



**Village Board Special Meeting**  
**April 29, 2021**  
**6:00 p.m.**

Note: This meeting will be a blended meeting held remotely and with in-person attendance to allow for social distancing requirements. For remote attendance, the meeting will be streaming live on the Village's YouTube channel: <https://www.youtube.com/VillageofWestmont>. A remote Open Forum is available for the community to participate in the meeting remotely if so desired, to submit comments/questions by filling out the online public comment form by visiting <https://westmont.illinois.gov/meetinginfo> or by calling (630) 981-6195. If you are calling in a comment please do so 2 hours prior to the start of meeting time. If there are questions on how to submit a form please email [clerk@westmont.il.gov](mailto:clerk@westmont.il.gov)

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. Citizens can submit remote public comment by filling out an online form, or by phone call.

- The Online Public Comment Form can be found by visiting [HTTPS://WESTMONT.ILLINOIS.GOV/533/MEETING-INFORMATION](https://westmont.illinois.gov/533/MEETING-INFORMATION)
- By phone: Call 630-981-6195 and leave your full name, address, and comment.
- A comment made by phone must be submitted 2 hours prior to the start of the Village Board Meeting.
- If there are any questions on how to make public comments, email [clerk@westmont.il.gov](mailto:clerk@westmont.il.gov).

***Background of  
Subject Matter***

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***Type***

Discussion Only

5. **Reports**

- Mayor
- Clerk
- Trustees

***Background of  
Subject Matter***

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***Type***

Discussion Only

## 6. New Business

### a. 1 N. Cass Avenue - TIF Economic Development Agreement

Board to consider an ordinance approving an Economic Development Agreement with Westmont Development Corp., LLC for the redevelopment of properties around 1 N. Cass Avenue.

**Background Of Subject Matter** Due to high redevelopment costs, the Village has offered to reimburse certain costs. This EDA memorializes the Village's obligations to reimburse expenses. Such incentives are authorized by State TIF statute, for large developments into a TIF District.

**Additional Background** Reimbursement payments will be made from real estate tax increments generated from the development property tax revenues. This EDA is contingent upon the developer obtaining zoning & other approvals for this development.

**Type** Ordinance

**Budgeted** Yes

### b. 1 N. Cass Avenue - Sale Of Real Estate

Board to consider an ordinance approving a real estate sales agreement for the sale by the Village of 1 N. Cass Avenue, 14 N. Linden, and the parcel known as P.I.N. 09-10-120-034 to Westmont Development Corp., LLC for a mixed use redevelopment project.

**Background Of Subject Matter** The Village has negotiated a real estate contract to sell Village-owned property to be incorporated into a 7-story mixed use development. 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.

**Type** Ordinance

**Budgeted** Yes

### c. 1 N. Cass Avenue - Vacation Of Right Of Way

Board to consider an ordinance approving the vacation of certain public rights-of-way in connection with the 1 N. Cass development.

**Background Of Subject Matter** The public rights-of-way at issue consist of approximately 22,783 sq. ft. and abut 1 N. Cass Avenue. Title to the vacated right of way will vest in Westmont Development Corp LLC, purchaser of the adjacent 1 N Cass; both properties will be redeveloped.

**Additional Background** This ordinance will become effective upon the purchase of 1 N Cass. The developer will pay the Village the appraised value of \$796,290.

**Type** Ordinance

**Budgeted** Yes

### d. 1 N. Cass Avenue - Zoning And Development Requests

Board to consider ordinances approving the following zoning and development requests for Westmont Development Corp., LLC for a proposed 7-story mixed-use development at 1 N. Cass:

1. Site Plan and Landscaping Plan approval for a proposed 7-story mixed-use development.
2. Preliminary Plat of Subdivision to consolidate various properties and vacated rights-of-way into a single lot with corresponding public dedications for a proposed 7-story mixed-use development.
3. Zoning Ordinance map amendment to rezone vacated Village rights-of-way from no-zoning to the B-1 Limited Business District.
4. Zoning Ordinance variance to increase the maximum-allowed floor area ratio for a proposed 7-story mixed use development.
5. Zoning Ordinance variance to increase the maximum-allowed height for a proposed 7-story mixed-use development.
6. Zoning Ordinance variance to allow a proposed 7-story mixed-use development to encroach into the required front yard setback.
7. Zoning Ordinance variance to allow a proposed 7-story mixed-use development to encroach into the required side yard adjoining a street setback.
8. Zoning Ordinance variance to allow a proposed 7-story mixed-use development to encroach into the required side yard setback.
9. Zoning Ordinance variance to allow a proposed 7-story mixed-use development to encroach into the required rear yard setback.
10. Zoning Ordinance variance to reduce the total number of parking spaces required for both the multiple-family residential and commercial components of the proposed 7-story mixed-use development.
11. Zoning Ordinance special use permit for 14 N. Linden Street to allow outdoor parking in the R-5 General Residence District.
12. Zoning Ordinance variance for 14 N. Linden Street to remove the parking lot screening requirements from the north side yard.
13. Zoning Ordinance variance for 14 N. Linden Street to reduce the interior parking lot landscaping requirements.
14. Zoning Ordinance variances for 14 N. Linden Street to allow parking to encroach into the front yard, side yard adjoining a street, and in front of the setback line.
15. Zoning Ordinance special use permit for 20 N. Linden Street to allow outdoor parking in the R-3 Single-Family Detached Residence District.
16. Zoning Ordinance variances for 20 N. Linden Street to allow parking in the front yard, and in front of the setback line.
17. Zoning Ordinance variance for 20 N. Linden Street to remove the parking lot screening requirements from the south side yard.
18. Zoning Ordinance variance for 20 N. Linden Street to reduce the interior parking lot landscaping requirements.
19. Development Agreement for a 7-story multi-use development.

**Background Of  
Subject Matter**

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**Type**

Ordinance

**Documents:**

[1 N CASS BOARD MEMO 3-25-2021.PDF](#)

[1 N CASS ATTACHMENTS.PDF](#)

**7. Miscellaneous**

**8. 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.

**9. 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.*