street:

1. Zoning Map Amendment to rezone 530 N Park Street from R-3 Residential District to B-2 General Business District
2. Variance to allow parking in the required front yard setback
3. Plat of Consolidation
4. Site and Landscape Plan

5. Waiver to allow non-conforming parking stall dimensions

Background Of Subject Matter	This proposal requires Board approval to rezone the property at 530 N. Park from R-3 Single-Family to B-2 General Business District; a Plat of Consolidation; a Site and Landscape Plan; and a variance from Ordinance 4.05(E) for parking in a required yard.
Additional Background	Board approval is also required for waiver of the parking stall dimensional standards. Staff recommends approval of this waiver based on Planning and Zoning Commission discussions.
Recommendation	At its April 10, 2019 meeting, the Planning and Zoning Commission voted 6-1 to recommend approval of all 4 zoning items required for this proposal.
Type	Ordinance
Budgeted	N/A

Documents:

[301-319 WEST OGDEN STAFF REPORT.PDF](#)
[GSP DEVELOPMENT COVER LETTER.PDF](#)
[PLAT OF CONSOLIDATION - 301-319 W OGDEN AVE REVISED 2-15-19.PDF](#)
[PROPOSED BUILDING ELEVATIONS - 301-319 W OGDEN AVE 4-25-19.PDF](#)
[PROPOSED BUILDING RENDERING - 301-319 W OGDEN AVE 4-25-19.PDF](#)
[PROPOSED LANDSCAPE PLAN - 301-319 W OGDEN AVE 4-19-19.PDF](#)
[PROPOSED SITE PLAN - 301-319 W OGDEN AVE 4-22-19.PDF](#)
[TRAFFIC IMPACT MEMO - 301-319 W OGDEN AVE 4-19-19.PDF](#)

c. **1 West Quincy: Re-Approvals For Holladay Properties**

Board to consider an ordinance re-approving the following approvals for Holladay Properties, LLC related to the zoning and development of a mixed-use building located generally at the southwest corner of South Cass Avenue and West Quincy Street:

1. Comprehensive Plan amendment request to redesignate approximately .22 acres from Parks/Open Space to Downtown Mixed Use.
2. Zoning Code variance request to increase the maximum allowed FAR in the B-1 Limited Business District.
3. Zoning Code variance request to increase the maximum allowed height in the B-1 Limited Business District.
4. Zoning Code variance request to allow for construction of a mixed-use development within a required front yard in the B-1 Limited Business District.
5. Zoning Code variance request to allow for construction of a mixed-use development within a required side yard adjoining a street in the B-1 Limited Business District.
6. Zoning Code variance request to allow for construction of a mixed-use development within a required side yard in the B-1 Limited Business District.
7. Zoning Code variance request to allow for construction of a mixed-use development within a required rear yard setback in the B-1 Limited Business District.
8. Zoning Code variance request to reduce the total required number of parking spaces for both the multiple-family residential and commercial components in a mixed-use development.
9. Preliminary Plat of Subdivision request to consolidate lots, to include a portion of a public alley to be vacated.
10. Site and Landscaping Plan.

11. Development Agreement.
12. Vacation of a portion of the public alley located immediately south of 1 W. Quincy Street.

Background Of Subject Matter	Each of these requests were unanimously approved by the Village Board on 8/2/2018. Each of these requests required the developer to close on the purchase of the properties comprising the development by 4/1/19 or the ordinances would automatically void.
Additional Background	The developer has not closed on the properties yet, although the closings are imminent. Since each of the ordinances have become void, re-approval by the Village Board is required.
Recommendation	Approve
Type	Ordinance

d. **Ernst & Young TIF Consulting Agreement**

Board to consider an ordinance approving a Master Agreement and Statement of Work with Ernst & Young LLP regarding TIF Consulting and Economic Development Consulting Services.

Background Of Subject Matter	The Village's TIF consultant, Jennifer Tammen of Ehlers & Associates, now works for E&Y, and Ehlers & Associates no longer performs TIF consulting work. The Village would like to continue to use Ms. Tammen & E&Y for specified TIF consulting services.
Additional Background	E&Y has revised their standard rates so as to be competitive with other municipal TIF consultants
Recommendation	Approve
Type	Ordinance

Documents:

[VILLAGE OF WESTMONT - IL MA 110486 APR 10 2019.PDF](#)
[VILLAGE OF WESTMONT IL SOW FINAL 4.11.2019.PDF](#)
[VILLAGE OF WESTMONT TIF-ED PROPOSAL-FINAL-20190411.PDF](#)

e. **Parking Amendment - Commercial Vehicles**

Board to consider an ordinance to amend the Village Code regarding regulation of commercial vehicle parking on residential properties.

Background Of Subject Matter	New language for Commercial Vehicle (D plate) parking in Residential districts is proposed to clean up conflicting regulations.
Type	Ordinance
Budgeted	N/A

Documents:

[COMMERCIAL AND RECREATIONAL VEHICLE PARKING AND STORAGE CONTAINER REGULATIONS.PDF](#)

12. **Miscellaneous**

13. 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.

14. 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.