



Village Board Meeting August 2, 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*

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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 July 19, 2018.

*Background Of
Subject Matter*

Required parliamentary procedure.

Type

Motion

Documents:

[2018-07-19 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. Finance Ordinance

i. Finance Ordinance #7

Total to be announced at the meeting.

*Background Of
Subject Matter*

*

Type

Motion

c. **Purchase Orders**

i. **PO 11045134**

Austin Tyler Construction \$495,000.00

Background Of Subject Matter Burr Oak Watermain Construction
Type Purchase Order
Budgeted Yes

Documents:

[PO 11045134.PDF](#)

ii. **PO 11045135**

Engineering Solutions Team \$119,120.00

Background Of Subject Matter Burlington/Roslyn/West End Stormwater Construction Engineering
Type Purchase Order
Budgeted Other
Budgeted Explanation The specific line item exceeds its budget, but funds are available from other line items.

Documents:

[PO 11045135.PDF](#)

iii. **PO 11045144**

ESI Consultants \$159,950.00

Background Of Subject Matter 6101 S Cass Avenue Basin
Additional Background This also includes the storm drain down Cass Avenue
Type Purchase Order
Budgeted Yes
Budgeted Explanation Due to the addition of the stormdrain on Cass Avenue the cost exceeds the initial budget for 6101 S Cass, but there are additional funds budgeted through the TIF, so overall it is within budget.

Documents:

[PO 11045144.PDF](#)

iv. **PO 11045180**

ESI Consultants \$26,150.00

Background Of Subject Matter 2018 MFT Phase 2 (Design) Engineering
Type Purchase Order

Budgeted Other
Budgeted Explanation The specific line item exceeds its budget, but funds are available from other line items.

Documents:

[PO 11045180.PDF](#)

v. **PO 11045136**

Christopher B Burke \$126,272.00

Background Of Subject Matter 400 Block of N Warwick Construction Engineering
Type Purchase Order
Budgeted Other
Budgeted Explanation The specific line item exceeds its budget, but funds are available from other line items.

Documents:

[PO 11045136.PDF](#)

vi. **PO 11044779**

Safe Step \$20,512.00

Background Of Subject Matter Concrete Sidewalk Cutting
Additional Background The first payment is included in the finance ordinance and will be approved simultaneously with the purchase order.
Type Purchase Order
Budgeted Yes

Documents:

[PO 11044779.PDF](#)

vii. **PO 11045141**

DuPage Convention & Visitors Bureau \$37,581.94

Background Of Subject Matter Annual Dues
Additional Background The payment is included in the finance ordinance and will be approved simultaneously with the purchase order.
Type Purchase Order
Budgeted Yes
Budgeted Explanation This is paid from, and based on a percentage of, our Hotel/Motel taxes.

Documents:

[PO 11045141.PDF](#)

viii. **PO 11045181**

Government Insurance Network \$2,220,000.00

Background Of Subject Matter Annual Health Insurance Payments

Additional Background In the past, up through last month, the payments have been approved retroactively as part of the finance ordinance. Going forward we are approving the annual PO in advance and will make monthly payments from the PO.

Type Purchase Order

Budgeted Yes

Documents:

[PO 11045181.PDF](#)

ix. **Total Of Purchase Orders**

\$3,204,585.94

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

8. Unfinished Business

9. New Business

a. **206 South Warwick Ave - Setback Variance**

Board to consider an ordinance approving a Zoning Code Variance request from Brian and Michelle Walsh to allow for the construction of a home addition within the required front yard setback in the R-3 Single Family Detached Residence District.

Background Of Subject Matter Planning & Zoning Commission appreciated that the homeowner was sensitive to the neighborhood character with the proposed renovations and addition of a traditional front porch.

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

Type Ordinance

Documents:

[206SWARWICK-STAFFRPT PZ18-011.PDF](#)

b. **Increase In Available Class 4 Liquor Licenses**

Board to consider an ordinance increasing the number of available Class 4 Liquor

Licenses by one (1) for Cafe Ruta, 6551 S. Cass Avenue.

Background Of Subject Matter	Cafe Ruta wishes to serve beer & wine to customers to enhance their dining experience. They have applied for a Class 4 liquor license which allows only for the sale of beer & wine.
Additional Background	A background check has been completed, Cafe Ruta is eligible to receive a class 4 license provided the number of available class 4 licenses are increased by one (1) to accommodate the request.
Recommendation	Board to increase the number of Class 4 licenses by one to allow the issuance of a Class 4 liquor license to Cafe Ruta.
Type	Ordinance

c. **41 N Cass - Craft Brewery Tavern Special Use - Scallywag**

Board to consider an ordinance approving the following requests from ATG Trust #96-311 to allow for the operation of a craft brewery tavern in the B-1 Limited Business District:

1. Special Use permit to allow a craft brewery tavern.
2. Variance to permit a tavern within the required 1,000 feet separation from a school.
3. Variance to reduce the total required number of parking spaces.
4. Development permit.

Background Of Subject Matter	Applicant seeks to operate a tavern in an existing building in the B-1 TIF to exclusively sell brewed on-site craft beer. This use of the space requires variances to both the allowable distance to a nearby school & a deficiency of on-site parking spaces.
Additional Background	If approved, the related renovations to the space will require life safety improvements such as proper egress and sprinklers. The property is in immediate proximity to both on-street parking and a municipal lot.
Recommendation	Planning & Zoning Commission made a 6-1 positive recommendation on 7/11/18, noting that the use is harmonious with other proposed high density development in the area.
Type	Ordinance

Documents:

[41NCASS-DEVPERMITAPP2018.PDF](#)

[41NCASSSTAFFRPTPZ18-013.PDF](#)

d. **21 E 63rd St - McDonald's Drive Thru & Expansion**

Board to consider an ordinance approving the following requests from McDonald's USA LLC to allow for the operation and modification of an existing drive-thru in the C-1 Commercial Business District:

1. Special Use permit to expand and operate a drive-thru.
2. Variance to permit parking in the front yard setback.
3. Variance to increase the maximum number of menu boards.
4. Variance to permit a larger trash enclosure in side and rear yard setbacks.
5. Site and Landscape Plan.

Background Of	Applicant requests to convert existing tandem drive thru into an
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Subject Matter	improved side-by-side layout for service efficiency. Accommodating the change & maintain current site conditions, parking spaces & trash enclosure will be relocated to established setbacks.
Additional Background	Landscape for the entire site has been evaluated. Site will be upgraded to current Village standards, & the new circulation is proposed to improve drive-thru efficiency to prevent vehicle stacking.
Recommendation	Planning and Zoning Commission made a 5-2 positive recommendation on 7/11/18, with dissention votes specific to parking in the front yard setback.
Type	Ordinance

Documents:

[31 E 63RD PZ18-012.PDF](#)

e. **Vacation Of Public Alley**

Board to consider an ordinance approving the vacation of a portion of the public alley located immediately south of 1 W. Quincy Street, Westmont.

Background Of Subject Matter	The portion of the public alley at issue measures approx. 109' x 16', commencing at Cass Ave & heading west. Title to the vacated alley will vest in Holladay Properties, purchaser of the adjacent Mary Egan Park; both properties will be redeveloped.
Additional Background	This ordinance will become effective upon Holladay purchasing Mary Egan Park. Holladay will pay the Village the appraised value of \$62,000.00. Nearby owners will still have alley access.
Recommendation	Approve.
Type	Ordinance

f. **1 West Quincy St - TOD Redevelopment - Holladay Properties**

Board to consider ordinances approving the following requests from Holladay Properties LLC, Renee and Maria Sturgeon, Maria Sturgeon TRUST, Lasalle Trust Number 133666, and the Village of Westmont, related to the zoning and development of a mixed-use building generally located at the southwest corner of South Cass Avenue and West Quincy Street, Westmont:

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 setback 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 setback 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 setback 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 requests 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 to consolidate lots, to include a portion of a public alley to be vacated.
10. Site and Landscaping Plan.
11. Development Agreement.

Background Of Subject Matter	The project encompasses the construction of a Transit Oriented Development with a mix of 94 one & two bedroom apartments & 3,100 sq ft of available commercial space. The 5-story building provides 123 parking spaces.
Additional Background	Planning and Zoning Commission made 6 positive recommendations and 1 abstention on 6/13/18, subject to the development agreement to guarantee amenities and additional detail in the elevations.
Recommendation	In advance of this request, the Board approved the provisions for potential sale of Mary Egan Park on 06/19/2018. An Economic Development Agreement for TIF District aid will be presented for consideration at a later date.
Type	Ordinance

Documents:

[2018-06-13 RENDERINGS 1 W QUINCY PZ18-008.PDF](#)
[2018-06-13 STAFF RPT 1 W QUINCY PZ18-008.PDF](#)
[2018-06-13 PLT OF SUB 1 W QUINCY PZ18-008.PDF](#)
[2018-06-13 PRELIM ENG 1 W QUINCY PZ18-008.PDF](#)
[2018-06-13 LANDSCAPE 1 W QUINCY PZ18-008.PDF](#)
[2018-06-13 SITE ELEVATIONS 1 W QUINCY PZ18-008.PDF](#)
[HOLLADAY PROPERTIES - DEVELOPMENT AGREEMENT.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.