



Village Clerk's Office

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6220 Fax: 630-829-4441

Clerk's Office
Village of Westmont

MINUTES OF THE BOARD MEETING HELD Thursday, March 23, 2023.

Mayor Gunter called the meeting to order at **6:00 P.M.**

WESTMONT VILLAGE BOARD MEETING ROLL CALL:

PRESENT:	Mayor Gunter	<u>P</u>	Clerk Szymiski	<u>P</u>
TRUSTEES:	Barker	<u>P</u>	Simonovich	<u>P</u>
	Brady	<u>A</u>	Guzzo	<u>P</u>
	Liddle	<u>P</u>	Nero	<u>P</u>

STAFF:

May (Village Manager)	<u>P</u>	Parker (Assistant Manager)	<u>P</u>	Pollack (Interim CDD Director)	<u>P</u>
Brainerd (H.R. Director)	<u>P</u>	McIntyre (Communications Director)	<u>P</u>	Liljeberg (I.T. Manager)	<u>A</u>
Chief Gunther (Police Dept.)	<u>P</u>	Dep Chief Thompson <u>A</u> (Police Dept.)	<u>A</u>	Dep Chief Gruen <u>A</u> (Police Dept.)	<u>A</u>
Chief Riley (Fire Dept.)	<u>P</u>	Dep Chief O'Hare <u>P</u> (Fire Dept.)	<u>P</u>	Dep Chief Fitzgerald <u>P</u> (Fire Dept.)	<u>P</u>
Richards (Deputy Village Clerk)	<u>P</u>	Cunningham <u>P</u> (Finance Director)	<u>P</u>	Ries <u>P</u> (Public Works Director)	<u>P</u>

ATTORNEY: Zemenak P Carrara A

A QUORUM WAS PRESENT TO TRANSACT BUSINESS.

PRESS:

Bugle A

CHAMBER OF COMMERCE DIRECTOR: Forssberg - P

THOSE PRESENT RECITED THE PLEDGE OF ALLEGIANCE.

OPEN FORUM:

No open forum.



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VOTING KEY: **A=ABSENT** **AB=ABSTAIN** **N=NO** **W=Withdrawn**
 P=PRESENT **Y=YES** **R=RECUSE**

Note: *The items listed in these minutes are summaries only and are not meant to be a direct transcript of the Mayor's, Manager's, Clerk's and Trustees' comments. For actual quotes of the referenced items please refer to the Archival video copy of this meeting.*

VOTING SUMMARY

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>9</u>	<u>10</u>
TRUSTEE BARKER	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE BRADY	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
TRUSTEE GUZZO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE LIDDLE	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE NERO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE SIMONOVICH	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>

	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	<u>16</u>	<u>17</u>
TRUSTEE BARKER	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE BRADY	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
TRUSTEE GUZZO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE LIDDLE	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE NERO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE SIMONOVICH	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>

REPORTS

Mayor Gunter

- The Westmont Community Awards is scheduled for Monday, April 24 at the Hilton. The event will include award presentations by the Village, Chamber, Knights of Columbus, American Legion, Westmont Rotary and more. For details and to purchase tickets, visit westmontchamber.com
- The next Dementia Friendly Westmont Programs will be April 5, April 12 and May 3 at the Westmont Library. More information is on the Westmont Library website.
- Welcomed the USA Artistic Swimming to Westmont. They arrived at the FMC Natatorium at Ty Warner Park on Wednesday, March 22 and will be in Westmont through Saturday, March 25. 450 people have come to Westmont for this event. This is very good for our local hotel and restaurants. Tickets for this US Collegiate Artistic Swimming Championship are available at: fmcnatatorium.org We can livestream this event on the U.S. Collegiate Championship YouTube channel.
- Addressed comments regarding Addington Plaza. In the fall, the Village installed the base so that it could be ready for Holly Days. In the future there will be more decorative items placed in Addington Plaza and at the streetscape.

Village Clerk Szymski

- Early voting is available at the Westmont Library. Election Day is Tuesday, April 4th and everyone is encouraged to vote. More info on our website.
- Village Offices will be closed to the public on April 7th. Regular hours will resume on Monday, April 10.

Trustee Liddle

- Recapped the Administration Finance Committee Meeting held earlier at 4:30pm. The following items were discussed:
 - A food truck that wants to come to Westmont on Burlington Avenue.
 - The Waste, Garbage and Recycling RFP is under development right now. The Environmental Improvement Commission recommendations will be taken into consideration for both residential and commercial.
 - Travel Expense Reimbursements
 - The elimination of the existing downtown parking fund and to put it into what has already been developed for parking downtown.
 - A finance report was given by Finance Director Cunningham to move from a fiscal year to a calendar year.
- The first budget meeting will be held on April 13th. The proposed budget will be presented by Finance Director Cunningham and Assistant Village Manager Parker.
- Applications are being accepted for the full-time Community Development Director position. More information can be found on our website under the employment opportunity section.

Trustee Nero

- Brush, yard waste & compost programs will resume April 3rd. Details and guidelines can be found on the Village Website.
- There will be a Free Leaf Collection from April 10 - 14. This collection is for leaves only and leaves must be placed in kraft paper bags.
- Annual Arbor Day Tree Seedling Giveaway is scheduled for April 28th at the Library. Sign up is on the Village website.
- Once again all planters have been adopted. Thank you to everyone who signed up. It's a great program to have.
- Reminded everyone to vote. You can vote at any polling place.

Trustee Simonovich

- The next Police Safety Committee meeting will be April 20th, 4:30pm at Village Hall.
- The Police Dept. is giving away steering wheel locks donated by Hyundai Motor America to Westmont residents who own specific Kia & Hyundai vehicles due to a recent spike in thefts of these vehicles. More information is on the Village website.
- The Police Department has a number of upcoming events. Details for all of these events can be found on the Village website.

- Drug Takeback Day will be on April 22nd from 10am - 2pm at the Police Station and at Mariano's.
- Cop on a Rooftop will be May 19th at participating Dunkin' Donuts locations.
- The Paper Shred Event is May 20.
- The Cop on a Rooftop and the Paper Shred Event proceeds go to benefit the Special Olympics.

Trustee Brady's report was given by Mayor Gunter

- The next Community Development Committee meeting will be May 4th, 4:30pm at Village Hall.
- The consultant and working group for the proposed Downtown Incentive Program continue to make progress and anticipate a proposal for the May meeting for the Central Business District.

Trustee Johanik Guzzo

- There are still openings for the Spring Citizens Fire Academy Class. Classes start April 12th and end on May 10th. Currently we have 12 residents signed up for this great class. More information is available on the Village website. Encouraged everyone to take the class. It is a great wealth of knowledge.
- The Knights of Columbus still have their Lenten Fish Fry. The address for the Knights of Columbus Hall is 25 North Cass Avenue and it is every Friday through Lent from 5pm - 8pm.

Trustee Barker

- The Environmental Improvement Committee will meet on April 3rd, 5:30pm at Village Hall.
- At an upcoming meeting the Environmental Improvement Committee will be presenting their 2022 Annual Report and 2023 Goals.
- Gave information regarding the "Electronics & More Recycling Event". The event has been moved to the commuter parking lot in front of Village Hall. Details will be confirmed soon on the Village Website. The event is scheduled for April 15th from 8am to noon.
- The "No Mow 'till Mother's Day Event" is up and running. We have over 160 residents signed up and there is still time to register. This program helps our pollinators.

ITEMS TO BE REMOVED FROM CONSENT AGENDA:

No items to be removed from the consent agenda.

CONSENT AGENDA [Omnibus Vote]:

Village Manager May addressed the Board on this agenda item.

Motion by **Trustee Liddle** to approve the consent agenda.



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(A) BOARD MEETING MINUTES

Board to consider approving the minutes for the Village Board meeting held on **March 9, 2023.**

(B) FINANCE ORDINANCE

#23: Dated March 23, 2023 in the amount of \$ 1,846,054.78

(C) PURCHASE ORDERS

23202388	Rohr-mont Motors, Inc.	\$ 39,014.26
23202393	Baxter & Woodman, Inc.	73,000.00
23202451	Linden & Sons Sewer and Water, Inc.	982,205.00
23202450	Albrite Building, Inc.	133,972.30
TOTAL OF PURCHASE ORDERS		\$ 1,228,191.56

(D) TOTAL OF PURCHASE ORDERS & FINANCE ORDINANCES: \$3,074,246.34

Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #1

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich

Nays: None

Absent: Brady

UNFINISHED BUSINESS

No unfinished business at this time.

NEW BUSINESS

(2) Z SMOKE SHOP - SPECIAL USE PERMIT - 319 WEST 63RD STREET

Interim Director Pollack, Applicant: Ahmad Denah, Attorney Zemenak and Deputy Tobacco Commissioner Mulhearn addressed the Board on this item.

Motion by **Trustee Liddle** to consider an ordinance approving a request from Ahmad Denah, d/b/a Z Smoke Shop Shop (Petitioner) and Trasyboulos Kostopoulos (Owner), regarding the property at 319 West 63rd Street, for a Special Use Permit for a Tobacco and vape retail store in the B-2 General Business District.

Discussion was held and there is a condition to the motion that the business can only be open til 10pm.



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Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #2

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich

Nays: None

Absent: Brady

(3) INCREASE IN AVAILABLE TOBACCO LICENSES

Deputy Tobacco Commissioner Mulhearn addressed the Board on this item.

Motion by **Trustee Guzzo** to consider an ordinance increasing the number of available Class B tobacco licenses by one for Denah85 LLC, d/b/a Z Smoke Shop 319 W. 63rd Street Westmont, IL.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #3

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich

Nays: None

Absent: Brady

(4) ST. BALDRICK FUNDRAISER - FREMONT BAR & GRILL

Deputy Village Clerk Richards, Owner: Mark Zayed, and Fire Chief Riley addressed the Board on this item.

Motion by **Trustee Nero** to consider an ordinance approving the following requests for the St. Baldrick's Event hosted by Fremont Grill to be held on March 26, 2023:

- A. Fee waiver for 1 day Class 11 Liquor License.
- B. Live Amplified Sound Permit.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #4

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich

Nays: None

Absent: Brady



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(5) NEAT - COVERED PATIO ADDITION - 246 NORTH CASS AVENUE

Interim Community Development Director Pollack and Restaurant Owner: Matt Verde addressed the Board on this item.

Motion by **Trustee Liddle** to consider an ordinance approving requests from Full Circle Partners, LLC, d/b/a NEAT Kitchen and Bar (Petitioner) and Mike Higgins (Owner) regarding the property located at 246 North Cass Avenue, for the following:

- A. Zoning Ordinance Variances to allow a covered patio within a required supplemental setback line to Cass Avenue and within a required front yard setback in the B-1 Limited Business District.
- B. Preliminary and Final Plat of Subdivision to consolidate four (4) lots into one (1) lot.
- C. Site and Landscaping Plan approval.
- D. Foundation landscape Waiver.
- E. Parking stall size Waiver.

Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #5

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich

Nays: None

Absent: Brady

(6) SIGN VARIANCE - 999 OAKMONT PLAZA DRIVE

Interim Community Director Pollack and Business Development Director: Pat Esposito addressed the Board on this item.

Motion by **Trustee Nero** to consider an ordinance approving a request from John Burns Construction Co. (Petitioner) and 999 Oakmont Valley Equity Group LLC (Owner), regarding property located at 999 Oakmont Plaza Drive, for a Zoning Ordinance Variance to alter the orientation of wall signs.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #6

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich

Nays: None

Absent: Brady



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(7) INTERGOVERNMENTAL AGREEMENT - DUPAGE COUNTY - WATER QUALITY IMPROVEMENT GRANT

Public Works Director Ries addressed the Board on this item.

Motion by **Trustee Nero** to consider an ordinance approving an Intergovernmental Agreement (IGA) with DuPage County for a Water Quality Improvement Program (WQIP) grant for the Alley Reconstruction Project- Section H.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #7

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich

Nays: None

Absent: Brady

(8) RESOLUTION FOR IMPROVEMENT UNDER THE ILLINOIS HIGHWAY CODE

Public Works Director Ries and Village Manager May addressed the Board on this item.

Motion by **Trustee Nero** to consider approval of an Illinois Department of Transportation Resolution for the Village's 2023 MFT Resurfacing Project.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #8

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich

Nays: None

Absent: Brady

(9) APPROVAL OF CHANGE ORDER #1- PASQUINELLI LIGHTING PROJECT

Public Works Director Ries and Member of the EIC: Krista Stanulis addressed the Board on this item.

Motion by **Trustee Barker** to consider an ordinance approving Change Order #1 to the Pasquinelli Lighting Project to Utility Dynamics Inc. for an amount not to exceed \$45,589.16, and a total award of \$477,927.16.

Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #9

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich

Nays: None

Absent: Brady



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(10) PROPOSAL FOR REMODELS - 500 N. CASS

Police Chief Gunther and Attorney Zemenak addressed the Board on this item.

Motion by **Trustee Nero** to consider an ordinance approving three proposals and addendums thereto from Albrite Building, Inc. for remodeling work at 500 N. Cass Avenue for the following:

- A. Fire Department bathrooms, men's and women's.
- B. Police Department bathrooms, men's and women's.
- C. Police Department weight room bathrooms, men's and women's.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #10

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich

Nays: None

Absent: Brady

(11) EMPLOYMENT AGREEMENT

Village Manager May addressed the Board on this item.

Motion by **Trustee Guzzo** to consider an ordinance approving an Employment Agreement to reappoint the Fire Chief.

Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #11

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich

Nays: None

Absent: Brady

(12) TEXT AMENDMENT TO ZONING ORDINANCE ARTICLE XII FOR NONCONFORMING STRUCTURES AND USES

Attorney Zemenak addressed the Board on this item.

Motion by **Trustee Nero** to consider an ordinance approving text amendments to Article XII of the Zoning Ordinance regarding Nonconforming Structures and Uses.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #12

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich

Nays: None

Absent: Brady



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(13) SURPLUS PROPERTY - VILLAGE HALL

Village Manager May addressed the Board on this item.

Motion by **Trustee Nero** to consider an ordinance declaring the attached chair inventory list from Community Development of non-functioning chairs as surplus property.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #13

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich

Nays: None

Absent: Brady

(14) ASSIGNMENT OF REAL ESTATE CONTRACTS

Village Manager May addressed the Board on this item.

Motion by **Trustee Liddle** to consider an ordinance approving two assignments of real estate contracts from Holladay Property Service Midwest, Inc. to the Village of Westmont for the purchase of (1) 21 East Burlington Avenue, Westmont, and (2) 13-19 East Burlington Avenue, Westmont.

Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #14

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich

Nays: None

Absent: Brady

MISCELLANEOUS:

Mayor Gunter mentioned that the demolition has begun on 61st and Cass Avenue.

(15) REQUEST FOR EXECUTIVE SESSION - 7:23pm

Mayor Gunter requested a motion to adjourn to executive session to address the following:

- Review of Executive Session Minutes pursuant to Section (2)(C)(21) of the Open Meetings Act.
- Employment and Performance of Specific Employees Pursuant to Section (2)(C)(1) of the Open Meetings Act.

Trustee Nero made the motion to adjourn into executive session for the reasons mentioned.

Seconded by **Trustee Liddle** and the motion passed.



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VOTE ON MOTION #15

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich
Nays: None
Absent: Brady

(16) EXECUTIVE SESSION ADJOURNED TO RECONVENE REGULAR MEETING

Board to consider a motion to adjourn at **7:45pm.**

Motion by **Trustee Liddle** to reconvene the regular meeting.

Seconded by **Trustee Simonovich** and the motion passed.

VOTE ON MOTION #16

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich
Nays: None
Absent: Brady

(17) ADJOURNMENT - 7:46pm

Motion by **Trustee Simonovich** to adjourn the meeting.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #17

Ayes: Barker, Guzzo, Liddle, Nero, Simonovich
Nays: None
Absent: Brady

MEETING ADJOURNED AT 7:46 P.M.

ATTEST:

APPROVED:

Virginia Szymski, Village Clerk

Ronald J. Gunter, Mayor

Dated this 6th day of April, 2023