



**Village Board Meeting**  
**November 4, 2021**  
**6:00 p.m.**

1. **Call To Order**

2. **Open Forum**

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

3. **Roll Call**

4. **Pledge Of Allegiance**

5. **Reports**

a. **Reports**

- Mayor
- Clerk
- 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 October 21, 2021.

*Background Of  
Subject Matter*

Required Parliamentary Procedure.

*Type*

Motion

*Documents:*

[2021-10-21 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. **Finance Ordinance**

i. **Finance Ordinance #14**

To be announced at the meeting.

**Background Of Subject Matter** \*

**Type** Ordinance

c. **Purchase Orders**

i. **PO 22201257**

Axon Enterprises, Inc. \$119,075.86

**Background Of Subject Matter** Annual price for cameras and tasers

**Additional Background** The contract was approved at the 10/21/2021 meeting

**Type** Purchase Order

**Budgeted** Yes

**Documents:**

[22201257.PDF](#)

ii. **PO 22201309**

Mr. Duct, Inc. \$23,140.00

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

**Additional Background** The contract was approved at the 10/21/2021 meeting

**Type** Purchase Order

**Budgeted** Yes

**Documents:**

[22201309.PDF](#)

iii. **PO 22201310**

Vixen Construction, Inc. \$21,600.00

**Background Of Subject Matter** Addington Plaza Cap Stones

**Type** Purchase Order

**Budgeted** Yes

**Documents:**

[22201310.PDF](#)

iv. **PO 22201320**

Chicagoland Paving Contractors, Inc. \$1,040,000.00

**Background Of Subject Matter** Lincoln/Irving Parking Lot

**Recommendation** Village Board approved the contract for this at the 7/1/2021 meeting

*Type* Purchase Order  
*Budgeted* Yes

*Documents:*

[22201320.PDF](#)

v. **PO 22201321**

Vixen Construction, Inc. \$864,081.10

*Background Of Subject Matter* Addington Plaza Construction  
*Recommendation* Village Board approved this at the 9/23/2021 meeting  
*Type* Purchase Order  
*Budgeted* Other  
*Budgeted Explanation* The budget initially anticipated a phased approach, but due to rising construction costs and the current availability of funds, staff recommends moving forward more quickly even though it exceeds what was initially anticipated this year.

*Documents:*

[22201321.PDF](#)

vi. **PO 22201322**

Primera Engineers, Ltd. \$58,810.00

*Background Of Subject Matter* Addington Plaza Phase 2 Engineering  
*Type* Purchase Order  
*Budgeted* Yes

*Documents:*

[22201322.PDF](#)

vii. **PO 22201323**

Primera Engineers, Ltd. \$24,750.00

*Background Of Subject Matter* Addington Plaza Phase 3 Engineering  
*Type* Purchase Order  
*Budgeted* Yes

*Documents:*

[22201323.PDF](#)

viii. **PO 22201324**

WBK Engineering, LLC. \$83,660.00

**Background Of Subject Matter** 61st St. & Cumnor Rd. Basin Improvements  
**Type** Purchase Order  
**Budgeted** Yes

**Documents:**

[22201324.PDF](#)

ix. **PO 22201325**

West Central Municipal Conference \$20,036.85

**Background Of Subject Matter** Fall Tree Planting  
**Type** Purchase Order  
**Budgeted** Yes

**Documents:**

[22201325.PDF](#)

x. **PO 22201359**

Currie Motors \$75,002.00

**Background Of Subject Matter** Replacement of 2 Police Vehicles  
**Type** Purchase Order  
**Budgeted** Yes

**Documents:**

[22201359.PDF](#)

xi. **Total Of Purchase Orders**

\$2,330,155.81

**Background Of Subject Matter** \*  
**Type** Motion

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

To be announced at the meeting.

**Background Of Subject Matter** \*  
**Type** Motion

e. **Proclamation - Westmont Centennial**

Board to consider a proclamation celebrating 100 years of incorporation for the Village of Westmont.

**Background Of Subject Matter** \*

**Type** Proclamation

**Documents:**

[2021 - PROCLAMATION FOR 100TH ANNIVERSARY OF INCORPORATION.PDF](#)

**8. Unfinished Business**

**9. New Business**

**a. Animal Clinic - 100 S. Cass Avenue**

Board to consider an ordinance approving requests from Dr. Annie Ubatuba, DVM, and BLAH Group, LLC, for an animal clinic located at 100 S. Cass Avenue, for the following:

1. Special Use Permit to operate an animal clinic in the B-1 Limited Business District.
2. Zoning Code Variance for an animal clinic to be located within 100 feet of a residence district.
3. B-1 Development Permit.

**Background Of Subject Matter** Petitioners request a Special Use Permit, Variance, and B-1 Development Permit approvals necessary to operate an animal rehabilitation clinic.

**Additional Background** Special Use standards have been satisfied in accordance with the zoning ordinance.

**Recommendation** At its meeting on October 13, 2021, the Planning and Zoning Commission unanimously recommended approval of these items.

**Type** Ordinance

**Documents:**

[BOARD MEMORANDUM AND FOF 100 S CASS.PDF](#)  
[100 S CASS APPLICATION AND SUPPORTING DOCS.PDF](#)

**b. Medical Clinic - 6320 South Cass Avenue**

Board to consider an ordinance approving requests from SARC US, LLC, for the construction of a medical clinic located at 6320 S. Cass Avenue, for the following:

1. Preliminary and Final Plat of Subdivision to consolidate two lots in the C-1 Commercial Business District.
2. Zoning Code Variance to allow a parking lot to encroach into the Cass Avenue Supplemental Setback Line.
3. Site and Landscaping Plan.
4. Commercial masonry waiver.

**Background Of Subject Matter** Applicant requests approvals to demolish a vacant bank building and construct a new medical clinic.

**Additional** Stormwater management, landscape, parking lot and lighting

**Background** will meet requirements of the zoning ordinance.

**Recommendation** At its meeting on October 13, 2021, the Planning and Zoning Commission unanimously recommended approval of these items.

**Type** Ordinance

**Documents:**

[BOARD MEMORANDUM AND FOF 6320 S CASS.PDF](#)  
[6320 S CASS APPLICATION AND SUPPORTING DOCS.PDF](#)

c. **Catering Establishments - Text Amendment And Special Use**

Board to consider ordinances approving the following requests from Niche & Company Catering and Events, LLC, and Westmont Business Park, LLC for the following:

1. Text Amendment to add Catering Facilities as a Special Use in the O/R Office/Research District.
2. Special Use Permit to operate a Catering Facility at 825 N Cass Avenue (Unit 303).

**Background Of Subject Matter** Petitioners request a necessary Text Amendment and Special Use Permit approval to operate a catering business in a space previously used for a similar use.

**Additional Background** Special Use standards have been satisfied and include necessary parameters for commercial vehicles.

**Recommendation** At its meeting on October 13, 2021, the Planning and Zoning Commission unanimously recommended approval of these items.

**Type** Ordinance

**Documents:**

[BOARD MEMO AND FOF CATERING ESTABLISHMENTS.PDF](#)  
[CATERING ESTABLISHMENTS- APPLICATION AND SUPPORTING DOCS.PDF](#)

d. **303 W. Ogden Ave. Water Main Replacement Agreement**

Board to consider an ordinance approving a cost sharing agreement for Park Street Water Main Replacement Project adjacent to 303 West Ogden Avenue. The cost sharing agreement will be between the Village of Westmont and GPS Development.

**Background Of Subject Matter** The section of water main to be replaced is over 50 years old and has had numerous water main breaks. The new water main will also help with water pressure issues in the building.

**Additional Background** In the agreement, the Village of Westmont is to pay 50% of the total cost or up to \$50,000 whichever is less. The rest of the cost is to be paid by GPS Development.

**Recommendation** Staff recommends approval of the cost sharing agreement between the Village of Westmont and GPS Development.

**Type** Ordinance

**Budgeted** No

**Documents:**

[WESTMONT 303 W. OGDEN WATER MAIN AGREEMENT 8 24 21.PDF](#)

e. **IEPA Project Plan And Loan Assistance For Liberty Park Water System**

Board to consider an ordinance authorizing a service agreement with Baxter and Woodman for IEPA Project Plans and Loan assistance for the Liberty Park Water System.

<b>Background Of Subject Matter</b>	Baxter and Woodman Engineering proposal is for preparing a report to fulfill the project planning requirements of the IEPA state revolving fund public water supply loan program regarding proposed Liberty Park Improvements.
<b>Additional Background</b>	This is necessary for the Village to apply for an IEPA loan to pay for the improvements needed to provide water service to the unincorporated Liberty Park subdivision. Proposed improvements: New Water Main, Water Valves, Water Services and Fire Hydrants.
<b>Recommendation</b>	Staff recommends approval of this proposal in the amount of \$34,100.
<b>Type</b>	Ordinance
<b>Budgeted</b>	Yes

**Documents:**

[BAXTERWOODMAN PROPOSAL - IEPA 2021.PDF](#)

f. **Amendment To Village Manager Employment Agreement**

Board to consider an ordinance approving a First Amendment to the Employment Agreement with the Village Manager.

<b>Background Of Subject Matter</b>	Staff performed a survey of the compensation packages for village managers/administrators in comparable, surrounding communities.
<b>Additional Background</b>	This proposed First Amendment would adjust the Village Manager's compensation package so that it is comparable with those of other communities.
<b>Type</b>	Ordinance
<b>Budgeted</b>	Yes

g. **Proposed Aggregate Tax Levy**

Board to consider a motion determining the proposed aggregate tax levy.

<b>Background Of Subject Matter</b>	The Tax Cap law allows revenues to increase by CPI (1.4%) & new growth, which we expect to capture by levying a 4.99% increase. The proposed aggregate levy is \$9,583,437.
<b>Type</b>	Motion

h. **Proposed Aggregate Tax Levy - Westmont Special Service Area 2**

Board to consider a motion determining the proposed aggregate tax levy for Westmont Special Service Area 2.

<b>Background Of Subject Matter</b>	The Village performs fire protection services for the area formerly served by the North Westmont Fire Protection District and receives compensation through a special service area.
<b>Additional Background</b>	It was agreed that the levy would increase over a period of time to approximate the rate paid by residents for fire and ambulance services. This year's levy is \$95,187, a 9.13% increase.
<b>Type</b>	Motion

**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.*