



Village Board Meeting May 19, 2022 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 May 5, 2022.

*Background Of
Subject Matter*

Required Parliamentary Procedure

Type

Motion

Documents:

[2022-05-05 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. Finance Ordinance

i. **Finance Ordinance #2**

Total to be announced at the meeting.

Background Of Subject Matter *

Type Motion

c. **Purchase Orders**

i. **PO 22202728**

GOVERNMENT INSURANCE NETWORK \$2,500,000.00

Background Of Subject Matter Employee Health Insurance Payments

Additional Background This is an encumbrance for an expected annual amount and payments will be made as the expenses are incurred. The first payment is included in the finance ordinance, which will be approved simultaneously with this PO.

Type Purchase Order

Budgeted Yes

Documents:

[22202728.PDF](#)

ii. **PO 22202767**

BESTCO BENEFIT PLANS, LLC \$227,000.00

Background Of Subject Matter Retiree Insurance Payments, offset by collections from retirees

Additional Background This is an encumbrance for an expected annual amount and payments will be made as the expenses are incurred. The first payment is included in the finance ordinance, which will be approved simultaneously with this PO.

Type Purchase Order

Budgeted Yes

Documents:

[22202767.PDF](#)

iii. **PO 23200065**

MICHAEL CHADA \$26,640.00

Background Of Subject Matter Plumbing Inspections

Additional Background This is an encumbrance for an expected annual amount and expenses will be made as the work is done.

Type Purchase Order

Budgeted Yes

Documents:

[23200065.PDF](#)

- iv. **PO 23200097**
MICHAEL CHADA \$23,000.00

Background Of Subject Matter FY 2023 - Cross connection tests
Type Purchase Order
Budgeted Yes

Documents:

[23200097.PDF](#)

- v. **PO 23200096**
DONALD E. MORRIS ARCHITECT P.C \$158,720.00

Background Of Subject Matter Reviews and Inspections
Additional Background This purchase order represents the estimated annual amount, and payments will be made as needed during the course of the year.
Type Purchase Order
Budgeted Yes

Documents:

[23200096.PDF](#)

- vi. **PO 23200094**
GO PAINTERS INC. \$25,000.00

Background Of Subject Matter Hydrant sandblasting & painting
Additional Background This is an encumbrance for an expected annual amount and expenses will be made as the work is done.
Type Purchase Order
Budgeted Yes

Documents:

[23200094.PDF](#)

- vii. **PO 23200095**
WEST CENTRAL MUNICIPAL CONFERENCE \$22,093.80

Background Of Subject Matter Spring tree planting
Type Purchase Order
Budgeted Yes

Documents:

[23200095.PDF](#)

- viii. **PO 23200093**
IMPERIAL SERVICE SYSTEMS, INC \$21,864.00

Background Of Subject Matter Cleaning - Police Department

Additional Background This is an encumbrance for an expected annual amount and expenses will be made as the work is done.

Type Purchase Order

Budgeted Yes

Documents:

[23200093.PDF](#)

- ix. **PO 23200098**
CONSTELLATION NEW ENERGY INC \$20,000.00

Background Of Subject Matter Electricity for street lights in north section of town

Additional Background This purchase order represents the estimated annual amount, and payments will be made as needed during the course of the year.

Type Purchase Order

Budgeted Yes

Documents:

[23200098.PDF](#)

- x. **PO 23200099**
CONSTELLATION NEW ENERGY INC \$20,000.00

Background Of Subject Matter Electricity for street lights in south section of town

Additional Background This purchase order represents the estimated annual amount, and payments will be made as needed during the course of the year.

Type Purchase Order

Budgeted Yes

Documents:

[23200099.PDF](#)

- xi. **PO 23200100**
DUPAGE SENIOR CITIZEN COUNCIL \$24,000.00

Background Of Subject Matter Annual Contribution

Type Purchase Order

Budgeted Yes

Documents:

[23200100.PDF](#)

- xii. **PO 23200101**
LITHOPRINT INC \$38,700.00

Background Of Subject Matter Village Newsletter - FY 2023

Additional Background This purchase order represents the estimated annual amount, and payments will be made as needed during the course of the year.

Type Purchase Order

Budgeted Yes

Documents:

[23200101.PDF](#)

- xiii. **Total Of Purchase Orders**
\$ 3,107,017.80

Background Of Subject Matter *

Type Purchase Order

- d. **Total Of Purchase Order And Finance Ordinance**
Total to be announced at the meeting.

Background Of Subject Matter *

Type Motion

- e. **Proclamation - National Boating Safety Week**
Board to consider a proclamation declaring May 21-27, 2022 as National Boating Safety Week in the Village of Westmont.

Background Of Subject Matter The U.S. Coast Guard and all its partners encourage safe boating practices.

Type Proclamation

Documents:

[2022 COAST GUARD NATIONAL BOATING SAFETY WEEK.PDF](#)

8. **Unfinished Business**

9. **New Business**

a. **Site And Landscape Approval - 80 West 63rd Street - Freddy's**

Board to consider an ordinance approving requests from M&M Westmont, LLC (dba Freddy's Frozen Custard and Steakburgers) and BECS Westmont, LLC, regarding property at 80 West 63rd Street, for the following:

1. Site and Landscape Plan approval for the construction of a new drive-thru restaurant in a Planned Development Overlay District in the underlying C-1 Commercial Business District ;
2. Parking stall size Waiver

Background Of Subject Matter The petitioner proposes the construction of a 3,240 square foot fast-casual restaurant with drive-thru on a lot in the Market Center Planned Development.

Additional Background At its meeting on May 11, 2022, the Planning and Zoning Commission unanimously recommended approval of these items.

Type Ordinance

Documents:

[80 W 63RD LANDSCAPE PLAN.PDF](#)

[80 W 63RD SITE PLAN.PDF](#)

[80 W 63RD ELEVATIONS.PDF](#)

[2022-05-19 80 W 63RD ST BOARD MEMO.PDF](#)

[80 W 63RD APP AND SUPPORTING DOCS.PDF](#)

b. **Increase In Available Class 18 Liquor License**

Board to consider an ordinance increasing the number of available Class 18 liquor licenses by one for Niche & Company Catering and Events, LLC at 825 N. Cass Avenue, Suite 303 Westmont, IL.

Background Of Subject Matter Niche & Company has applied for a Class 18 Catering Liquor License. A background review has been conducted. The owners of Niche are eligible to receive a Class 18 Liquor License upon approval of the Liquor Commissioner.

Additional Background Niche and Company is owned by Nicole Dryden and Alixa Cavedo.

Recommendation Approve

Type Ordinance

c. **License Agreement For Limited Use Of Surplus Village Real Estate**

Board to consider an ordinance approving a License Agreement with Brian and Margaret Nolte for the limited use of surplus Village real estate located adjacent to 5639 Fairview Avenue.

Background Of Subject Matter The Village property is 0.84 acres, measures 20' wide, and was previously used to access a stormwater facility on adjacent property. Village access across this property is no longer needed, and the property is vacant, surplus property.

Additional Background The Nolte's own adjacent property and would like to use and maintain this Village parcel pursuant to a revocable and limited license agreement.

Recommendation Approve
Type Ordinance

Documents:

[LICENSE AGREEMENT FOR LIMITED USE OF SURPLUS VILLAGE REAL ESTATE.PDF](#)

d. **Purchase Of Property**

Board to consider an ordinance approving a real estate agreement for the purchase of 21 N. Lincoln Street for use by the Village.

Background Of Subject Matter *
Type Ordinance

Documents:

[REAL ESTATE CONTRACT - 21 N LINCOLN.PDF](#)
[LEASE 21 N LINCOLN.PDF](#)

e. **Willow Crest Golf Course Redevelopment - 3500 Midwest Road**

Board to consider ordinances approving requests from WCW Landowner, LLC, regarding the property at 3500 Midwest Road, Oak Brook, IL 60523, for the following:

1. Comprehensive Plan Amendment to redesignate approximately 52.8 acres from Parks/Open Space to Single Family Attached Residential.
2. B-3 Special Development District Amendment to remove approximately 52.8 acres from an approved Preliminary and Final Concept Plan.
3. Conceptual Preliminary Plat of Subdivision.

Background Of Subject Matter Petitioner requests approval to reclassify approximately half of the existing golf course from open space to residential in preparation for a future rezoning for new residential development.

Additional Background At its meeting on March 9, 2022, the Planning and Zoning Commission was split on the recommendation of these items, and item one received a negative recommendation of 2-5. A narrative from the petitioner has been provided to the Board.

Type Ordinance

Documents:

[DRAFT EXCERPT PZC MINUTES 2022-03-09 \(UNAPPROVED\).PDF](#)
[PETITIONER REQUEST TO THE VILLAGE BOARD.PDF](#)
[2022-04-07 BOARD MEMO AND SUPPORTING DOCS 3500 MIDWEST.PDF](#)
[CONCEPTUAL PRELIMINARY PLAT OF SUBDIVISION.PDF](#)
[CONCEPT PLAN AMENDMENT.PDF](#)

f. **Municipal Advisor Agreement**

Board to consider an ordinance approving an agreement appointing Raymond James as municipal advisor.

Background Of Subject Matter A municipal advisor provides assistance in the process of issuing/refunding bonds. It is expected that this refunding could save approximately \$200,000.

Type Ordinance

Documents:

[MA AGREEMENT.PDF](#)

g. **Refunding Bonds 2022A**

Board to consider an ordinance authorizing and providing for the issuance of not to exceed \$5,700,000 aggregate principal amount General Obligation Refunding Bonds (Alternate Revenue Source), Series 2022A and for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds.

Background Of Subject Matter This is similar to refinancing our 2013 bonds and both issues together are expected to save approximately \$200,000 over the remainder of the bond issue.

Type Ordinance

Documents:

[2022A PARAMETERS ORDINANCE.PDF](#)

h. **Refunding Bonds 2022B**

Board to consider an ordinance authorizing and providing for the issuance of not to exceed \$1,200,000 aggregate principal amount General Obligation Refunding Bonds (Alternate Revenue Source), Series 2022B and for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds.

Background Of Subject Matter This is similar to refinancing our 2013 bonds and both issues together are expected to save approximately \$200,000 over the remainder of the bond issue.

Type Ordinance

Documents:

[2022B PARAMETERS ORDINANCE.PDF](#)

i. **Engineering Agreement - 2022 Adams Street Sidewalk Improvement Project Phase 1 & 2 Engineering**

Board to consider an ordinance authorizing an engineering agreement with Primera engineering for Design Phase 1 and Phase 2 Engineering Services for the Adams Street Sidewalk Improvement Project.

Background Of Subject Matter The project consists of the construction of a new sidewalk along the East right-of-way of Adams Street, new sidewalk to fill sidewalk gaps along the North side of 57th Place and East side of Lindley Road.

Additional Primera Engineering Proposal includes Ph1/Ph2 Design

Background services in the amount of \$58,780.00. Scope includes geotechnical investigation, soil testing and all curb ramps being brought up to ADA standards.

Recommendation Staff recommends approval of the proposal in the amount of \$58,780.00 for Ph1/ Ph2 Design Engineering Services.

Type Ordinance

Budgeted Yes

Documents:

[ADAMS STREET SIDEWALK PROJECT.PDF](#)

j. **Engineering Agreement - 2022 W. 57th Street Stormwater Improvement Project**

Board to consider an ordinance authorizing an engineering agreement with Engineering Solutions Team for Design (Phase 1 and Phase 2) Engineering Services for the West 57th Street Stormwater Improvement Project.

Background Of Subject Matter The area bounded by W. 57th St / Cass Ave/ 58th St / Adams St have multiple residents that are burdened with significant rear yard flooding throughout the year. This area is one of the areas identified in our Stormwater Master Plan.

Additional Background Request to approve the sum of \$59,000 for design (Phase 1 and Phase 2) Engineering Services for the W. 57th St Stormwater Improvement Project.

Recommendation Staff recommends approving the proposal in the amount of \$59,000 for the design (Phase 1 & Phase 2) Engineering Services.

Type Ordinance

Budgeted Yes

Documents:

[PROPOSAL FOR 57TH STREET PHASE 1 AND PHASE 2 STORMWATER IMPROVEMENTS 04-11-2022.DOC](#)

k. **Surplus Property - Westmont Police Department**

Board to consider an ordinance declaring the attached list of inventory as outdated and or unuseable equipment as surplus.

Background Of Subject Matter *

Type Ordinance

Documents:

[POLICE DEPT SURPLUS PROPERTY - 5-19-22.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.