



**Village of Westmont
VILLAGE BOARD**

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov
westmont.illinois.gov | 630-981-6200

**Village Board Meeting
March 5, 2026
6:00 PM**

- 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

- i. Mayor
- ii. Clerk
- iii. Trustees

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 February 19, 2026.

Background of Subject Matter

Required Parliamentary Procedure

Type Motion

b. Finance Ordinance(s)

- i. Finance Ordinance #5 -Total to be announced at the meeting.**

Type Consent Item

Budgeted

c. Purchase Order(s)

i. Omega Sign & Lighting \$139,500.00

Removal and replacement of existing Village sign display at Fire Department Headquarters.

Type Consent Item

Budgeted

d. Total of Purchase Order(s) and Finance Ordinance(s)

i. Total to be announced at the meeting.

Type Consent Item

Budgeted

e. Community Events Request

i. 2026 Race to the Flag Event

Board to consider an ordinance approving the following requests for the 2026 Race to the Flag Event to be held on Sunday, May 24, 2026:

1. Community Events Permit
2. Street Closures
3. Live Amplified Sound Permit

Type Consent Item

Budgeted

8. UNFINISHED BUSINESS

9. NEW BUSINESS

a. Voluntary Annexation - 4105 N. Lincoln Street

Board to consider an ordinance approving a request from George Welson and Sandy Wong for the voluntary annexation of 4105 North Lincoln Street, Westmont, IL 60559.

Background of Subject Matter

The property has a detached single-family home and, if approved, will be zoned R-3 Single-Unit Residential District. Upon annexation, all Village Ordinances will apply to the development of the property.

Additional Background

An intergovernmental agreement with the Village of Downers Grove designates the property for annexation to the Village of Westmont. There is no annexation agreement on file for the referenced property.

Type Ordinance

Budgeted

b. Special Use Permit - Tee Box - 777 Oakmont Lane, Suite 50

Board to consider an ordinance approving a request from 21 Handicap LLC, d/b/a Tee Box (Petitioner), and Quail Ridge Executive Illinois Realty LP (Owner) for the property at 777 Oakmont Lane, Suite 50, Westmont, Illinois, 60559, for a Special Use Permit to operate a Health and Fitness Service business (golf simulator business) in the O/R Office/Research District.

Background of Subject Matter

Tee Box is a members-only indoor golf and training fitness facility, proposed to be open 24 hours a day, 7 days a week. The facility includes five golf simulators, a central putting green, and amenities such as a dedicated gym space, cold plunges, and a sauna. Members must book a one or two-hour tee time and can bring up to three guests, allowing for a maximum occupancy of 20 people at a time.

Additional Background

The business requires one on-site employee, who will provide coaching and maintenance, typically between 9:00 a.m. and 5:00 p.m. When staff is not present, the locked facility is accessed via a secure digital credential and is surveilled by both interior and exterior cameras. Members are permitted to bring or purchase non-alcoholic food and beverages, but no alcohol will be sold or allowed on-site.

Recommendation

The Planning & Zoning Commission held a public hearing on this request at their regular meeting on February 11, 2026, where they unanimously recommended approval of the request (5-0); (one absence and one vacancy).

Type Ordinance

Budgeted

c. Zoning Map Amendment - O/R to M - 735 N. Cass Avenue

Board to consider an ordinance approving a request from 735 N Cass, LLC (Petitioner), and The Andrew C. Hoskins Trust and The Venouziou Limited Partnership (as Owners) for the property at 735 North Cass Avenue, Westmont, Illinois, 60559, for a Zoning Map Amendment to rezone the property from the O/R Office/Research District to the M Manufacturing District.

Background of Subject Matter

The petitioner is requesting the Zoning Map Amendment to create two tenant suites and market the property for light industrial and flexible-use operations. No specific end user has been identified, but anticipated uses include light manufacturing, research activities, warehouse functions, and limited recreation, with no vehicle repair or heavy industrial processes

proposed. The Comprehensive Plan designates this area for future Light Industrial/Business Park use, and rezoning to Manufacturing or retaining the Office/Research designation would be appropriate. However, staff does acknowledge that the trends of the surrounding area have included more recreational uses and development. Additionally, this specific corridor is slated to be further examined through the comprehensive plan special project update.

Additional Background

The site contains 47 parking spaces, and final parking requirements will depend on the eventual tenant’s use. The existing pre-1978 building has several nonconforming setbacks in the O/R District, though rezoning would bring the interior side yard into compliance while leaving the front yard setback unchanged. Proposed improvements include two overhead doors, a bike rack, a fire-sprinkler room, and the interior division of the building into two suites.

Recommendation

The Planning & Zoning Commission held a public hearing on the map amendment request at their regular meeting on February 11, 2026. The commission recommended approval of the request ((4-1) with one absence and one vacancy). The dissenting commissioner raised concerns regarding the intensity of land uses allowed in the M district and the comprehensive plan’s lack of guidance in this specific corridor.

Type Ordinance

Budgeted

d. **306 N. Cass Avenue - Final Plat**

Board to consider an ordinance approving a request from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for a Final Plat of Subdivision to consolidate five (5) lots into one (1) lot.

Additional Background

The petitioner’s proposed multi-unit residential development, including the preliminary plan for the property at 306 North Cass Avenue, received approval from the Village Board on February 19, 2026. The current request represents the next step in the process, occurring prior to the recording of the Final Plat with the County and before the petitioner submits applications for, or obtains, any building or site permits.

Type Ordinance

Budgeted

e. **2026 Bond Issuance**

Village Board to consider an ordinance authorizing the issuance of General Obligation (Alternate Revenue Source) bonds in an aggregate principal amount not to exceed \$35,000,000.

Background of Subject Matter

The \$35,000,000 bond issuance is for the purpose of financing various capital related projects, including but not limited to a new fire station and certain improvements to the waterworks system and paying certain costs of issuance of the bonds, and providing for a levy of a direct annual tax sufficient to pay the principal and interest on said bonds. Principal and interest payments on the bonds will be primarily paid from water rate revenue and non-home rule sales tax.

Recommendation

Approve

Type Ordinance

Budgeted Yes

f. **Creation of a Class 26 Liquor License Classification**

Board to consider an ordinance amending Chapter 10 of the Westmont Code of Ordinances to create a new Class 26 liquor license classification that would allow the sale of alcoholic liquors by arts and crafts studios when classes are offered to the public.

Background of Subject Matter

The Liquor Commissioner recommends the creation of a new Class 26 liquor license classification to allow for-profit arts and crafts studios to sell beer and wine only whenever customers are participating in an arts and crafts workshop class. This license is restricted to arts and crafts workshop classes for customers who are at least 21 years old. The arts and crafts workshop classes include pottery making, painting, soap making, jewelry making, painting, candle making, knitting, and similar workshop classes where a tangible product is made on-site by customers. Only businesses who offer arts and crafts workshop classes associated with their primary business are eligible for a Class 26 liquor license.

Additional Background

No BYOB service is allowed unless a BYOB liquor license is obtained from the Village. An annual license fee and renewal fee shall be determined by the village board, but shall not be less than \$500 per year.

Recommendation

Approval

Type Ordinance

Budgeted

g. **Award of Bid Proposal - Water Treatment Control and Pumping**

Station Demolition and Chlorination System Replacement

Board to consider an ordinance awarding the bid to Dahme Mechanical Industries, Inc. for the Water Treatment Control and Pumping Station Demo and Chlorination System Replacement project, and authorizing a construction contract consistent with the bid documents.

Background of Subject Matter

The Village accepted bids from one contractor for the project. The sole bidder was Dahme Mechanical Industries, Inc with a base bid of \$598,000.00 and a bid for the additive alternate of \$30,000.00, for a total bid of \$628,000.00. The bid was approximately 25% higher than the Engineer's Estimate of \$500,000.00, which is attributed to volatile market pricing due to tariffs as well as a tight project schedule. Staff has worked with this contractor in the past and the work was satisfactory.

Additional Background

This project includes demolition of obsolete equipment piping and appurtenances, removal of an abandoned underground storage tank, sealing of an abandoned clearwell, and replacement of the gaseous chlorination system with a sodium hypochlorite system.

Recommendation

Approve

Type Ordinance

Budgeted Yes

h. **Award of Bid Proposal - Burlington Avenue Realignment**

Board to consider an ordinance awarding the bid to A Lamp Concrete Contractors Inc. for the Burlington Avenue Realignment project, and authorizing a construction contract consistent with the bid documents.

Background of Subject Matter

The Village accepted bids from ten contractors for the project. The low bidder was A Lamp Concrete Contractors, Inc. with a low bid of \$1,627,982.76. The low bid is approximately 1.5% lower than the Engineer's Estimate of \$1,653,620.00. Staff has worked with this contractor in the past and the work was satisfactory.

Additional Background

This project includes sanitary sewer relocation, watermain relocation, storm sewer and associated structures, reconstruction and realignment of Burlington Avenue including new curb and gutter and asphalt pavement, sidewalk, new street lighting units, landscape restoration and other miscellaneous work items.

Recommendation

Approve

Type Ordinance

Budgeted Yes

i. **Metra Permit Fee Waiver**

Board to consider an ordinance granting a waiver of building and engineering permit fees and related fees to Metra for the Westmont Depot project.

Background of Subject Matter

This permit fee waiver would include all fees the Village would charge, both pass-through and non-pass-through, including but not limited to application fees, review fees, inspection and re-inspection fees, engineering fees, cash bonds, tap-on fees, water and other connection fees, demolition permit fees, and impact fees.

Additional Background

While it is unusual for the Village to waive pass-through fees, this is a unique case based on the tremendous investment Metra is making for the benefit of the Village and the fact that Metra is a government agency.

Recommendation

Type Ordinance

Budgeted

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 4:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting. Listen Everywhere, an assistive listening, mobile app, is now available to visitors attending Board and Commission Meetings held in the Village Hall Board Room.

<https://westmont.illinois.gov/581/ADA-Listen-Everywhere>