



**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 HYBRID VIRTUAL BOARD MEETING HELD Thursday, January 28, 2021.**

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

**WESTMONT VIRTUAL VILLAGE BOARD MEETING ROLL CALL:**

**PRESENT:** Mayor Gunter P Clerk Szymski P

**TRUSTEES:** Barker P Barry P  
Brady P Guzzo P  
Liddle P Nero P

**STAFF:**

<b>May</b> <u>P</u> (Village Mgr)	<b>Parker</b> <u>P</u> (Finance Director)	<b>Sylvester</b> <u>P</u> (Community Dev. Director)
<b>Brainerd</b> <u>A</u> (HR Director)	<b>McIntyre</b> <u>P</u> (Communications Director)	<b>Liljeberg</b> <u>P</u> (I.T. Manager)
<b>Chief Gunther</b> <u>P</u> (Police Dept.)	<b>Dep Chief Thompson</b> <u>A</u> (Police Dept.)	<b>Dep Chief Gruen</b> <u>A</u> (Police Dept.)
<b>Chief Riley</b> <u>P</u> (Fire Dept.)	<b>Olsson</b> <u>A</u> (Assistant Finance Director))	<b>Richards</b> <u>A</u> (Deputy Clerk)
<b>Ramsey</b> <u>A</u> (P.W. Director)	<b>Mielcarski</b> <u>A</u> (Management Analyst)	<b>Mulhearn</b> <u>P</u> (Deputy Liquor Commissioner)

**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:**

- Two comments were submitted for items that pertain to the agenda. They will be brought up during the agenda item they address.





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### Trustee Liddle

- The next Administration Finance Committee meeting will be held February 11th at 4:30pm in Village Hall.
- There is a Village e-newsletter that comes out on the Friday after the Village Board meetings. It's a good way to find out what is going on in Westmont.

### Trustee Johanik-Guzzo

- Recapped the Fire Public Safety Committee meeting.
  - Congratulations to Darren Boyce, Joe Newton, and Rich Zasada on being promoted to Captain.
  - Chief Riley was our employee of the year for the Fire Department. Congratulations!
  - Talked about lieutenant and new hiring updates.
  - The Fire Department is sending out a survey. If you have received it, please fill out and return it back to us.
  - There will be a Spring virtual Citizens Fire Academy Class.
  - The South Fire District Contract was discussed.
  - Thanked Deputy Chief Jim Fitzgerald on doing a great job on the 2020 Year End Report.
  - Our next Public Fire Safety Committee meeting will be 4:30pm, April 22nd, 2021 and it will most likely be a virtual meeting.
  - The Police Department is conducting a pet food drive for the People's Resource Center. It will begin Feb 1st and run through February 15th.

### Trustee Barker

- Westmont First had a Zoom meeting a week ago. The Census is completed and we finished at 76%. Due to Covid there will be a delay in the final reporting.
- The Environmental Improvement Committee will meet at Village Hall on Monday at 6:00pm.
- Talked about the curbside composting program. Residents who are interested can sign up and there is a cost to participate. More information is on the Village website.
- There will be information coming out on Spring Activities soon.

### Trustee Barry

- Congratulations to the Captains and to Chief Riley for their achievements.
- The Street Division does a great job clearing the snow off of the streets.
- Quincy Street Station is moving along and making good progress.
- The medical facility on Ogden is getting closer to completion.
- Cass Avenue Dream Homes is almost done with their project and there is more development in the Village.

### Trustee Brady

- The Community Development Department continues to assist the Village Manager with various annexations around the Village, and particularly on the southeast side of the Village. Staff hopes to have several annexation petitions on Village Board agendas in the coming weeks and months.



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- Thanked the Street Department for doing a great job with clearing our streets during the winter time.

### **ITEMS TO BE REMOVED FROM CONSENT AGENDA:**

There are no items to be removed from the consent agenda.

### **(1) CONSENT AGENDA [Omnibus Vote]:**

**Village Manager May** addressed the Board on this agenda item.

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

### **(A) EXECUTIVE SESSION MINUTES**

Board to consider a motion to accept, approve, release the following Executive Session minutes with the exceptions as noted and to authorize the destruction of all accompanying verbatim recordings of said minutes which are 18 months or more old:

<b><u>Meeting Date</u></b>	<b><u>Exception: Paragraph #</u></b>
• May 28, 2009	
• April 1, 2010	
• June 4, 2012	
• January 5, 2017	Except Para # 5
• February 2, 2017	
• March 16, 2017	
• August 3, 2017	
• August 31, 2017	
• October 26, 2017	Except Para # 1
• February 15, 2018	
• March 1, 2018	
• April 12, 2018	Except Para # 7 , 8 , 9
• May 10, 2018	
• June 21, 2018	Except Para # 3 , 5 , 6
• August 30, 2018	
• December 6, 2018	
• January 3, 2019	Except Para # 1
• February 28, 2019	Except Para # 2
• May 23, 2019	
• July 18, 2019	
• August 15, 2019	Except Para # 1
• August 29, 2019	
• October 24, 2019	
• November 21, 2019	
• February 13, 2020	Except Para # 1 , 2
• September 10, 2020	
• September 24, 2020	

### **(B) BOARD MEETING MINUTES**

Board to consider approving the minutes of the Village Board meeting held **January 14 17, 2021.**



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**(B) FINANCE ORDINANCE #17:** Dated **January 28, 2021** in the amount of **\$ 1,014,305.25.**

**(C) PURCHASE ORDERS**

21201402	Westmont Auto Mile Group	\$ 24,000.00
21201406	Municipal Emergency Services Inc	307,549.00
<b>TOTAL OF PURCHASE ORDERS</b>		<b>\$ 331,549.00</b>

**(D) TOTAL OF PURCHASE ORDERS & FINANCE ORDINANCE:** \$ **1,345,854.25**

**(E) REDUCTION OF CLASS 2 LIQUOR LICENSES**

Board to consider an ordinance reducing the number of Class 2 liquor licenses by one due to the sale of Vincitori's Restaurant, 14 North Cass Avenue.

**(F) PROCLAMATION - NATIONAL ACTIVITY PROFESSIONAL WEEK**

Board to consider a proclamation designating January 24 - 30, 2021 as National Activity Professional Day in the Village of Westmont.

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

**VOTE ON MOTION #1**

Ayes: Barker, Barry, Brady, Guzzo, Liddle, Nero

Nays: None

Present: None

**UNFINISHED BUSINESS**

There is no unfinished business.

**NEW BUSINESS**

**(2) 428 SOUTH CASS AVE - FENCE VARIANCE**

**Community Development Director Sylvester** addressed the Board on this item.



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Public Comment was read by Village Manager May:

"Dear Mayor Gunter and Village Board Members,

I am a lifelong resident of Westmont having lived at my current residence at 9 West 55th Place in Newfield Manor for the past 26 years. I also grew-up as a youth on the same street for over 15 years. Newfield Manor has been a great place to live. As a longtime resident of this neighborhood, I am writing to express my genuine concerns and objections to the proposed fence variance (6' solid fence) at 428 South Cass Avenue. This property is adjacent to and directly east of my home and property. I am concerned about a tall solid fence extending past the level of the applicant's garage (and in keeping with the restrictions for fences that are placed on other residents of the neighborhood and village). The placement of the proposed tall solid fence will result in a complete loss of view looking to the east. Instead of viewing the neighborhood and surrounding area (i.e., trees, grass, greenery, and Cass Avenue), I will now see a tall solid fence whether I am looking out my front window or standing in my front yard. Moreover, the proposed variance will also impact the character of the neighborhood. I have already spoken with several neighbors and they are in complete agreement with my concerns and objections. Although I have always tried to be a "good neighbor," I must sincerely and respectfully express my concerns regarding the direct impact the proposed tall solid fence will have on my home, the loss of view (in my front yard), and the effect on the character of the neighborhood.

I have no objections to a tall solid fence in one's back yard that does not affect neighboring front yards and in keeping with the spirit of the neighborhood. Moreover, keeping the tall solid fence aligned even with that of the applicant's garage still provides for a usable and sizeable "fenced-in" back yard that is comparable in size to other residences in the neighborhood.

I did not intervene or submit public comment at the initial Planning & Zoning Commission meeting on January 13, 2021 since I did not completely understand the specifics of the project and comprehend the impact the proposed fence variance would have on my home and the neighborhood.

Thank you for your thoughtful consideration.

Respectfully,

Lawrence Pawelczyk"

Motion by **Trustee Nero** to consider an ordinance to permit an increase in the height of the fence located in the side yard adjoining a street within the R-4 General Residence District.

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

### **VOTE ON MOTION #2**

Ayes: Barry

Nays: Barker, Brady, Guzzo, Liddle, Nero

Absent: None



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### **(3) INCREASE IN AVAILABLE LIQUOR LICENSE**

**Deputy Liquor Commissioner Mulhearn** addressed the Board on this item.

Motion by **Trustee Liddle** to consider an ordinance increasing the number of available Class 2 Liquor Licenses by one (1) for the new ownership of Vincitori's Restaurant, 14 North Cass Avenue.

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

### **VOTE ON MOTION #3**

Ayes: Barker, Barry, Brady, Guzzo, Liddle, Nero

Nays: None

Absent: None

### **(4) 700 OAKMONT LANE - RYAN COMPANIES INCREASE IN AVAILABLE LIQUOR LICENSE**

**Community Development Director Sylvester** addressed the Board on this item.

Motion by **Trustee Nero** to consider an ordinance approving the following requests from Curt Pascoe of Ryan Companies US Inc, 700 Oakmont Lane, Westmont, IL 60559:

1. A Zoning Code Variance to allow for a shared parking aisle & driveway to straddle a lot line.
2. A Zoning Code Variance request to allow parking in the east side yard setback of a new lot.
3. A Zoning Code Variance request to allow parking in the west side yard setback of a newly created lot.
4. Final Plat of Subdivision to create two lots with new addresses of 700 & 750 Oakmont Lane
5. An amended final site and landscape plan to affirm an existing redevelopment

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

### **VOTE ON MOTION #4**

Ayes: Barker, Barry, Brady, Guzzo, Liddle, Nero

Nays: None

Absent: None

### **(5) NORTH LINCOLN STREET MUNICIPAL PARKING LOT**

**Community Development Director Sylvester** addressed the Board on this item.

Public Comment read by Village Manager May:

"Tonight's agenda includes a request related to a planned municipal parking lot on Lincoln. My question is how will the village be funding the purchase and construction of the parking lot and





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what is the estimated cost of this project.” - Submitted by Mary Gabryel

Village Manager May talked about the different project components. The Village owns these properties and the funds are being pulled together from the General Fund, TIF, & Stormwater Management Fund. It is a \$1.8 million dollar project including the engineering design aspects of the project. That is a very rough answer and we hope to get better details to her when available.

Motion by **Trustee Liddle** to consider an ordinance to approve the following requests from the Village of Westmont to enable the construction of a municipal parking lot on North Lincoln Street:

1. A final plat of consolidation for the three lots currently listed as 25, 29, and 33 North Lincoln Street, Westmont, Illinois.
2. Site and landscape plans for the consolidated lot.
3. Special Use Permit for a municipal parking lot in the R-3 Single Family Detached Residential District.

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

### **VOTE ON MOTION #5**

Ayes: Barker, Barry, Brady, Guzzo, Liddle, Nero

Nays: None

Absent: None

### **(6) COMMITTEES OF THE BOARD STRUCTURE**

**Village Manager May** addressed the Board on this item.

Motion by **Trustee Guzzo** to consider an ordinance amending Chapter 2, Sec. 2-33. - Committees, and Chapter 2, Article V, Division 5 of the Municipal Code to restructure the standing committees of the Board of Trustees.

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

### **VOTE ON MOTION #6**

Ayes: Barker, Barry, Brady, Guzzo, Liddle, Nero

Nays: None

Absent: None

### **MISCELLANEOUS:**

- No miscellaneous items.





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**(7) ADJOURNMENT**

Motion by **Trustee Guzzo** to adjourn the meeting.  
Seconded by **Trustee Liddle** and the motion passed.

**VOTE ON MOTION #7**

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

**MEETING ADJOURNED AT 7:03 P.M.**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Virginia Szymiski, Village Clerk

\_\_\_\_\_  
Ronald J. Gunter, Mayor

Dated this 11th day of February, 2021