



## Village Board Meeting July 19, 2018 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

- Mayor
- Clerk
- Trustees

*Background Of  
Subject Matter*

\*

*Type*

Discussion Only

6. Public Hearing

a. FY 2018-19 Appropriations Ordinance Public Hearing

Board to conduct a public hearing for the Fiscal Year 2018-2019 Appropriations Ordinance.

*Background Of  
Subject Matter*

In accordance with state statute, the Village must adopt an appropriation ordinance during the first quarter of the fiscal year. The appropriation ordinance is the legal limit of the maximum amount that can be spent if sufficient funds are available.

*Additional  
Background*

The appropriation ordinance should exceed the expected amount to be spent. The budget is the financial plan of what the Village intends to spend; this appropriation ordinance is the legal limit that can possibly be spent if changes are necessary.

*Type*

Discussion Only

*Documents:*

[2018 APPROPRIATION ORDINANCE FY 2018 -19.PDF](#)

7. Items To Be Removed From Consent Agenda

8. Consent Agenda (Omnibus Vote)

a. Village Board Minutes

i. **Board Meeting Minutes**

Board to consider approving the minutes of the Village Board meeting held July 5, 2018.

**Background Of Subject Matter** Required Parliamentary Procedure

**Type** Motion

**Documents:**

[2018-07-05 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. **Finance Ordinance**

i. **Finance Ordinance #6**

Total to be announced at the meeting.

**Background Of Subject Matter** \*

**Type** Motion

c. **Purchase Orders**

i. **PO 11045022**

Mr Duct, Inc \$23,359.00

**Background Of Subject Matter** Duct cleaning in various village buildings

**Type** Purchase Order

**Budgeted** Yes

**Documents:**

[PO 11045022.PDF](#)

ii. **PO 11045029**

Doors By Russ \$24,000.00

**Background Of Subject Matter** Replace fire bay doors

**Type** Purchase Order

**Budgeted** Yes

**Budgeted Explanation** The specific item is slightly more than anticipated, but other funds within the same account are available.

**Documents:**

[PO 11045029.PDF](#)

iii. **Total Of Purchase Orders**

\$ 47,359.00

**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

9. **Unfinished Business**

a. **5802 And 5806 Western Avenue, Clarendon Hills-Involuntary Annexation**

Board to consider an ordinance approving a request from the Village of Westmont to involuntary annex the subject lots into the Village of Westmont.

*Background Of Subject Matter* These lots are located in unincorporated DuPage County & surrounded by incorporated lots. Westmont would provide Village services once annexed, & the lot would be zoned immediately to R-1 upon annexation.

*Additional Background* In the future, the Village may request to rezone to a more appropriate zoning designation.

*Type* Ordinance

*Documents:*

[5802 AND 5806 WESTERN AVENUE CLARENDON HILLS.PDF](#)

10. **New Business**

a. **660 Blackhawk Drive - Westmont Park District - Natatorium**

Board to consider an ordinance approving the site and landscaping plans for 660 Blackhawk Drive from the Westmont Park District and FMC Aquatic Opportunities for a natatorium in the M Manufacturing District.

*Background Of Subject Matter* Approval will permit the construction of a 60,000 square foot olympic-sized indoor aquatic center with 297 parking spaces, underground detention facilities and required landscape improvements.

*Additional Background* The operator will still present a traffic and parking plan to the Village Board in advance of large - scale swim meets.

*Recommendation* Planning and Zoning Commission made a unanimous positive recommendation on 7/11/18.

*Type* Ordinance

*Documents:*

[2018-07-11 STAFF RPT PZ18-010.PDF](#)

[660 BLACKHAWK - SITE PLAN.PDF](#)

[660 BLACKHAWK - ENGINEERING.PDF](#)

[600 BLACKHAWK - LANDSCAPE PLAN - 1.PDF](#)

[2018-07-12 660 BLACKHAWK PZ18-010 ELEVATIONS AND RENDERINGS.PDF](#)

b. **63 & Cass Redevelopment - Bradford Westmont 4 LLC**

Board to consider ordinances approving the following requests from Bradford Westmont 4 LLC, Sidcor Westmont Assoc LP, IM Properties IL 11, and Bradford IM Westmont Venture LLC related to the zoning and development of the shopping center generally located at the northwest corner of South Cass Avenue and West 63rd Street, Westmont:

1. Text Amendment request to amend Appendix A, Section 7.07 of the Westmont Zoning Code to add Fitness Centers/Health Clubs and General Retail as permitted uses in the C-1 Commercial Business District.
2. Map Amendment request to rezone from C-1 Commercial Business District to a Planned Development Overlay District in the underlying C-1 Commercial Business District.
3. Special Use Permit request to operate restaurants with an associated drive-in on outlots 1A, 1B and 2 in the C-1 Commercial Business District.
4. Special Use Permit request to operate an indoor theater in the C-1 Commercial Business District.
5. Zoning Code Variance request to allow parking in the front yard setback in C-1 Commercial Business District.
6. Zoning Code Variance request to increase the maximum size of ground signs permitted in the C-1 Commercial Business District (proposed Lots 1A and 1B).
7. Zoning Code Variance request to increase the maximum number of wall signs permitted in the C-1 Commercial Business District (proposed Lot 5).
8. Preliminary Plat of Subdivision
9. Site and Landscaping Plan approval
10. Planned Development Agreement

<b>Background Of Subject Matter</b>	The project includes redevelopment of the existing shopping center, the construction of a 36,000 sf theater, a 47,000 sf LA Fitness as anchors, & multiple outlots to include a Raising Cane's casual eatery/drive-thru & two retail buildings.
<b>Additional Background</b>	Planning and Zoning Commission made a unanimous positive recommendation on 7/11/18, subject to addressing additional site improvements discussed in the public hearing.
<b>Recommendation</b>	Revised plans & narrative have been submitted to staff satisfaction. The final Board approvals will permit the revisions as required by the PZC.
<b>Type</b>	Ordinance

**Documents:**

[2018-06-13 STAFF RPT PZ18-009.PDF](#)  
[2018-06-25 BRADFORD PD AGREEMENT.PDF](#)  
[2018-04-20 LT1B ELVTN PZ18-009.PDF](#)  
[2018-05-07 LT5 ELVTN PZ18-009.PDF](#)  
[2018-05-23 LT2 ELVTNS PZ18-009.PDF](#)  
[2018-06-01 SIGNAGE PZ18-009.PDF](#)  
[2018-06-04 LANDSCAPE PZ18-009.PDF](#)  
[2018-06-04 PRELIM ENG PZ18-009.PDF](#)  
[2018-06-04 SITE PLAN PZ18-009.PDF](#)  
[201806-04 SBDVN PLAT PZ18-009.PDF](#)

**c. Tax Increment Financing Agreements**

Board to consider an ordinance authorizing the following tax increment financing (TIF) agreements with Bradford Westmont 4 LLC and Bradford IM Westmont Venture LLC, related to the redevelopment of the NW corner of 63rd Street and

Cass Avenue, Westmont:

- A. Economic Development Agreement
- B. Incremental Tax Rebate Agreement

**Background Of Subject Matter** Due to certain extraordinary costs for the developer to redevelop the property, the Village has offered to reimburse certain developer's costs & provide stormwater assistance. These agreements memorialize the Village's obligations to reimburse expenses.

**Additional Background** Economic incentives are authorized by the State TIF statute & are used to lure large developments to a TIF District. The reimbursement payments will be made from real estate tax increment generated from the property & tax revenues from the development.

**Recommendation** Approve

**Type** Ordinance

**Budgeted** Yes

**Documents:**

[ECONOMIC DEVELOPMENT AGREEMENT.PDF](#)

[INCREMENT TAX REBATE AGREEMENT.PDF](#)

d. **Award Of Bid Proposal - 2018 North Warwick 400Blk Stormwater Improvement Project**

Board to consider an ordinance accepting the bid proposal from Austin Tyler Construction for the Village's 2018 North Warwick 400 Block Stormwater Improvement Project, and authorizing a contract consistent with the bid documents.

**Background Of Subject Matter** The Village accepted bid proposals from 9 contractors for the 2018 North Warwick 400Blk Stormwater Improvement Project. The low bidder is Austin Tyler Construction with a low bid of \$956,832.66 (approx 9% below the Engineer's Estimate of \$1,047,535.00).

**Recommendation** Award Austin Tyler Construction's bid of \$956,832.66.

**Type** Ordinance

**Budgeted** Yes

**Documents:**

[BID TAB 2018 NWARWICK 400BLK STORMWATER PROJECT.PDF](#)

[400 WARWICK - LETTER OF RECOMMENDATION FOR AWARD.PDF](#)

e. **Engineering Agreement - 2018 North Warwick 400Blk Stormwater Improvement Project**

Board to consider an ordinance authorizing an engineering agreement with Christopher Burke Engineering for Ph3 Construction Inspection Engineering and Material Testing Services on the 2018 North Warwick 400Blk Stormwater Improvement Project.

**Background Of Subject Matter** Request to approve the sum of \$126,272 for Ph3 Construction Inspection Engineering and Material Testing Services for the

Village's 2018 North Warwick 400Blk Stormwater Improvement Project.

**Additional Background** Staff recommends approval of the proposal in the amount of \$126,272 for Ph3 Construction Inspection Engineering and Material Testing Services.

**Type** Ordinance

**Budgeted** Yes

**Documents:**

[CBBEL WARWICK PH3 ENGINEERING AGREEMENT.PDF](#)

f. **Award Of Bid Proposal - 2018 Roslyn - West End - Burlington Storm Sewer Project**

Board to consider an ordinance accepting the bid proposal from John Neri Construction for the Village's 2018 Roslyn, West End, Burlington Storm Sewer Project, and authorizing a contract consistent with the bid documents.

**Background Of Subject Matter** The Village accepted bid proposals from 4 contractors for the 2018 Roslyn, West End, Burlington Storm Sewer Project. The low bidder is John Neri Construction with a low bid of \$738,498.00 (approx 4% below the Engineer's Estimate of \$765,545.00).

**Recommendation** Award John Neri Construction's bid of \$738,498.00.

**Type** Ordinance

**Budgeted** Yes

**Documents:**

[ROSLYN WESTEND BURLINGTON SS PROJECT BID REVIEW - A.PDF](#)

[ROSLYN WESTEND BURLINGTON SS PROJECT BIDTAB A.PDF](#)

g. **Engineering Agreement - 2018 Roslyn - West End - Burlington Storm Sewer Project**

Board to consider an ordinance authorizing an engineering agreement with Engineering Solutions Team for Ph3 Construction Inspection Engineering and Material Testing Services on the 2018 Roslyn, West End, Burlington Storm Sewer Project.

**Background Of Subject Matter** Request to approve the sum of \$119,920 for Ph3 Construction Inspection Engineering and Material Testing Services for the Village's 2018 Roslyn, West End, Burlington Storm Sewer Project.

**Recommendation** Staff recommends approval of the proposal in the amount of \$119,920 for Ph3 Construction Inspection Engineering and Material Testing Services.

**Type** Ordinance

**Budgeted** Yes

**Documents:**

[EST PH3 ENGINEERING AGREEMENT BURLINGTON WEST END ROSLYN STORM SEWER](#)

h. **Sale Of Real Estate**

Board to consider an ordinance approving a real estate contract for the sale of 1 W. Quincy Street, Westmont by the Village.

**Background Of Subject Matter** The Village has negotiated a real estate contract to sell Village-owned property to Holladay Properties LLC to be incorporated into a 5-story mixed use development with 94 residential apartment units. The sales price equals the appraised value.

**Additional Background** The ordinance approves the contract and authorizes the Village Manager and Village Attorney to take the necessary steps to close the transaction. The sale is contingent upon the developer obtaining zoning and other approvals for this development.

**Recommendation** Approve

**Type** Ordinance

**Budgeted** Yes

**Documents:**

[REAL ESTATE AGREEMENT - 1 W QUINCY.PDF](#)

i. **FY 2018-19 Appropriations Ordinance**

Board to consider an ordinance adopting the Fiscal Year 2018-2019 Appropriations Ordinance.

**Background Of Subject Matter** In accordance with state statute, the Village must adopt an appropriation ordinance during the first quarter of the fiscal year. The appropriation ordinance is the legal limit of the maximum amount that can be spent if sufficient funds are available.

**Additional Background** The appropriation ordinance should exceed the expected amount to be spent. The budget is the financial plan of what the Village intends to spend; this appropriation ordinance is the legal limit that can possibly be spent if changes are necessary.

**Type** Ordinance

**Documents:**

[2018 APPROPRIATION ORDINANCE FY 2018 -19.PDF](#)

**11. Miscellaneous**

**12. 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.

**13. 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.*

