



**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>



Clerk's Office
Village of Westmont

MINUTES OF THE BOARD MEETING HELD **Thursday, February 19, 2026.**

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

WESTMONT VILLAGE BOARD MEETING ROLL CALL:

PRESENT:	Mayor Nero	<u>P</u>	Clerk A. Szymiski	<u>P</u>
TRUSTEES:	Barker	<u>P</u>	Parrilli	<u>A</u>
	Guzzo	<u>P</u>	Plowman	<u>P</u>
	Liddle	<u>P</u>	Scales	<u>P</u>

STAFF:

Gunther (Village Manager)	<u>P</u>	Parker (Assistant Manager)	<u>P</u>	Brainerd (H.R. Director)	<u>P</u>
Hennerfeind (CDD Director)	<u>P</u>	Mulhearn (Deputy Liquor Commissioner)	<u>A</u>	Liljeberg (I.T.)	<u>P</u>
Chief Gruen (Police Department)	<u>A</u>	D.C. Thompson (Police Department)	<u>P</u>	Altic (Finance Director)	<u>P</u>
Chief Riley (Fire Dept.)	<u>P</u>	D.C. Frank (Fire Department)	<u>A</u>	Mielcarski (Gov't Services)	<u>P</u>
Richards (Deputy Village Clerk)	<u>A</u>	McIntyre (Communications)	<u>P</u>	Ries (Public Works Director)	<u>P</u>

ATTORNEY: Zemenak P Lampariello A

A QUORUM WAS PRESENT TO TRANSACT BUSINESS.

PRESS:

Bugle A

Westmont Chamber President: A

THOSE PRESENT RECITED THE PLEDGE OF ALLEGIANCE.

Mayor Nero welcomed everyone to the meeting.

OPEN FORUM:

Laurel Rugen, 513 N. Grant Street: Asked questions pertaining to zoning and why there are so many units proposed. She will speak under the agenda item 10(d).

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>5A</u>	<u>5B</u>	<u>6</u>	<u>7</u>	<u>8</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 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 PARRILLI	<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 PLOWMAN	<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 SCALES	<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>9</u>	<u>10</u>	<u>11</u>
TRUSTEE BARKER	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE GUZZO	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE LIDDLE	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE PARRILLI	<u>A</u>	<u>A</u>	<u>A</u>
TRUSTEE PLOWMAN	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE SCALES	<u>Y</u>	<u>Y</u>	<u>Y</u>

REPORTS

Mayor Nero

- Announced that the Westmont Junior High School Wrestling team is undefeated.
- Westmont Restaurant Week has started. The Chamber will be hosting Restaurant Week and that will run from February 21 - March 1.
- The Village continues to move forward regarding its work on the Strategic Plan. Elected Officials and Department Heads will be meeting in March to discuss ideas and develop long term goals. Stay tuned for updates regarding this important work.

Village Clerk Szymski

- Citizen of the Year Nominations. Please visit the Chamber website at westmontchamber.com to nominate citizens to be considered for the annual Citizen of the Year Award.
- Gave an update on the Village Hall Construction. The front entrance now has an ADA ramp and is accessible. The rear entrance of the building has returned to being for staff use only.

Trustee Guzzo

- The next Fire Public Safety Committee meeting is in two weeks. The date will be March 5, 2026. The meeting will start at 4:30pm in Village Hall and everyone is invited to attend.

- The Westmont Fire Department will be offering CPR classes in 2026. For more information, visit the Village website.

Trustee Scales

- The remaining Community Development Committee dates are April 16, July 9, & Sept. 17.
- Gave an update on the Comprehensive Plan. Interviews with four selected consultants are occurring this week with an anticipated contract award in early April.
- Announced that we have a new Building and Code Division Manager. This is her second week and we are going strong. Ruthy Harris joins the Village after a long career in Aurora managing an award-winning code division. The Mayor is confident that her presence will be impactful.

Trustee Parilli is absent. Mayor Nero gave the report on her behalf.

- The next Public Works Committee meeting will be held March 19, 2026.

Trustee Plowman

- Attended the Chamber Open House at Westmont Center. Sampled food that will be featured for Westmont Restaurant Week.
- The Police Public Safety Committee meeting will be held May 14, 2026.
- The Special Olympics Paper Shred event will be held April 18th, 2026.
- Lions Club Spring Fling will be held Memorial Day weekend on West Quincy Street this year. More information can be found at westmont.illinois.gov.

Trustee Liddle

- The Administration and Finance Committee meeting was held this afternoon at 4:30pm.
 - The Village Hall Employee of the Year came up to receive his award.
 - Risk Management was discussed and evaluating the system that we are currently using.
 - Bond Issuance size was discussed
 - Budget vs appropriations
 - Possible new TIF District
 - Parking in the Central TIF District was talked about. There are many parking spaces available.
 - Deputy Liquor Commissioner Mulhearn addressed the committee about a new liquor class for arts / crafts businesses so they can offer alcohol during classes.
 - Strategic Planning is scheduled for March 11 - 12.
- The Petpawlooza event will be held at Veterans Memorial Park on May 16th. There are details on the Village website at westmont.illinois.gov
- Spring Window Murals - Businesses can sign up to have their windows painted for spring. This can be accomplished by visiting westmontevents.com

Trustee Barker

- The next Environmental Improvement Committee meeting will be March 2, 2026.
- Electronics and More Recycling Event will be April 4, 2026 in front of Village Hall. Details are posted to the website.
- Details for the Dark Sky Grant Program have been released. Please visit the website to sign up.

- Residents can sign up through the Village website to receive up to 3 free seedlings on Arbor Day, April 24th, 2026.

PUBLIC HEARING: 2026 BOND ISSUANCE PUBLIC HEARING

Board to conduct a public hearing regarding the proposed issuance by the Village of Westmont not to exceed \$35,000,000.00 General Obligation Bonds (Alternate Revenue Source) to finance certain capital-related improvements in the Village.

- **The Mayor called the Public Hearing to order at 6:12pm.**
- Finance Director Altic was asked to go through the public hearing.
- This public hearing is being held pursuant to the requirements of Section 10 and 20 of the bond issue notification Act of the State of IL as amended otherwise known as BINA. The notice of this hearing was published on January 29th in a newspaper of general circulations within the Village.
- The proceeds of the bond will be issued to finance various capital related projects included but not limited to the new fire station, improvements to the water system of the Village and to pay for related bond issuance costs. Bonds will be issued by the Village in accordance with the provisions of section 15 of the Local Government Debt Reform Act of the State of Illinois as amended and shall constitute a general obligation of the Village Payable from ad delirium taxes.
- Residents, taxpayers, and other interested persons shall be given the opportunity to express their views for or against the purpose plan of financing the issuance of the bonds and the purpose of issuance of the bonds.
- The bonds will be used for the construction and replacement of the fire department headquarters on the south end of town, as well as fund a public works cold storage facility. The bonds also include a couple of water projects, such as water main replacements for the streets of North Park, Chicago Ave, and Willard Street. This will also go to cover some water plant rehabilitation improvements such as new pumps, generators, and system controller replacements.
- These bonds are being paid for from sales tax that's already in existence. This is the additional 1.5% non-home rule sales tax passed last year.
- The bond parameters are as follows: 20 year term and the Village will make an interest payment as early as possible to be able to save on the back end of some interest costs, which will save us \$650,000 in the back end of being able to pay a principal payment as early as we can with this future bond deal.
- Mayor Nero asked if there was anyone with written comments. There were none.
- Mayor Nero asked if there were any residents, taxpayers, or other interested parties present who would like to express their views for or against the proposed bonds. There were none.
- **Mayor Nero closed the Public Hearing at 6:17pm.**

ITEMS TO BE REMOVED FROM CONSENT AGENDA:

- No items to be removed from the consent agenda.

(1) CONSENT AGENDA [Omnibus Vote]:

Village Manager Gunther addressed the Board on this agenda item.

(A) VILLAGE BOARD MINUTES

Board Meeting Minutes

- Board to consider approving the Village Board Meeting held on **February 5, 2026**.

(B) FINANCE ORDINANCE

Finance Ordinance # 4

\$ 2,454,909.47

(C) PURCHASE ORDERS:

Meade, Inc.	\$ 121,200.00
DuPage Convention & Visitors Bureau	36,345.54
Baxter & Woodman Inc.	65,000.00
Safe Step LLC	100,000.00
Midwest 911 Inc.	28,265.75
Total of Purchase Orders	\$ 350,811.29

(D) TOTAL OF PURCHASE ORDER(S) AND FINANCE ORDINANCE(S): \$ 2,805,720.76

(E) COMMUNITY EVENTS

1. 2026 WESTMONT CRUISIN' NIGHTS & STREET FAIR

Board to consider an ordinance approving the following requests from the Westmont Special Events Corporation for their 2026 Cruisin' Nights and Street Fair events:

- a. Tent Permit Fee Waiver
- b. Live Amplified Sound Permit for event hours
- c. Street and Public Right of Way Closures

2. 2026 TASTE OF WESTMONT

Board to consider an ordinance approving the following requests from the Westmont Special Events Corporation for the 2026 Taste of Westmont event:

- a. Special Event Liquor License Fee Waiver
- b. Amusement License Fee Waiver
- c. Tent Permit Fee Waiver
- d. Live Amplified Sound Permit for event hours
- e. Street and Public Right of Way Closures

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

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

VOTE ON MOTION #1

Ayes: Barker, Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Parrilli

UNFINISHED BUSINESS - None

NEW BUSINESS

(2) MAYOR'S PLANNING & ZONING COMMISSION APPOINTMENT

Community Development Director Hennerfeind and Mr. Dan Charleston addressed the Village Board.

Motion by **Trustee Plowman** to consider a motion confirming the Mayor's appointment of Dan Charleston to the Planning & Zoning Commission.

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

VOTE ON MOTION #2

Ayes: Barker, Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Parrilli

(3) MAYOR'S POLICE PENSION TRUSTEE APPOINTMENT

Finance Director Altic addressed the Village Board

Motion by **Trustee Barker** to consider a motion confirming the Mayor's reappointment of John Saksa to the Police Pension Board of Trustees

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

VOTE ON MOTION #3

Ayes: Barker, Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Parrilli

(4) FMC NATATORIUM GRANT REQUEST - 2025 WORLD CUP

Assistant Village Manager Parker addressed the Village Board on this item.

Motion by **Trustee Liddle** to Board to consider a motion awarding a Hotel/Motel Grant in the amount of \$83,202.46 to the FMC Natatorium for the World Aquatic World Cup event.

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

VOTE ON MOTION #4

Ayes: Barker, Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Parrilli

(5-A) 306 N CASS AVE - MULTI-UNIT BUILDING - VARIOUS ZONING ENTITLEMENTS

Community Development Director Hennerfeind and Michael Gatto addressed the Village Board on this item.

Public Comment:

Laurel Rugen - Had concerns about the size of the development.

Bonnie Waymendon - concerned about setback accommodations.

Motion by **Trustee Barker** to amend Section 6B of the ordinance to require fencing and landscaping along the fenceline to be approved by the Community Development Director for this project located at 306 North Cass Avenue, Westmont, Illinois, 60559.

Seconded by **Trustee Scales** and the motion to amend passed.

VOTE ON MOTION #5-A

Ayes: Barker, Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Parrilli

(5-B) 306 N CASS AVE - MULTI-UNIT BUILDING - VARIOUS ZONING ENTITLEMENTS

Community Development Director Hennerfeind and Michael Gatto addressed the Village Board on this item.

Original motion as amended by **Trustee Barker** for the Board to consider an ordinance approving requests from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for the following:

1. Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot
2. Zoning Ordinance Variance to the minimum front yard setback in the R-General Residential District
3. Zoning Ordinance Variance to the minimum lot area per dwelling unit in the R-4 General Residential District
4. Zoning Ordinance Variance to the minimum outdoor open space in the R-4 General Residential District
5. Major Site Plan
6. Zoning Ordinance Map Amendment to rezone three (3) of the five (5) total parcels of the subject property from R-3 Single-Unit Residential District to R-4 General Residential District so that all parcels in the proposed development are uniformly zoned.

Seconded by **Trustee Scales** and the original motion as amended passed.

VOTE ON MOTION #5-B

Ayes: Barker, Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Parrilli

(6) ZONING ORDINANCE MAINTENANCE TEXT AMENDMENTS

Community Development Director Hennerfeind addressed the Village Board on this item.

Motion by **Trustee Liddle** to Board to consider an ordinance approving a request from the Village of Westmont regarding maintenance Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Code of Ordinances, for miscellaneous modifications to grammar and formatting, as well as amendments to definitions, use permissions, development standards, planning processes, and other zoning regulations.

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

VOTE ON MOTION #6

Ayes: Barker, Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Parrilli

(7) REGULATIONS FOR E-BIKES, E-SCOOTERS, AND OTHER E-MOTO DEVICES

Deputy Chief Thompson addressed the Village Board on this item.

Motion by **Trustee Guzzo** to Board to consider an ordinance amending Chapter 1 and Chapter 78 of the Westmont Code of Ordinances to adopt definitions and regulations for E-bikes, E-scooters, and other electric mobility devices.

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

VOTE ON MOTION #7

Ayes: Barker, Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Parrilli

(8) EXERCISE OF OPTION YEAR 2- CYCLIC PARKWAY TREE PRUNING

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

Motion by **Trustee Liddle** to Board to consider an ordinance authorizing the Village to exercise the second option year of the contract with Winkler Services, LLC for the Cyclic Parkway Tree Pruning Program.

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

VOTE ON MOTION #8

Ayes: Barker, Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Parrilli

(9) TELECOMMUNICATIONS TEXT AMENDMENT AND REDUCTION

Assistant Manager Parker and Finance Director Altic addressed the Village Board on this item.

Motion by **Trustee Plowman** to Board to consider an ordinance amending Chapters 74 and 77 of the Village Code of Ordinances to provide for a Simplified Municipal Telecommunications Tax and reduce the total tax.

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

VOTE ON MOTION #9

Ayes: Barker, Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Parrilli

(10) TELECOMMUNICATIONS TAX REDUCTION

Mayor Nero addressed the Village Board on this item.

Motion by **Trustee Plowman** to Board to consider an ordinance changing the Simplified Municipal Telecommunications Tax from 6% to 5%.

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

VOTE ON MOTION #10

Ayes: Barker, Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Parrilli

MISCELLANEOUS

- Trustee Guzzo announced that a fish fry will be held at Knights of Columbus starting (February 20th) from 5 pm - 8 pm that runs through Good Friday.

(11) ADJOURNMENT - 7:07 pm

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

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

VOTE ON MOTION #11

Ayes: Barker, Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Parrilli

MEETING ADJOURNED AT 7:07 P.M.

ATTEST:

APPROVED:

Amanda Szymiski, Village Clerk

Steven T. Nero, Mayor

Dated this 5th day of March, 2026



Village of Westmont

Purchase Order

PO Date: 2026-02-25

Page: 1 of: 1

Bill To:

INFORMATION TECHNOLOGY
 31 W QUINCY
 WESTMONT, IL 60559
 Email: it@westmont.il.gov
 Phone: 630-981-6240 EXT 2

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order #	26200488
------------------	-----------------

Vendor:

Omega Sign & Lighting, Inc.
 Yesco Chicago
 1401 W. Jeffrey Drive
 Addison, IL 60101

Ship To:

See Shipping Information Below

Vendor Number	Vendor Phone Number	Vendor Fax Number	Delivery Reference			
101137	630-237-4399					
Item#	Description/PartNo	QTY	UOM	Unit Price	Extended Price	
1	FDHQ Village Display Sign Replacement Removal and Replacement of Existing Sign Display - FD Building Project - Acquisition through Equalis Cooperative Purchasing # EG-0046422 GL Account: 8258282 - 55031 - 4EDV \$139,500.00 Ship To: INFORMATION TECHNOLOGY 31 W QUINCY WESTMONT, IL 60559 Email: it@westmont.il.gov Phone: 630-981-6240 EXT 2	1.0	EACH	\$139,500.00	\$139,500.00	

By: *Spencer Parker*
 Authorized Signature

PO Total	\$139,500.00
-----------------	---------------------

*All vendors must comply with applicable regulations of the Illinois Department of Human Rights.

*This order is exempt from Federal Excise Tax under title 25 USCA, and from Illinois Sales Use and Service Taxes. E9997-4320-07.

*Acceptance of this Purchase Order constitutes agreement by vendor that any action arising out of this Agreement may be commenced only in the State or Federal courts located in DuPage County and/or the Northern District of Illinois. The prevailing party shall have their attorney's fees and court costs paid by the losing party.

*The Village of Westmont will process all bills in accordance with the Illinois Government Prompt Payment Act 50 ILCS 505.



PROPOSAL

260197-01

Date: 02/18/2026

Expires: 03/20/2026

Drawing Numbers:

Project: Westmont Fire Dept
6015 S Cass Avenue
Westmont, IL 60559

Client: Village of Westmont
31 W Quincy Street
Westmont, IL 60559

Contact: Glen Liljeberg 630-981-6241

We are pleased to offer this proposal for the following project at the above location. Thank You

Project Description:	Item Total:
1: Survey Labor and material for technical site survey	\$450.00
2: Removal of the following: Remove existing sign display saving Main ID Section and bring to shop. Properly dispose of Digital display leaving brick columns intact and cap off electrical. Brick columns to be broken down by others.	\$139,500.00
3: Install the following signage: Furnish and install Qty: (1) new double face display with Watchfire digital display mounted between brick columns as per approved drawing specifications. Display to be installed approximately 500 ft to the other side of the parking lot Customer to provide ethernet and electrical for us to connect Main ID : Paint existing sign cabinet Furnish and install Qty: (2) new polycarbonate faces Furnish and install new LED lamps LED's to carry: 5-year manufacturers replacement warranty 1-year Omega labor warranty. Watchfire display mounted below Main ID Option 1 - Watchfire 6MM Double Side 5'-5" x 8'-3" 240 X 384 Matrix Ignite OPx (cloud-based) Software & Communication Web Based Software Training 5 year parts warranty 1 year labor warranty	

Salesperson: Sam Menna

Buyer _____ Seller _____



PROPOSAL

260197-01

Date: 02/18/2026

Expires: 03/20/2026

Drawing Numbers:

Project: Westmont Fire Dept
6015 S Cass Avenue
Westmont, IL 60559

Client: Village of Westmont
31 W Quincy Street
Westmont, IL 60559

Contact: Glen Liljeberg 630-981-6241

Based on normal work hours

ALTERNATE DEDUCT

Option 2 - Watchfire 8MM

Double Side

5'-5" x 8'-3"

180 x 288 Matrix

Ignite OPx (cloud-based) Software & Communication

Web Based Software Training

5 year parts warranty

1 year labor warranty

DEDUCT \$7,730.00 from 6mm pricing

ALTERNATE DEDUCT

Option 3 - Watchfire 10MM

Double Side

5'-5" x 8'-3"

150 x 240 Matrix

Ignite OPx (cloud-based) Software & Communication

Web Based Software Training

5 year parts warranty

1 year labor warranty

DEDUCT \$13,880.00 from 6mm pricing

4: Permit/Engineering/Procurement

Permits, procurements and engineering to be billed additional to the contract

5. Samples

Live samples or prototypes are to be billed additional to the contract

Salesperson: Sam Menna

Buyer _____ Seller _____



PROPOSAL

260197-01

Date: 02/18/2026

Expires: 03/20/2026

Drawing Numbers:

Project: Westmont Fire Dept
6015 S Cass Avenue
Westmont, IL 60559

Client: Village of Westmont
31 W Quincy Street
Westmont, IL 60559

Contact: Glen Liljeberg 630-981-6241

Deposit Rate: 50%
Deposit: \$69,975.00

Subtotal: \$139,950.00

Total: \$139,950.00

Notes: Prices are based on available information given at the time and are subject to change.

Exclusions: Sign permits, structural engineering, traffic control equipment and permits are not included in the above quotations and if required shall be invoiced on a time and material basis. If this project exceeds normal mobilizations due to unforeseen circumstances or the job site is unprepared for installation, then Omega will be assessing additional mobilization charges. Design & Planning and Certified Payroll fees are billed additional to the contract. Electrical services to the proposed sign(s), unless specifically quoted above, is assumed to be existing or provided by others.

Terms: 50% advanced deposit with balance due upon completion of project.

By signing or otherwise confirming this work with Omega Sign & Lighting Inc., you're accepting the terms in this order and our standard terms and conditions found on our website at <https://www.omegasignchicago.com/terms-conditions>

Salesperson: Sam Menna

Buyer's Acceptance _____ Title _____ Date _____

Seller's Acceptance _____ Title _____ Date _____



VILLAGE OF WESTMONT

Westmont Fire Dept 6015 S Cass Avenue Westmont, IL 60559

Description:

1: Survey

Labor and material for technical site survey

2: Removal of the following:

Remove existing sign display saving Main ID Section and bring to shop. Properly dispose of Digital display and cutting brick columns at grade and cap off electrical.

3: Install the following signage:

Furnish and install Qty: (1) new double face display with Watchfire digital display. - mounted between brick columns as per approved drawing specifications. Display to be installed approximately 500 ft to the other side of the parking lot Customer to provide ethernet and electrical for us to connect

Main ID : Paint existing sign cabinet

Furnish and install Qty: (2) new polycarbonate faces

Furnish and install new LED lamps

LED's to carry: 5-year manufacturers replacement warranty

1-year Omega labor warranty.

Watchfire display mounted below Main ID

Watchfire 8MM

Double Side

5'-5" x 8'-3"

4: Permit/Engineering/Procurement

Permits, procurements and engineering to be billed additional to the contract

5. Samples

Live samples or prototypes are to be billed additional to the contract

EXISTING LOCATION

PROPOSED LOCATION



OMEGA
Sign & Lighting Inc.
630.237.4397
OMEGASIGNCHICAGO.COM

**Westmont
Fire Dept**

6015 S Cass Avenue
Westmont, IL 60559

Date 02/20/26

Acct. Executive R.Leodoro

Sheet # 001

Revision Number Date

1 00/00/00

2

3

4

5

6

Drawn By D.Townson

****For Design Intent Only****
SQC # 260197-02

PERMIT INFO

Sign Sq. Ft.

No. of Lamps/LEDs

Total Wattage

No. of Power Supplies

Total Amperage

Ext. 20 Amp Toggle
Switch w/Rubber Boot

Signature _____

Cust. Approval _____ Date _____

Signature _____

Landlord Approval _____ Date _____

This Document, and the information contained, is the property of Omega Sign & Lighting Inc. (the Company). By receipt of this Document, the holder agrees not to distribute to any other entities, nor reproduce this Document and the information contained, without the prior written approval by the Company. The Customer agrees that Omega Sign & Lighting Inc. will fabricate signs as per the above rendering(s) and Customer agrees to all charges to fabricate sign(s) including permit & procurement fees & storage fees. The colors depicted in the rendering(s) are not an exact color match that will appear in the sign(s) construction, and exact color swatches can be provided only at the Customer's request.

630.237.4397
OMEGASIGNCHICAGO.COM

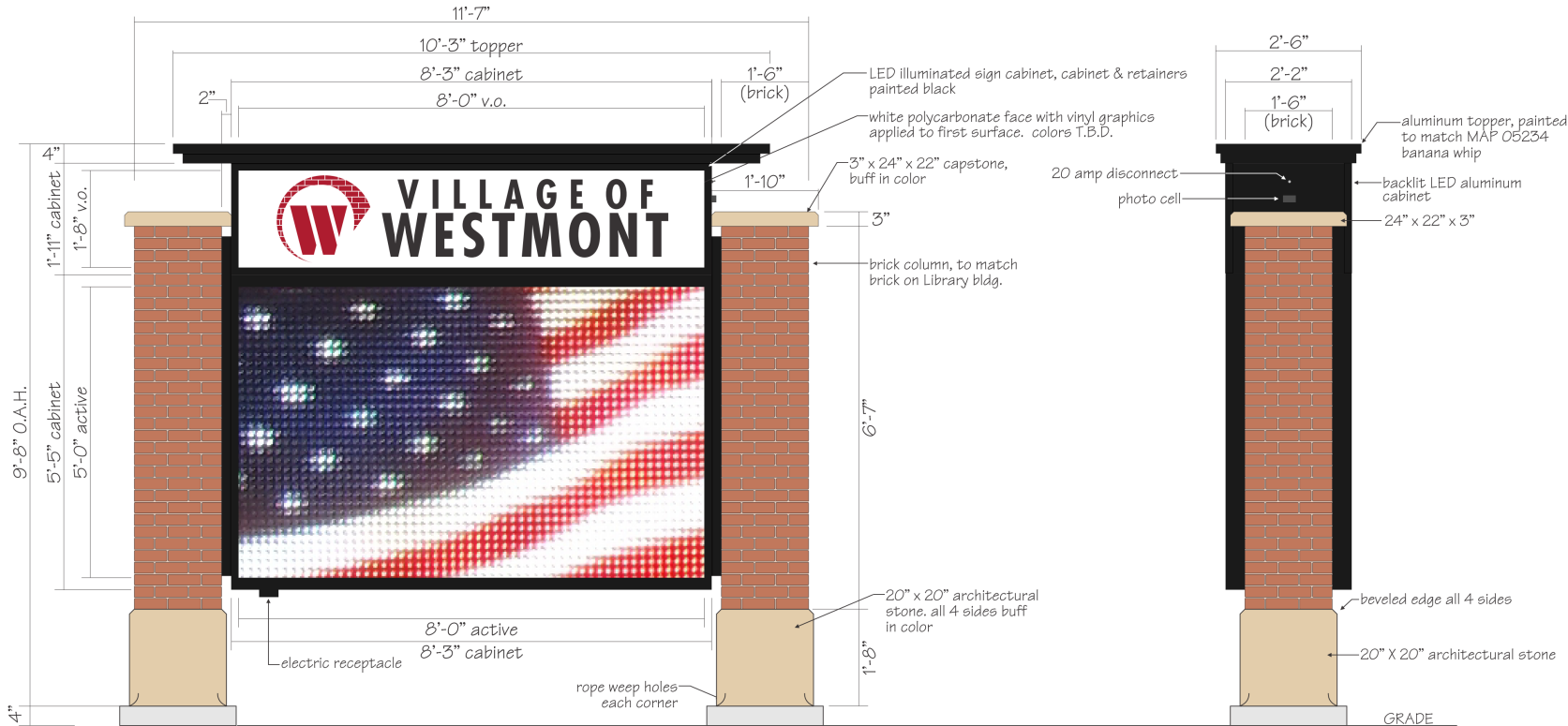


ELECTRICAL NOTES

Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.

Each Sign Must Have:

1. A minimum of One(1) dedicated 120V 20A circuit.
2. Junction box installed within Six(6) feet of Sign.
3. Three Wire: Line, Ground, and Neutral.



5FT SETBACK FROM SIDEWALK



Quantity: 1 Double Face Monument
 Overall Height: 9'-5"
 Overall Width: 11'-7"
 Cabinet: 1'-11" x 8'-3"
 Overall Cabinet Depth: 2'-2"
 Total Sq. Ft.: 44.7
 Notes: ESTIMATED PER SIDE
 (2B) pcs Quik Mod 2 5700K (PL-QM@-WN150-P)
 (1) pcs Energizer Series Universal GOW (P-OHOGO-12-EC)
 Load: 36.4 %
 Modules: 2B.0
 Watts: 21.8 of 60.0
 PS: Energizer Series Universal 60W

Quantity: 2
 Overall Cab. Height: 5'-5"
 Overall Cab. Width: 8'-3"
 Active: 5'-0" x 8'-0"
 Overall Sign Depth: 8in,
 Total Sq. Ft.: 44.7
 Type: 8mm 180 x 288 RGB LED Matrix Display
 Ignite OFx (cloud-based)
 Software & Communication
 Web Based Software Training
 5 year parts warranty
 1 year labor warranty.
 Notes: Filler Panel as required



**Westmont
 Fire Dept**

6015 S Cass Avenue
 Westmont, IL 60559

Date	02/20/26
Acct. Executive	R.Leodoro
Sheet #	002
Revision Number	Date
1	00/00/00
2	
3	
4	
5	
6	

Drawn By D.Townson

****For Design Intent Only****
 SQC # 260197-02

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Signature	month/yy
Cust. Approval	Date
Signature	month/yy
Landlord Approval	Date

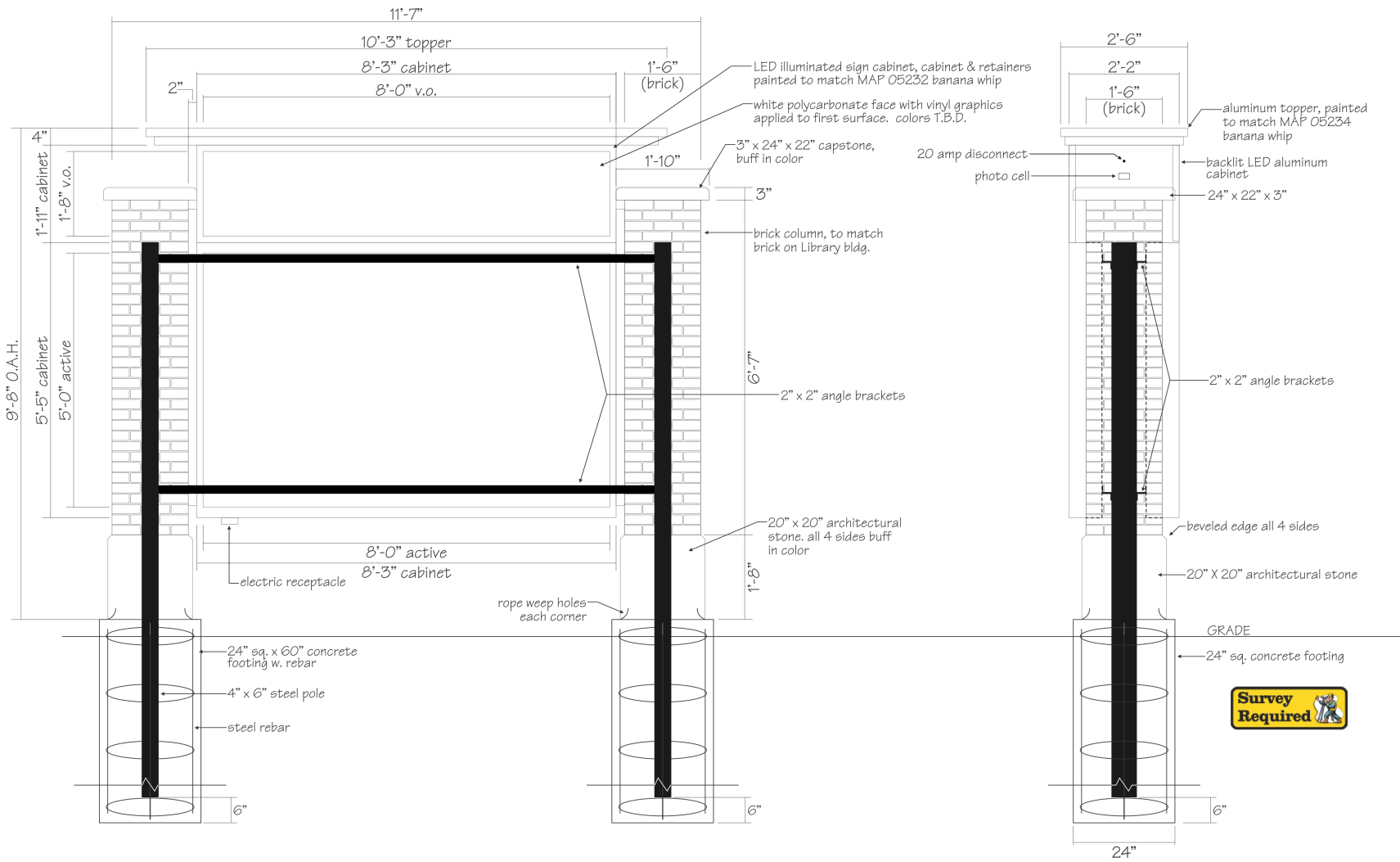
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630.237.4397
 OMEGASIGNCHICAGO.COM



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 2. Junction box installed within Six(6) feet of Sign.
 3. Three Wire: Line, Ground, and Neutral.



**Westmont
Fire Dept**
6015 S Cass Avenue
Westmont, IL 60559

Date	02/20/26
Acct. Executive	R.Leodoro
Sheet #	003
Revision Number	Date
1	00/00/00
2	
3	
4	
5	
6	
Drawn By	D.Townson

****For Design Intent Only****
SQC # 260197-02

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Signature	_____ Date
Cust. Approval	_____ Date
Signature	_____ Date
Landlord Approval	_____ Date



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630.237.4397
OMEGASIGNCHICAGO.COM



ELECTRICAL NOTES
Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.

- Each Sign Must Have:**
1. A minimum of One(1) dedicated 120V 20A circuit.
 2. Junction box installed within Six(6) feet of Sign.
 3. Three Wire: Line, Ground, and Neutral.

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

**IN THE MATTER OF THE PETITION FOR ANNEXATION OF CERTAIN
PROPERTY TO THE VILLAGE OF WESTMONT PARK DISTRICT**

PETITION FOR ANNEXATION

The undersigned Petitioner(s) present to the Board of Park Commissioners of the Village of Westmont Park District their Petition for Annexation, and state as follows:

- (1) That they are each the owner(s) of the property set opposite their respective names located in Dupage County, Illinois, to-wit:

NAME AND ADDRESS:

(Type or Print) Name: GEORGE WELSON

Signature: *George Welson*

(Type or Print) Address: 4105 N. LINCOLN ST, WESTMONT

(Type or Print) Name: SANDY WONG

Signature: *Sandy Wong*

(Type or Print) Address: 4105 N LINCOLN ST, WESTMONT

LEGAL DESCRIPTION:

- (2) The property does not exceed twenty (20) acres.
- (3) The above-described property is ^{contiguous} contiguous to the corporate boundaries of the Village of Westmont Park District, and is qualified by the Statues of the State of Illinois to be annexed to the Westmont Park District pursuant to Ch. 105, S 3-1
- (4) The undersigned constitute a majority of the legal voters residing in a majority of the legal property owners of record within the territory proposed to be annexed to the District.

(5) There is attached to this Petition, and incorporated herein by reference, an accurate Plat which sets forth the exact and particular location of the above-described premises.

WHEREFORE, the undersigned Petitioner(s) pray that the BOARD OF COMMISSIONERS OF THE WESTMONT PARK DISTRICT annex to the Park District the property hereinbefore described.

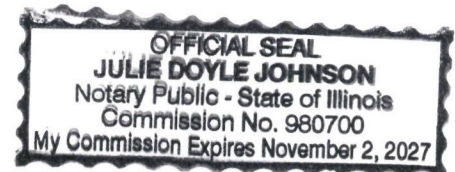
WITNESS our hands this date: January 7, 2026.

Patricia Winters
Patricia Winters

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 7th DAY OF January, 2026

Julie Doyle Johnson
Notary Public



STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

**IN THE MATTER OF THE PETITION FOR ANNEXATION
OF CERTAIN PROPERTY TO THE
VILLAGE OF WESTMONT, DuPAGE COUNTY, ILLINOIS**

TO: THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF WESTMONT
DuPAGE COUNTY, ILLINOIS

The undersigned Petitioner(s) hereby present to the President and Board of Trustees of the Village of Westmont its/their/his/her Petition for annexation and states as follows:

(1) That the Petitioner(s) is/are the Owners(s) of record of the real estate located in the County of DuPage, Illinois, described as follows:

4105 N. LINCOLN ST, WESTMONT

(2) That the aforescribed property is contiguous to the existing boundaries of the Village of Westmont

(3) That said property is not within the corporate limits of any municipality

(4) That Petitioner(s) are electors residing on said property unless otherwise stated.

WHEREFORE, the undersigned Petitioner(s) requests annexation of said property into the Village of Westmont.

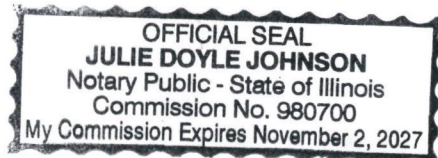
DATED this 7th day of JANUARY, 20 26.

[Signature]

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 7th DAY OF January, 20 26

[Signature]
Notary Public



PLAT OF ANNEXATION TO THE VILLAGE OF WESTMONT

LOT 26 IN BLOCK "C" IN FIRST ADDITION TO LIBERTY PARK, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT, 1.75 ACRES DEEDED TO JOHN W. DIXON BY DEED RECORDED AS DOCUMENT NUMBER 118531, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1925, AS DOCUMENT NUMBER 204461, IN DUPAGE COUNTY, ILLINOIS,

PROPERTY ADDRESS: 4105 LINCOLN STREET, WESTMONT, IL 60559
PIN: 09-04-222-003

AND ALSO THAT PORTION OF LINCOLN STREET ADJACENT TO AND CONTIGUOUS WITH THE ABOVE DESCRIBED PROPERTY.

CONTAINS 10,800 SQ. FT. OR 0.25 ACRES

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

WE, GEORGE WELSON AND SANDY WONG, ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND ANNEXED AS SHOWN ON THE PLAT HEREON DRAWN.

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED AS PLAT OF ANNEXATION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME.

DATED THIS 7th DAY OF January, 2026.

G. Welson

OWNERS SIGNATURE

Sandy Wong

OWNERS SIGNATURE

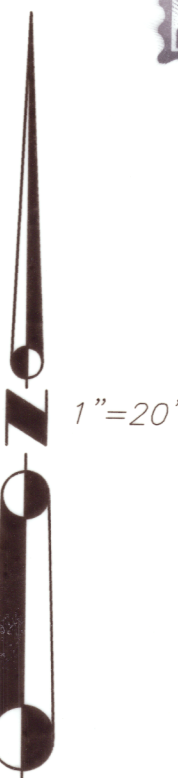
NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

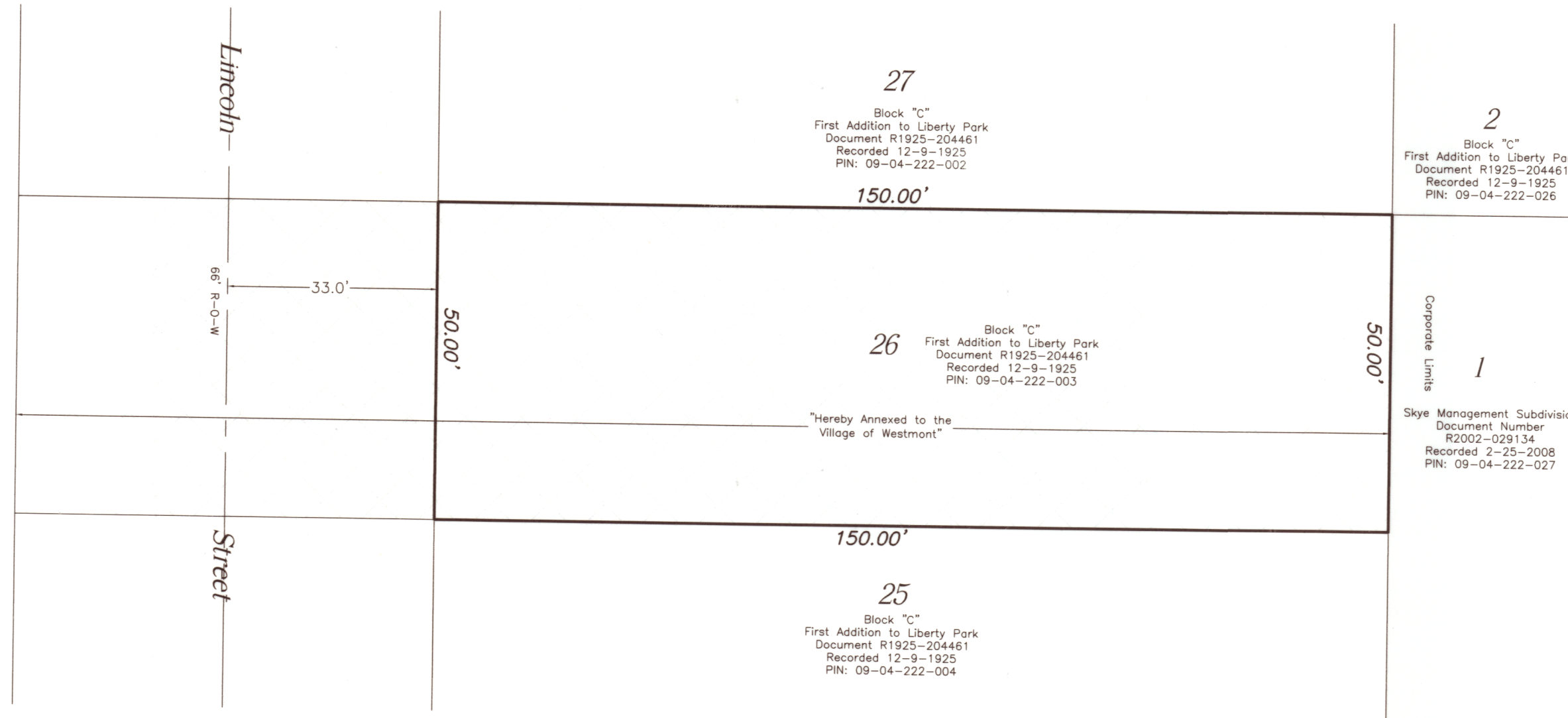
I, Julie Doyle Johnson, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT GEORGE WELSON AND SAND WONG WHO ARE PERSONALLY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED IN THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENT FOR THE USES AND PURPOSES THEREIN SET FORTH AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID PERSONS.

GIVEN MY HAND AND NOTARIAL SEAL THIS 7th DAY OF January, 2026

Julie Doyle Johnson
NOTARY PUBLIC



- ====LEGEND====
- Boundary of property to be annexed
 - Indicates existing corporate limits
 - Indicates area to be annexed
 - R-O-W Right-of-Way



VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THE ANNEXED PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE A PART OF THE VILLAGE OF WESTMONT, ILLINOIS, ORDINANCE _____ ADOPTED BY THE MAYOR AND BOARD OF TRUSTEES OF SAID VILLAGE ON THE _____ DAY OF _____ A.D. 202 .

VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF WESTMONT, ILLINOIS

BY: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY ILLINOIS, THIS _____ DAY OF _____ A.D. 202 AT _____ O'CLOCK M.

BY: _____
COUNTY RECORDER

STATE OF ILLINOIS)
)SS
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT I, LESLIE AARON DOOGS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833 HAVE PREPARED THIS PLAT OF ANNEXATION FROM OFFICIAL RECORDS OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE PROPERTY TO BE ANNEXED TO THE VILLAGE OF WESTMONT.

DATED AT DEKALB, ILLINOIS THIS 14TH DAY OF NOVEMBER, 2025.

L. A. Doogs

LESLIE AARON DOOGS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2026



JADE Hanna Surveyors
155 N 3rd Street
DeKalb, IL 60115
(815) 756-2189
Info@Hannasurveyors.com
License No. 184006622

FOR: GEORGE WELSON
JOB NO. 18013



**Village of Westmont
COMMUNITY DEVELOPMENT**

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250
westmont.illinois.gov | 630-981-6200

February 17, 2026

NOTICE OF ANNEXATION

VIA CERTIFIED MAIL

<p>TO: Tom Chlystek, Highway Commissioner Kevin Szczerba, Trustee Michelle Moreno, Trustee Karol Sole, Trustee Richard Friel, Trustee</p>	<p>Kim Savage, Township Supervisor Mandy Roudebush, Township Clerk</p>
--	--

All at the following address:
Downers Grove Township
4340 Prince Street
Downers Grove, IL 60515

YOU ARE HEREBY NOTIFIED that the Village of Westmont has initiated a petition for voluntary annexation of the property described below which is contiguous to the Village of Westmont. The petition seeks annexation pursuant to 65 ILCS 5/7-1-13, *et seq.* of the Illinois Municipal Code. The Village of Westmont Board of Trustees will vote on whether to approve this petition for annexation at its Legal Meeting scheduled for **March 05, 2026** at 6:00PM at Village Hall, 31 West Quincy Avenue, Westmont, Illinois.

The property subject to annexation is described as follows:

Parcel Identification Number (PIN): 09-04-222-003
Common Address: 4105 North Lincoln Street, Westmont, IL 60559

Legal Description:

LOT 26 IN BLOCK "C" IN THE FIRST ADDITION TO LIBERTY PARK, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION FOUR(4), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE ELEVEN (11); EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT ONE AND SEVENTY FIVE HUNDREDS (1.75) ACRES DEEDED TO JOHN W. DIXON BY DEED RECORDED AS DOCUMENT NO. 118531), ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 9, 1925, AS DOCUMENT NO. 204461, IN DUPAGE COUNTY, ILLINOIS,
AND ALSO THAT PORTION OF LINCOLN STREET ADJACENT TO AND CONTIGUOUS WITH THE ABOVE DESCRIBED PROPERTY.

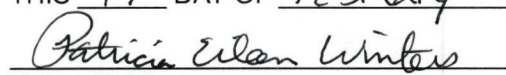


Scott Williams, Senior Planner

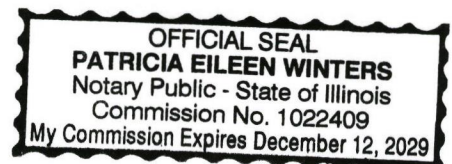
2/17/26

Date

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 17th DAY OF February, 20 26


Notary Public





**Village of Westmont
COMMUNITY DEVELOPMENT**

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250
westmont.illinois.gov | 630-981-6200

February 17, 2026

NOTICE OF ANNEXATION

TO: George Welson and Sandy Wong
4105 N. Lincoln St.
Westmont, IL 60559

YOU ARE HEREBY NOTIFIED that the Village of Westmont has initiated a petition for voluntary annexation of the property described below which is contiguous to the Village of Westmont. The petition seeks annexation pursuant to 65 ILCS 5/7-1-13, *et seq.* of the Illinois Municipal Code. The Village of Westmont Board of Trustees will vote on whether to approve this petition for annexation at its Legal Meeting scheduled for **March 05, 2026** at 6:00PM at Village Hall, 31 West Quincy Avenue, Westmont, Illinois.

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Scott Williams, Senior Planner

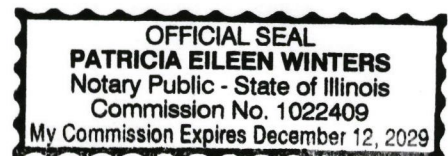
2/17/26

Date

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 17th DAY OF February, 2026


Notary Public



OFFICIAL SEAL
PATRICIA EILEEN WINTERS
Notary Public - State of Illinois
Commission No. 1002809
My Commission Expires December 31, 2011



**Village of Westmont
COMMUNITY DEVELOPMENT**

31 West Quincy Street, Westmont, Illinois 60559

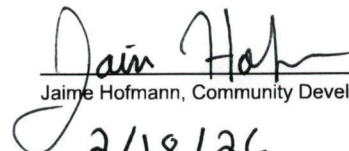
cd@westmont.il.gov | 630-981-6250
westmont.illinois.gov | 630-981-6200

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

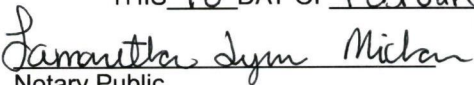
I, Jaime Hofmann, Community Development Specialist for the Village of Westmont, being first duly sworn under oath, deposes and states under oath that I caused notices of annexation to be served upon the entities and individuals listed in Exhibit A attached hereto, by mailing true and correct copies of the same, by Certified Mail, return receipt requested, postage prepaid, on **February 17, 2026**, as required by 65 ILCS 5/7-1-1.

RE: 4105 North Lincoln Street, Westmont, IL 60559



Jaime Hofmann, Community Development Specialist
2/18/26

Date

SUBSCRIBED TO BEFORE ME
THIS 18 DAY OF February, 2026


Samantha Lynn Michon
Notary Public





**Village of Westmont
COMMUNITY DEVELOPMENT**

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250
westmont.illinois.gov | 630-981-6200

EXHIBIT A

DOWNERS GROVE TOWNSHIP

Tom Chlystek, Highway Commissioner
Kevin Szczerba, Trustee
Michelle Moreno, Trustee
Karol Sole, Trustee
Richard Friel, Trustee
Kim Savage, Township Supervisor
Mandy Roudebush, Township Clerk

All at the following address:

4340 Prince Street
Downers Grove, IL 60515

PROPERTY OWNER(S)

George Welson and Sandy Wong
4105 N. Lincoln Street
Westmont, IL 60559



VILLAGE OF WESTMONT
Board of Trustees Memorandum
March 5, 2026

Item for Board of Trustees Consideration:

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 the following:

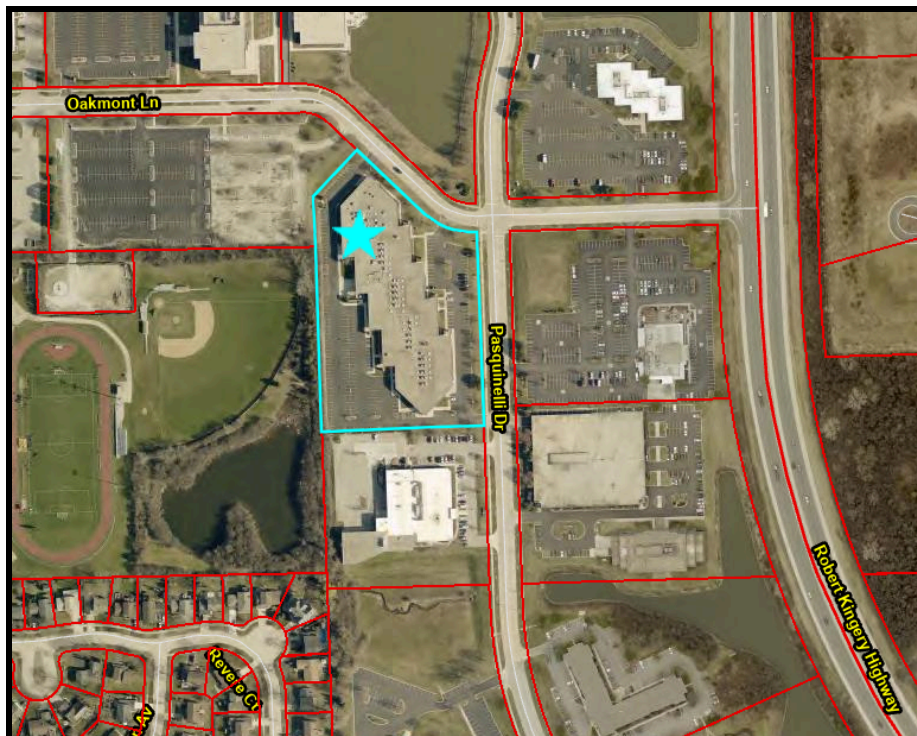
1. Special Use Permit to operate a Health and Fitness Service business (golf simulator business) in the O/R Office/Research District

Planning & Zoning Commission 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 (5-0-1-1; one absence, one vacancy).

I. BACKGROUND OF ITEM

- A. Location: 777 Oakmont Lane, Suite 50 is located at the southwest corner of Pasquinelli Drive and Oakmont Lane. The subject unit is on the northwest side of the building, adjacent to a parking lot and the Westmont High School. The subject property is about 5.3 acres in area, and is improved with a single-story multi-tenant office building.



Aerial Map - 777 Oakmont Lane, Suite 50 (source: DuPage County Parcel Viewer)



Zoning Map - 777 Oakmont Lane, Suite 50

B. Zoning Designations:

SUBJECT PROPERTY	O/R Office/Research District
NORTH	O/R Office/Research District
SOUTH	O/R Office/Research District
EAST	O/R Office/Research District & O/R Office/Research/Planned Development District
WEST	O/R Office/Research & R-3 Single-Unit Residential Districts (Westmont High School)

C. Neighborhood Characteristics

The lot is located in the Oakmont Centre Unit V Resubdivision, which was recorded in 1985. It is located in the northeast corner of the Village, in the largest office park in Westmont. Both Oakmont Lane and Pasquinelli Drive are primarily improved with multi-story multi-tenant office buildings, but there are some commercial uses like a daycare center at the end of Oakmont Lane and Pappadeaux Seafood Kitchen directly across Pasquinelli Drive from the subject property. Beyond this office corridor is the Westmont High School and a mix of residential neighborhoods such as Oakwood (detached houses), Tartan Lakes (semi-detached houses), and the Mayslake Village (multi-unit residential).

777 Oakmont Lane, Suite 50 (view from parking lot)



II. PETITIONER REQUEST:

The petitioner has requested a Special Use Permit to operate Tee Box, an electronic golf simulator health and fitness service establishment, in the O/R Office/Research District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is O/R Office/Research District, which is intended to provide for a wide range of office uses and low-impact commercial activities. The Comprehensive Plan designates the future land use in this area as Light Industrial/Business Park. The future land use of this office corridor “...should consist of office and business uses, ranging from multi-story buildings found in the Pasquinelli Drive Office Park to more industrial type uses at Ty Warner Industrial Park...”

B. Entitlement Request

The petitioner has provided a project narrative and supporting documentation for the following request, including the necessary responses to the Special Use Standards. Any corresponding standards for entitlement approval consideration can be referenced in item V(B) below.

- **Special Use Permit to operate a health and fitness service in the O/R Office/Research District.**

Chapter 95, Section 6.01 requires that all health and fitness services obtain a Special Use Permit in the O/R District to assess impacts like traffic, activities, number of employees, and operating hours.

The petitioner describes the Tee Box business model as a members-only indoor golf and training facility with fitness components. The business is proposed to be available 24 hours a day, 7 days a week to allow their members to access the facility on their own time. All members are required to book a tee time to use the simulators with reservations being available for one (1) or two (2) hour blocks. Each member may bring up to three (3) guests with them. With five (5) simulators, a maximum of 20 people can use the facility at a time. In addition to the five (5) bays, there will be a central putting green, bathrooms and locker rooms, cold plunges, and a sauna. There will also be a dedicated gym space complete with treadmills, weights, and similar equipment.

Tee Box's business model requires only one (1) employee on-site. While present, the employee will perform coaching and training services, as well as scheduled maintenance. The employee would typically be present from 9:00 a.m. to 5:00 p.m., but may occasionally work from 1:00 p.m. to 9:00 p.m. to interact with members during the evening hours. When no employees are present, the subject unit will be surveilled by both interior and exterior cameras around the clock. There will also be panic button systems throughout the facility that alert the petitioners in case immediate responses are necessary.

The facility will always be locked, requiring members to be granted access through a secure digital key fob or mobile app credential. These measures, in conjunction with the remote monitoring system, give the petitioners the ability to control the number of individuals using the facility. It is anticipated that their peak hours will be on weekdays from 7:00 a.m. to 9:00 a.m. and 5:00 p.m. to 7:00 p.m.

Members will be allowed to bring in their own food and beverages, or purchase them from vending machines within the unit. There will also be a small kitchen area with a microwave available for the members. However, no alcoholic beverages will be sold on-site, nor will members be allowed to bring their own alcoholic beverages inside.

Chapter 95, Section 9.02 requires 2.5 parking spaces per 1,000 square feet for health and fitness

services (consumer services). This is the same parking requirement for business or professional offices. Since this is an office building, at least 201 parking spaces must be provided. The subject property has about 245 parking spaces, which exceeds the minimum requirement by 44 spaces.

The use must be considered to the Special Use standards, which are listed below:

Special Use Permit Review and Approval Criteria (Sec. 14.04(H)):

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is consistent with and in substantial compliance with all village ordinances and regulations and that the applicant has presented evidence to support each of the following conclusions:

- (1) That the proposed use or activity is expressly authorized in this zoning ordinance as a special use;*
- (2) That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;*
- (3) That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity;*
- (4) That approval of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;*
- (5) That the proposed special use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure and community services; and*
- (6) That the proposed special use complies with all applicable regulations of this zoning ordinance except as expressly approved in accordance with the procedures of this zoning ordinance.*

IV. SUMMARY

The petitioner has requested a Special Use Permit to operate Tee Box, a health and fitness service (golf simulator business), in the O/R Office/Research District. The request complies with both the requirements of the Zoning Ordinance and the recommendations from the Comprehensive Plan, and is subject to the standards of Special Use Permit approval.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on January 22, 2026.
- B. Code References: Chapter 95, Sections 6.01; 14.04

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the January 22, 2026 Westmont Suburban Life.
2. Findings of Fact
3. Petitioner Attachments received January 12, 2026 (Edited for VB):
 - a. Planning & Zoning Development Application, with responses to the Special Use Standards
 - b. Project Narrative
 - c. Proposed Floor Plans
 - d. Sample Floor Plan (sample from Utah location)
 - e. Signed Letter of Intent
 - f. ALTA/ACSM Land Title Survey

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 777 OAKMONT LANE
2299950

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

Shaw Media certifies that it is the publisher of the Westmont Suburban Life. The Westmont Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Westmont, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 01/22/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on 22nd day of January, A.D. 2026

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$101.18

PUBLIC NOTICE
LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION NOTICE OF PUBLICATION
NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, February 11, 2026 at 6:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559. The purpose of the hearing is to consider a request from 21 Handicap LLC, d/b/a Tee Box (Partitioner), and Quail Ridge Executive Illinois Realty LP (Owner) for the property at 777 Oakmont Lane, Suite 50, Westmont, Illinois, 60559, for the following:
1. Special Use Permit to operate a Health and Fitness Service business (golf simulator business) in the Q/R Office/Research District. PIN: 06-35-304-004
More Common Location: 777 Oakmont Lane, Suite 50, Westmont, Illinois, 60559
Village Code(s) Applicable: Chapter 95, Sections 6.01: 14.04
Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 8:00 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. All interested persons in attendance will be allowed to express their views.
WESTMONT PLANNING AND ZONING COMMISSION
Doug Carmichael,
Chairperson
(Published in Westmont Suburban Life Jan. 22, 2026) 2299950

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF FEBRUARY 11, 2026

PZC 002-2026: 21 Handicap LLC, d/b/a Tee Box, 777 Oakmont Lane, Suite 50, Westmont, Illinois 60559

Request for a special use to allow a Health and Fitness consumer service business (indoor golf simulator facility with related fitness facilities) in the O/R Office-Research District.

CRITERIA NO. 1: That the proposed use or activity is expressly authorized in this zoning ordinance as a special use.

FINDINGS OF FACT: Article VI – Principal Uses, Table VI-1, of the Westmont Zoning Ordinance specifically authorizes the operation of a “Health and Fitness Service”, within the category of Consumer Services, as a special use in the O/R Office Research District. Article VI, Section 6.04(B)(d) describes the types of services that constitute a “Health and Fitness Service,” and the Petitioner’s proposed indoor gold simulator facility with related fitness facilities qualifies as a “Health and Fitness Service” that is eligible to apply for a special use.

CRITERIA NO. 2: That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

FINDINGS OF FACT: The proposed facility will promote and enhance skill-based athletic performance and related health and fitness of its members. The facility will not sell or allow alcohol on the premises, it will not sell food, and it is geared towards families with children and those interested in training, fitness, and a healthier lifestyle. This location will draw members from existing office and business uses in the immediate O/R Office-Research District, from the nearby residential neighborhoods, and from nearby Westmont High School. This proposed facility is in the public interest and convenience as it promotes the health and fitness of its members, which will benefit the general welfare of the community.

CRITERIA NO. 3: That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

FINDINGS OF FACT: The proposed use will be a low volume, lawful use that will be conducted completely indoors in an existing tenant space. No alcohol consumption will be allowed on the property, and no food sales will occur. The proposed use is not expected to generate adverse noise, odors, light, traffic, or parking concerns. Entry into the facility will be secure and limited to members and their guests. The facility will have internal and exterior video surveillance for security purposes. The proposed use will promote the health and well-being of its members, and the proposed use is not expected to be detrimental to the health, safety, or

general welfare of people living or working in the area or be harmful to surrounding property values.

CRITERIA NO. 4: That approval of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

FINDINGS OF FACT: Surrounding properties are fully-developed, and this use will occur within an existing tenant space of a multi-tenant office building. As a result, allowing this use will not impede the development or redevelopment of surrounding properties.

CRITERIA NO. 5: That the proposed special use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure and community services.

FINDINGS OF FACT: The proposed use will occur within an existing tenant space of a multi-tenant office building, and this tenant space is currently served by adequate utilities, access roads, parking, drainage, and other necessary facilities. This proposed use is not expected to place any strain on community services such as police, fire, or public works, and this proposed use is not expected to unduly burden existing utility facilities, stormwater facilities, or other facilities.

CRITERIA NO. 6: That the proposed special use complies with all applicable regulations of this zoning ordinance except as expressly approved in accordance with the procedures of this zoning ordinance.

FINDINGS OF FACT: The proposed use meets all requirements for a special use permit in the O/R Office-Research District, and the existing building in which this use seeks to locate complies with all necessary setback regulations, off-street parking regulations, and other relevant regulations of the Zoning Ordinance.

PZC Case Number (office use only):	PZC 002-2026
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Petitioner

Petitioner Name:	Dominic Woodard	Property Owner Name:	Quail Ridge Executive Illinois Realty LP
Petitioner Address:		Owner Address:	730 Quail Ridge Drive
City, State and Zip		City, State and Zip:	Westmont, IL 60559
Phone:		Phone:	1 630 734 9460
Email:		Email:	victoria.vrtjak@cushwake.com

Subject Property

Property Address (Subject Property):				777 Oakmont Lane, Suite #50, Westmont IL 60559			
Property Identification Number(s) PIN(s):				06-35-304-004			
Lot Width	577.21'	Lot Depth	399.83'	Lot Area:		Lot Acreage:	5.30
Current Zoning:		O/R		Current Use:		Commercial Office Building	
Description of Request/Project Title:				Tee Box is a golf training franchise focused on player development and youth. This is a member only facility which has a gym area, golf simulators, turf area, putting green, and lounge area which creates a community feel for all members.			
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format):				<p>PARCEL 1: LOT 1 IN OAKMONT CENTER UNIT V, BEING A RESUBDIVISION OF LOT 1 IN OAKMONT CENTRE UNIT 111, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID UNIT V RECORDED JUNE 14, 1985 AS DOCUMENT R85-46166, IN DUPAGE COUNTY, ILLINOIS.</p> <p>PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY EASEMENT AGREEMENT FROM AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 21, 1981 AND KNOWN AS TRUST NUMBER 4622 TO THE MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 8, 1985 KNOWN AS TRUST NUMBER 85-024-617, DATED JUNE 17, 1985 AND RECORDED JUNE 19, 1985 AS DOCUMENT R85-47907, INGRESS AND EGRESS OVER A 43 FOOT STRIP OF LOT 2 IN OAKMONT CENTRE UNIT V AS SHOWN ON THE PLAT OF SURVEY, IN DUPAGE COUNTY, ILUNOIS.</p>			
<i>Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.</i>							

Signature(s)

By signing below, the Petitioner certifies that all of the above statements in this Application and statements on any documents or drawings submitted with this Application are true and correct to the best of my (our) information and belief.

BY SIGNING BELOW, THE PROPERTY OWNER (1) GRANTS PERMISSION TO THE PETITIONER (IF DIFFERENT THAN THE PROPERTY OWNER) TO SUBMIT THIS APPLICATION AND TO SEEK THE ZONING AND DEVELOPMENT APPROVALS CONTAINED IN THE APPLICATION FOR THE PROPERTY, AND (2) AGREES TO BE BOUND BY AND TO COMPLY WITH ANY CONDITIONS ESTABLISHED BY THE VILLAGE FOR THE DEVELOPMENT/USE OF THE PROPERTY.

By signing below, the petitioner and property owner acknowledge that the **Application fees are non-refundable** and that submitting this form is not a guarantee that the requests will appear before the Planning and Zoning Commission or Village Board. The petitioner and property owner further acknowledge that all items to be considered by the Planning and Zoning Commission shall receive technical reviews by Village Staff or consultants, as deemed appropriate by the zoning administrator, before being considered by the Planning and Zoning Commission.

PETITIONER SIGNATURE:

21 Handicap LLC, Dominic Woodard, manager

Dominic Woodard

Jan 12, 2026

Print Name of **Petitioner**

Signature of **Petitioner** and Date

OWNER SIGNATURE

(if different than the petitioner):

Victoria Vrtjak as agent for
Quail Ridge Executive Illinois Realty LP

Victoria Vrtjak as agent for Quail Ridge Executive Illinois Realty LP

1/12/2026

Print Name of **Property Owner**

Signature of **Property Owner** and Date



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250
westmont.illinois.gov | 630-981-6200

PZC Case Number (office use only):	PZC 002-2026
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Application for Special Use Permit

Certain uses may be necessary or desirable to allow in a zoning district, but the use may have a unique, special, or unusual impact on the use and enjoyment of neighboring properties or public facilities. The special use process is designed to allow these unique uses to operate in an appropriate location and/or explain how potential impacts will be mitigated.

Proposed Special Use Project Details

State the scope of the work and indicate the specific special use you are requesting. Attach business plans, diagrams, drawings or other information as may be useful to the Planning and Zoning Commission and Village Board of Trustees in understanding your special use request. You must indicate the specific sections of the Zoning Ordinance for which the special use is sought. Please consult Village staff for confirmation.

We are requesting the special use permit for our business which is classified as "Health and Fitness" to be within this O/R district. Article VI Principal Uses | Sec. 6.01 Allowed Uses

Scope of work includes:

We are not an "open to public" facility. This is a members only training facility that operates very similar to a gym. We operate 24/7 and have an on-site golf coach/trainer (40 hours a week). No Food, Beverage, or Alcohol Service: The absence of any food, beverage, or alcohol service fundamentally distinguishes this facility from recreational entertainment venues
The facility is centered around skill-based athletic performance.

Special Use Standards

The Village of Westmont is obligated to make specific findings of fact for all special use applications according to the Village's Zoning Ordinance and Illinois State Statutes. **Applicants are REQUIRED to submit written evidence and/or analysis of the standards for special use permits below. Additionally, applicants are strongly encouraged to review the standards for special use permits in preparation for their case during the Planning and Zoning Commission public hearing.** A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the Planning and Zoning Commission and approval of the Board of Trustees¹:

1. That the proposed use or activity is expressly authorized in this zoning ordinance as a special use.

Yes, our business is classified as "Health and Fitness" and fits within this zone which is classified as O/R district if a special use permit is obtained.

Article VI Principal Uses | Sec. 6.01 Allowed Uses

¹ Standards for Special Use Permits pursuant to Chapter 95 - Zoning, Sec. 14.04(H) Review and Approval Criteria

2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

This business is built on development and community. The audience is families with young children who want to invest into training / working out for a better and healthier style of life. This is a club that is involved with local high schools and community events to attract the youth and high income individuals.

3. That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to the property values or improvements in the vicinity.

This will not be an issue as this business is generally low traffic, does not include and food or alcoholic beverage sale and is a high cost membership attracting high income consumers. We focus on health and training with a coach/trainer also on-site.

4. That approval of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

It will not. There are already similar businesses in this area such as physical therapy and general health and wellness. This is a low traffic business with high cost membership cost attracting high income consumers who are respectful. Although golf simulators are generally entertainment, this is not.

5. That the proposed special use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure and community services.

Yes, all of these items are up to our needs. Parking is a non issue and access roads works to our advantage being very quick off main roads. Infrastructure and plumbing all meets franchisor requirements.

6. That the proposed special use complies with all applicable regulations of the zoning ordinance except as expressly approved in accordance with the procedures of the zoning ordinance.

All business functions comply with the O/R district zoning regulations.

If there are special conditions and/or supplemental regulations, please write the condition/regulation (with the code section and number) and response in the box below.

Franchisor requires 1 backlit sign on the exterior of the building which is not currently allowed by the landlord. We are in discussions to resolve this. No other special conditions

Cover Letter

21 Handicap LLC [REDACTED]

Date: 1/12/2026

To: City of Westmont Planning & Zoning Commission

Please accept this letter and the enclosed materials as a formal request for a Special Use Permit to operate a **Tee Box** franchise at the property located at 777 Oakmont Lane Suite 50, Westmont, IL 60559.

Project Overview & Proposed Use

Tee Box is a premier indoor golf training and practice facility that utilizes state-of-the-art simulator technology. Our mission is to provide a high-quality, accessible environment for golfers to improve their game through data-driven practice and professional-grade equipment. This is a member only facility that focuses on families with young active children as well older golfers trying to improve their game and relies on community to thrive which is why we believe in Westmont. Every Tee Box location includes Trackman golf simulators, gym equipment, putting green, lounge area, bathrooms/locker rooms. No food or alcoholic beverages will be sold in the facility as this is more health and fitness focused rather than recreational.

General Operations & Staffing

The facility is designed as a streamlined, tech-forward operation. Unlike traditional retail or high-traffic businesses, Tee Box operates with a minimal physical footprint:

- **Hours of Operation:** To accommodate the diverse schedules of our members, the facility will be accessible **24 hours a day, 7 days a week**.
 - Peak hours vary but usually 7-9am and 5-7pm on weekdays. Weekends can have average traffic throughout the day.
- **Staffing:** Due to our automated entry systems and remote monitoring, the facility requires only **one (1) employee** on-site during peak hours or for scheduled maintenance and coaching/training. The hours the employee is on-site will vary slightly so that the employee gets face-to-face with different members but 9am-5pm generally and maybe twice per week the hours will be 1pm - 9pm for more exposure.
- **Capacity:** Every member is required to book a tee time for an hour or two-hour block and can bring 3 other guests with them so 4 people total per single reservation. The number of simulators in the facility maxes the number of members that can book time slots. In our case, with 5 simulators, there can only be 5 members in the facility at one time and up to 3 other people with each of them if they choose, so 20 total people at once is the current max outside of private events which will be infrequent (once a quarter at most).

- **Operational Flow:** Access is managed via a secure membership portal, ensuring that the number of individuals in the facility at any given time remains low and controlled. Security and Safety Protocols To ensure a safe environment for our members and the surrounding community during all hours of operation, the following security measures will be implemented:
- **Security:** Controlled Access: The facility always remains locked. Members gain entry via a secure, individual digital key-fob or mobile app credential.
 - 24/7 Surveillance: High-definition interior and exterior cameras monitor the premises around the clock.
 - Remote Monitoring: Ownership maintains real-time visibility of the facility, and emergency "panic button" systems are integrated into the layout to ensure immediate response if required where my business partner Luke or I will be notified.
- **Food and Drink:** Members will be allowed to bring in their own food and beverages, however the facility will not allow any alcoholic beverages on-site. **No BYOB or alcoholic beverages for sale.** We plan on also having vending machines on-site for food and a small kitchen area for microwaveable food.

Entitlements Sought The applicant is seeking the following entitlements to allow for the successful operation of this business:

1. A Special Use Permit to allow for "Health and Fitness" in an Office/Research district.

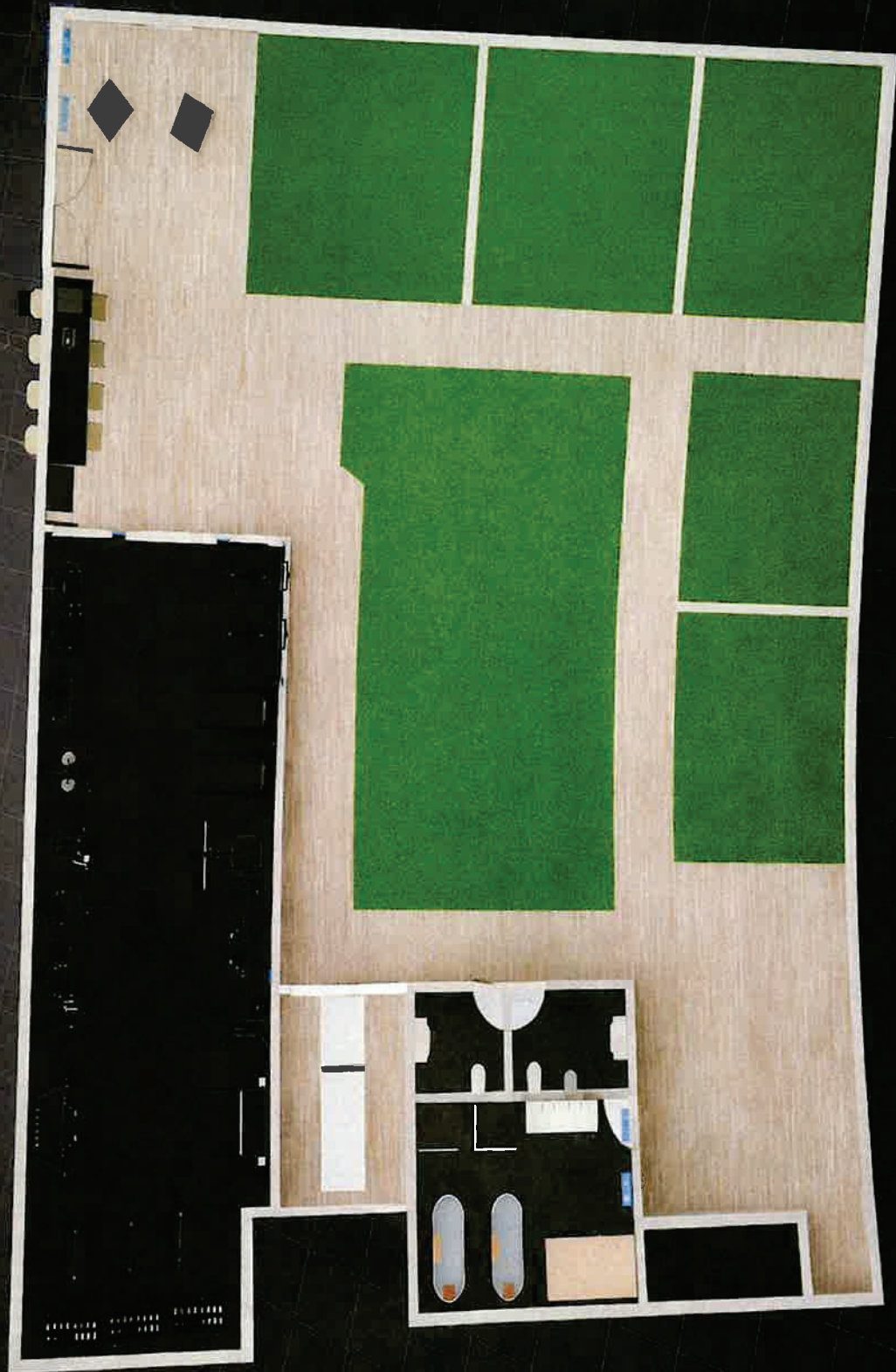
We believe that Tee Box will be a quiet, low-impact, and valuable addition to the Westmont business community, providing a modern recreational outlet for residents.

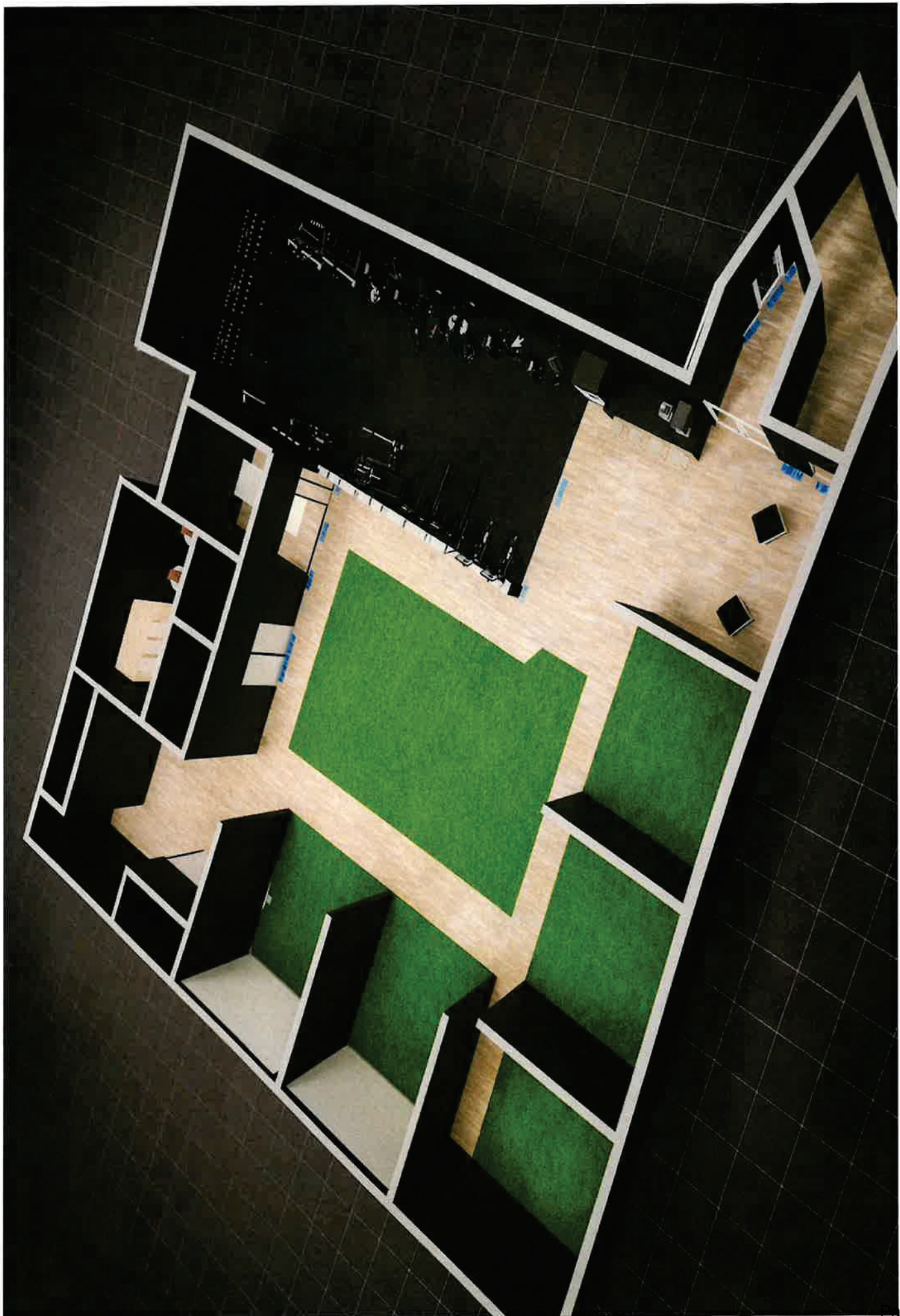
Thank you for your time and consideration of this application. I am available at your convenience to answer any questions or provide further clarification.

Sincerely,

Dominic Woodard,

Dominic Woodard, 21 Handicap LLC Owner/Operator



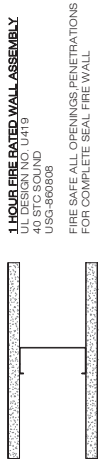


WALL TYPES

- EXISTING WALLS TO REMAIN
- NEW 6" METAL STUDS W/ 5/8" GYPSUM BOARD (TYPE X) EACH SIDE EXTEND TO ROOF DECK. COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
- NEW 3-5/8" METAL STUDS, 5/8" GYPSUM BOARD (TYPE X) EACH SIDE, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
- ALTERNATE: 1" BATT INSULATION, EXTEND TO DECK PROVIDE COORD. MECHANICAL SOUND BOOTS
- NEW 3-5/8" METAL STUDS W/ 5/8" GYPSUM BOARD (TYPE X) EACH SIDE, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
- NEW 3-5/8" 25 GAUGE METAL STUDS @ W/ 5/8" GYPSUM BOARD (TYPE X) (1) SIDE, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
- NEW 1-HOUR FIRE RATED WALL, 6" 16 GA. METAL STUD AT 16" O.C. MAX LIMITING HEIGHT 30'-5". SEE FIRE RATED WALL ASSEMBLY.
- NEW 4'-0" HIGH PARTITION WALL, 3-5/8" OR 6" 25 GAUGE METAL STUDS @ 24" O.C. W/ 5/8" GYPSUM BOARD (TYPE X) ON BOTH SIDES OF WALL WITH 1" BATT INSULATION. COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).

GENERAL CONTRACTOR SHALL CHALK-LINE ALL NEW WALLS FOR ARCHITECTS APPROVAL. PRIOR TO ANY NEW CONSTRUCTION, VERIFY ALL BUILD-OUT MEETS TENANT REQUIREMENTS

FIRE RATED WALL ASSEMBLY



FIRE SAFE ALL OPENINGS PENETRATIONS FOR COMPLETE SEAL FIRE WALL

(1) LAYERS 5/8" GYPSUM BOARD (TYPE X)
 6" 25 GA. METAL STUDS @ 24" O.C.
 (1) LAYERS 5/8" GYPSUM BOARD (TYPE X)
 FACE LAYER JOINTS FINISHED



SAMUEL J. BRADY ARCHITECTS

200 E. South Temple
 Suite 160
 Salt Lake City, Utah 84111
 (801) 595-1792
 www.sambbrady.com

FOR CONTRACTOR APPROVAL OF CONSTRUCTION, VERIFY ALL BUILD-OUT MEETS TENANT REQUIREMENTS. ACTUAL SITE DIMENSIONS COULD VARY.

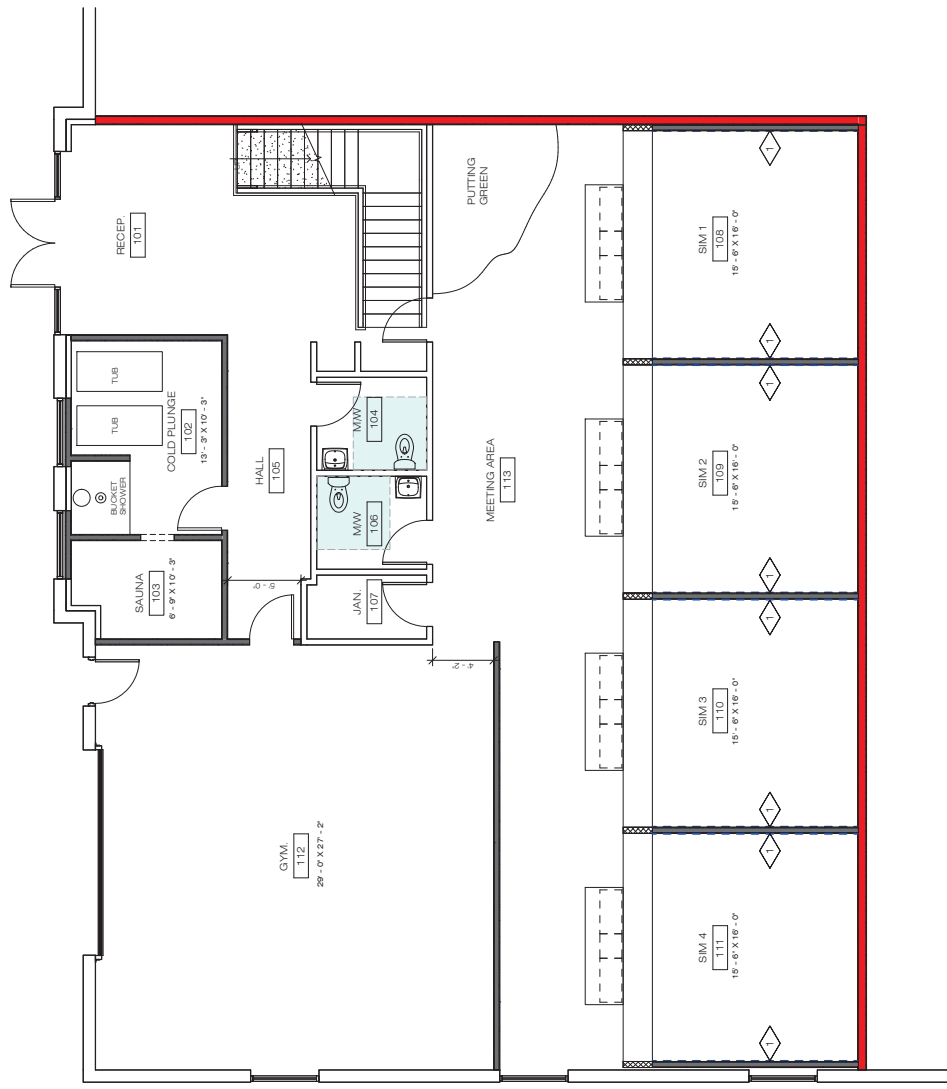
SPANISH FORK, UTAH



FIRST FLOOR FLOOR PLAN

SCALE: 1/4" = 1'-0"
 JANUARY 10, 2025
 24497607

A1.1



KEY NOTES
 1 PROVIDE TRACKMAN INDOOR GOLF ACOUSTICAL SIDE PANELS.



January 12, 2026



CBRE, Inc.
Advisory &
Transaction Services

700 Commerce Dr
Suite 200
Oak Brook, IL 60523

Luke Zajkowski
The Tee Box

www.cbre.com

Re: Request for Proposal (“RFP”)

Dear Luke:

On behalf of Ownership please find the following terms and conditions for The Tee Box (“Tenant”), to lease office space at Executive Place I:

1. Lease Commencement:	May 1, 2026						
2. Building:	Executive Place I 777 Oakmont Lane Westmont, IL 60559						
3. Special Use Permit:	21 Handicap LLC can move forward with the special case permit being pulled from the City of Westmont						
4. Premises:	Approximately 5,513 Rentable Square Feet (“RSF”) in Suite 50						
5. Lease Term:	Five (5) years, five (5) months						
6. Lease Rate:	Upon Lease Commencement, Tenant’s Lease Rate shall be \$14.00 NNN per RSF with \$0.50 per RSF annual escalations.						
7. Monthly Rental Credit:	<i>Gross Rental Abatement:</i> In lieu of five (5) months Gross Rental Abatement, Tenant shall receive a Monthly Rental Credit of \$693.01 throughout the Lease Term. <i>Tenant Improvement Allowance:</i> In lieu of a \$25.00 per RSF Tenant Improvement Allowance, Tenant shall receive a Monthly Rental Credit of \$2,120.38 throughout the Lease Term. Total Rental Credit: \$2,813.40						
8. Real Estate Taxes and Operating Expenses:	Tenant shall be responsible for their pro rata share of Real Estate Taxes and Operating Expenses. <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="text-align: center;">Real Estate Taxes</th> <th style="text-align: center;">Operating Expenses</th> </tr> </thead> <tbody> <tr> <td>2025 (est.)</td> <td style="text-align: center;">\$1.41</td> <td style="text-align: center;">\$4.20</td> </tr> </tbody> </table>		Real Estate Taxes	Operating Expenses	2025 (est.)	\$1.41	\$4.20
	Real Estate Taxes	Operating Expenses					
2025 (est.)	\$1.41	\$4.20					
9. Janitorial Services:	Tenant shall be responsible for Janitorial Services within the Premises. Landlord shall maintain all Building exterior and						

	Building common areas as part of Operating Expenses.
10. HVAC:	The Tenant has control over rooftop HVAC units that service the Premises and can control their hours of operation. Tenant shall be separately metered and billed for HVAC.
11. Signage:	Building standard suite entry and Building directory Signage shall be provided.
12. Hours of Operation:	Tenant shall control their hours of operation.
13. Electricity:	Tenant shall be separately metered and billed by ComEd for lights and outlet usage.
14. Parking:	The Building has a parking ratio of approximately 3.3 per 1,000 RSF on a first come, first serve basis.
15. Restoration of Premises:	Tenant will leave the Premises in "as-is" broom clean condition. Tenant will have no obligation to remove its Tenant Improvements at the end of the Lease Term unless designated by Landlord at the time of installation. Tenant shall remove all Tenant cabling.
16. Security Deposit:	To be determined upon review of Tenant financials.
17. Agency Disclosure:	Tenant acknowledges that it has been informed orally, at the time the Agent obtained personal and financial information, or provided specific assistance, and by this written disclosure that: (1) CBRE, Inc., working through its salespeople, is acting on behalf of the Owner, and (2) information given to the Agent by Tenant, may be disclosed to the Owner.

This proposal can be withdrawn for any reason without notice. If the terms of this proposal are acceptable, please sign below and fax a copy to me so that I can have the lease prepared for your review.

This proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.

AGREED AND ACCEPTED this 12 day of January , 2026

By: Luke Zajkowski

Title: VP, Sales

Thank you.

For more information

Adam Lawler

First Vice President
+1 630 368 2610
adam.lawler@cbre.com

Jeff Mann

Senior Vice President
+1 630 573 7076
jeffrey.mann@cbre.com

Explore our latest data, insights, and solutions to understand, and anticipate, and influence how we will work in the future.

www.cbre.com/thewayforward

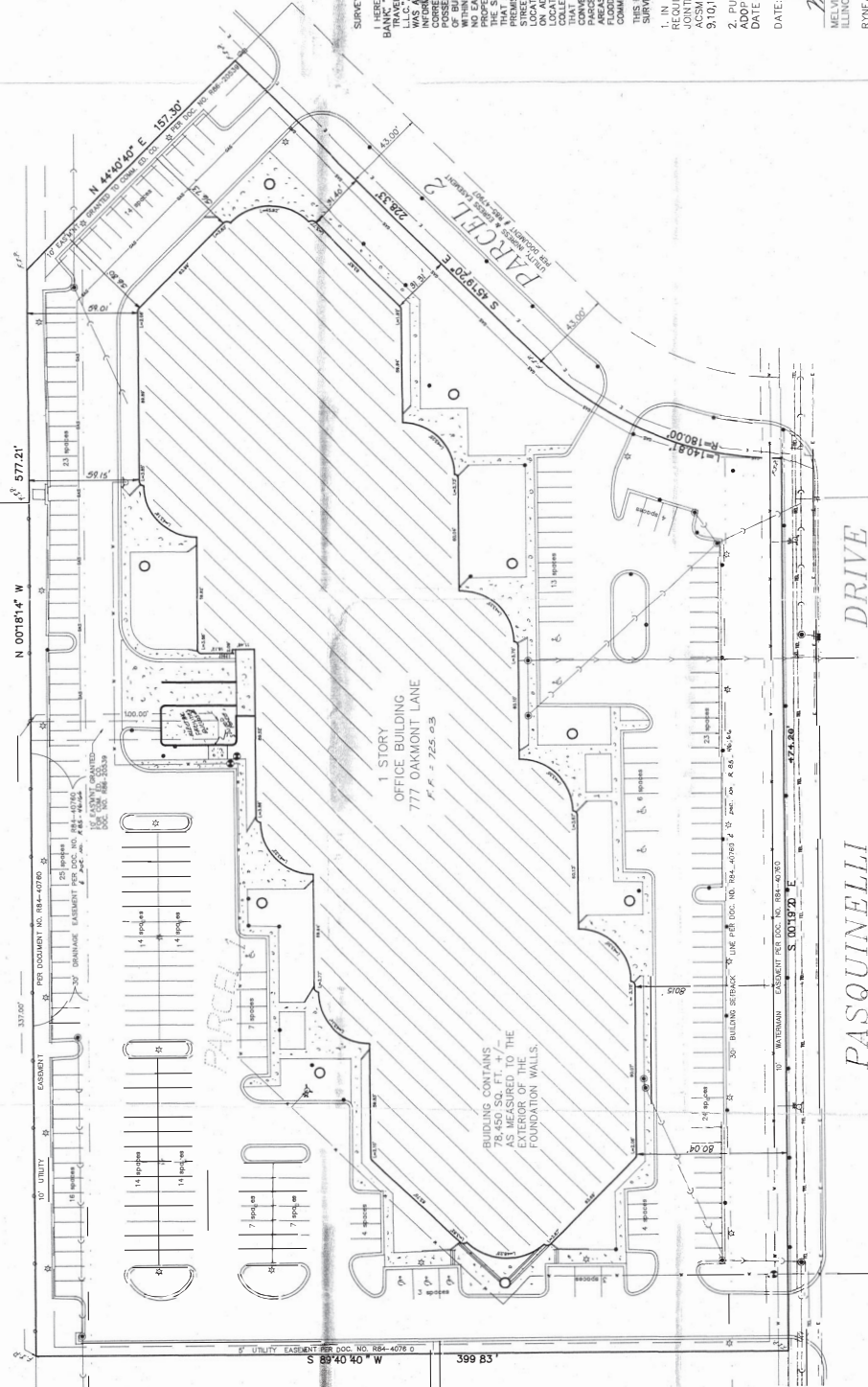
CBRE

CBRE ©2023 All Rights Reserved. All information included in this proposal pertaining to CBRE—including but not limited to its operations, employees, technology and clients—are proprietary and confidential, and are supplied with the understanding that they will be held in confidence and not disclosed to third parties without the prior written consent of CBRE. This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

ALTA/ACSM LAND TITLE SURVEY

PARCEL 1:
 LOT 1 IN OAKMONT CENTRE UNIT V, BEING A RESUBDIVISION OF LOT 1 IN OAKMONT CENTRE UNIT 111,
 BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH,
 RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID UNIT V,
 RECORDED JUNE 14, 1985 AS DOCUMENT 885-46165, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
 EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY EASEMENT AGREEMENT FROM
 AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED
 OCTOBER 21, 1981 AND KNOWN AS TRUST NUMBER 4622 TO THE MIDWEST BANK AND TRUST
 COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 11, 1982 AND KNOWN AS
 TRUST NUMBER 85-1024-877, DATED JUNE 17, 1985 AND RECORDED JUNE 19, 1985 AS
 DOCUMENT 85-1024-877, FOR INGRESS AND EGRESS OVER A 4.3 FOOT STRIP OF LOT 2 IN
 OAKMONT CENTRE UNIT V AS SHOWN ON THE PLAT OF SAID SURVEY, IN DUPAGE COUNTY, ILLINOIS.



PASQUINELLI

DRIVE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO "COMMONWEALTH LAND TITLE INSURANCE CO.", "FLEET BANK", "BANKERS REAL ESTATE VENTURE, L.P.", "1ST EXECUTIVE PLACE, L.L.C.", "NEW YORK LAND SERVICES, INC.", "THE MIDWEST BANK AND TRUST COMPANY", "COASTAL COMMUNITIES", "MIDWESTERN SHIPING", "THE IRON AGE CORP.", THAT THE TITLE LINES AND LINES OF LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARIES OF THE PARCELS AND ARE THE SAME AS PROPERTY APPEARING FROM A CAREFUL PERSONAL INSPECTION OF THE SAME DUTY SERVICES REQUIRED FOR THE "PREPARATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADDITIONAL PUBLIC UTILITIES OR THROUGH THE LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND, THAT THE SURVEY SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE, THAT ANY EGRESS OR INGRESS ON THE PARCELS, AND THAT THE PARCELS DESCRIBED HEREIN DO NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 110220-00039".
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE
 1. IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL" SURVEYING ESTABLISHED AND ADOPTED BY THE ACSM IN 1992, AND INCLUDES ITEMS 3.4, 6.7, 7.5, 8.1, 9.10, 11.1, 13 OF TABLE A THEREOF, AND
 2. PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A "SUBURBAN" SURVEY.

DATE: 10 OCTOBER 1997

Melvin A. Hummel
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1763
 RYNEAR AND SON, INC.
 PROFESSIONAL LAND SURVEYORS
 595 BUTTWOOD CIRCLE
 NAPERVILLE, ILLINOIS 60540
 (630) 355-9889 FAX (630) 355-5362





VILLAGE OF WESTMONT
Board of Trustees Memorandum
March 5, 2026

Item for Board of Trustees Consideration:

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 the following:

1. Zoning Map Amendment to rezone the property from the O/R Office/Research District to the M Manufacturing District.

Planning & Zoning Commission Recommendation:

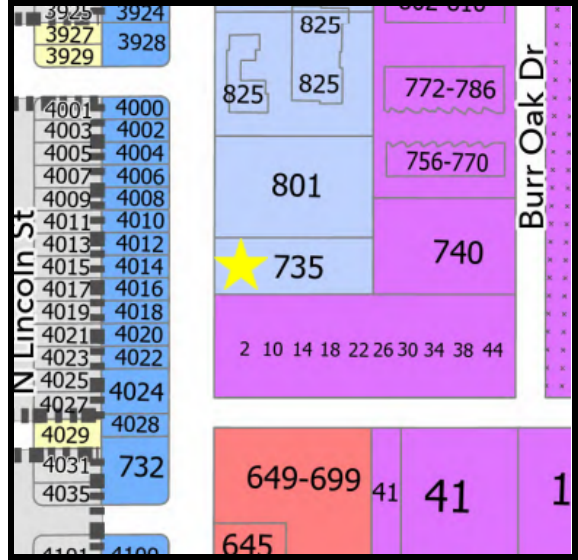
The Planning & Zoning Commission held a public hearing on the map amendment request at their regular meeting on February 11, 2026. The commission recommended approval of the request (4-1-1-1, one absence, one vacancy). The dissenting commissioner raised concerns regarding the intensity of land uses allowed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

I. BACKGROUND OF ITEM

- A. Location: 735 North Cass Avenue is located north of the intersection of Cass Avenue and Plaza Drive. The subject property is improved with a single-story 14,640 square foot building on approximately 1.01 acres of land. Historically, the building has operated with a single tenant, comprising office space in the front and a flexible storage area in the rear. Dair Employee Benefits System, an office user, was the last known tenant.



Aerial Map - 735 North Cass Avenue (source: DuPage County Parcel Viewer)



Zoning Map - 735 North Cass Avenue

- B. Zoning Designations:
- | | |
|-------------------------|--|
| SUBJECT PROPERTY | O/R Office/Research District |
| NORTH | O/R Office/Research District |
| SOUTH | M Manufacturing District |
| EAST | M Manufacturing District |
| WEST | O/R-1 Limited Office/Research District |

C. Neighborhood Characteristics:
 The lot is located in the Oakwood Industrial Plaza Unit 2 Subdivision, which was recorded in 1972. It is located along the east side of North Cass Avenue, just north of Plaza Drive. This area is surrounded by various uses including manufacturing uses directly east and south, a medical office to the north, and office and nonconforming single-unit homes to the west.



Street View - 735 North Cass Avenue (source: Google Street View)

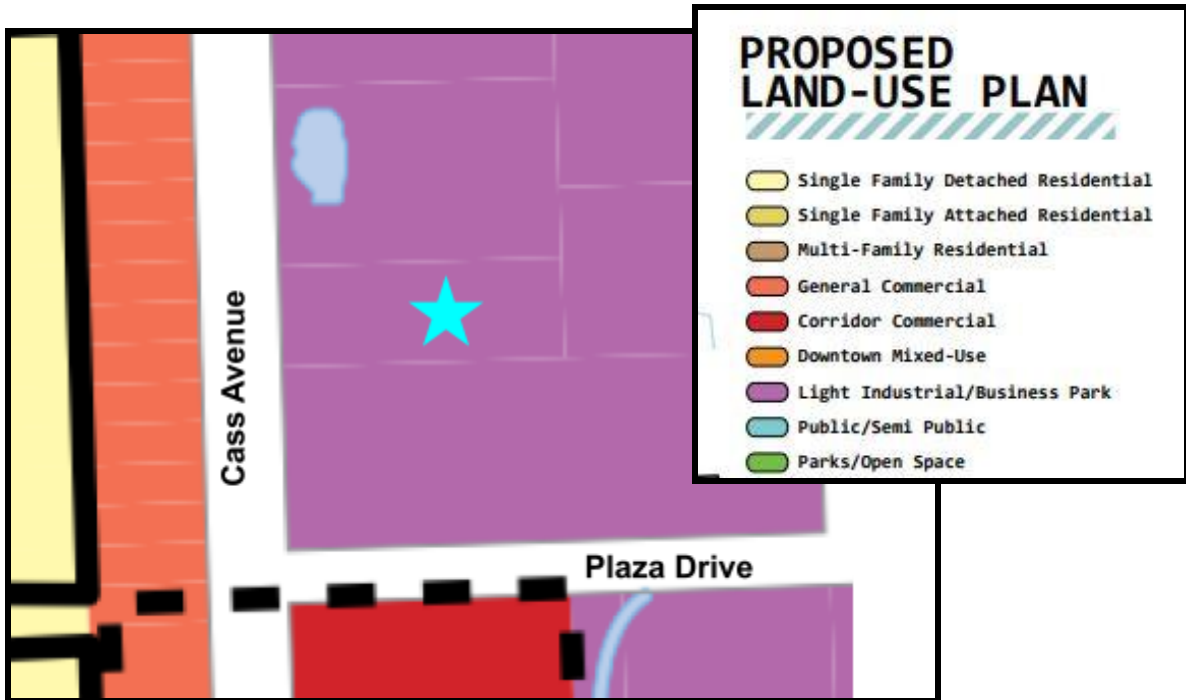
II. **PETITIONER REQUEST:**
 The petitioner has requested a Zoning Map Amendment to rezone the subject property from the O/R Office/Research District to the M Manufacturing District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is O/R Office/Research District, which is intended to provide for a wide range of office uses and low-impact commercial activities. The O/R district does allow for select manufacturing accessory uses with Special Use Permit approval (Ch. 95, Sec. 7.19). However, this approval is conditional upon there being no substantial building alterations to support the accessory use. Alterations such as the addition of overhead doors, loading docks, etc., would not be allowed.

The Comprehensive Plan designates the future land use in this area as Light Industrial/Business Park. The future land use of this office corridor "...should consist of office and business uses, ranging from multi-story buildings found in the Pasquinelli Drive Office Park to more industrial type uses at Ty Warner Industrial Park..." The subject property is within proximity of Ty Warner Park, meaning that "more industrial type uses" would be an appropriate future land use. 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.



Comprehensive Plan - Proposed Land Use Map - 735 North Cass Avenue

B. Entitlement Request

The petitioner has provided a project narrative and supporting documentation for the following request. Any corresponding standards for entitlement approval consideration can be referenced in item V(B) below.

- Zoning Map Amendment from the O/R Office/Research District to the M Manufacturing District.

Chapter 95, Section 14.02 dictates the following regarding zoning map amendment request:

(2) Zoning Map Amendments

(a) The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision-making bodies must consider at least the following factors:

- i. The existing use and zoning of nearby property;*
- ii. The extent to which the particular zoning restrictions affect property values;*
- iii. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;*
- iv. The suitability of the subject property for its zoned purposes;*
- v. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;*
- vi. The value to the community of the proposed zoning map amendment; and*
- vii. The comprehensive plan.*

(b) In acting on zoning map amendments, review and decision-making bodies are expressly authorized to recommend and approve a less intensive zoning district classification than the zoning district that was described in required public notices.

Allowable Uses

The applicant has identified a variety of potential future uses for the property. However, they do not have a specific tenant that would utilize the location. These uses are expected to be generally low-impact, similar to operations permitted in the Village’s manufacturing districts.

Potential target uses the petitioner has specified include:

- **Light Industrial/Manufacturing:** Small third-party storage and delivery operators, small sign or machine part manufacturers, and light warehouse or small manufacturing operations.
- **Specialized Activities:** Environmental research and testing laboratory services, specialized research activities, and storage for antique or rare automobile collections (automotive storage).
- **Recreation:** Children’s recreation, such as soccer or gymnastics training academies.

The applicant has explicitly stated that the proposal does **not** include vehicle repair activities or industrial manufacturing processes. However, if rezoned any potential tenant or property owner may request any special use allowed in that district or allow for any permitted use to move in by right. The list of uses that are allowed in the M District are delineated in the attached document.

Parking

The existing property offers 47 striped parking spaces, which includes 2 accessible spaces. The minimum requirement for off-street parking is determined by the specific use of the building, as outlined in Section 9.02. Table I presents the parking ratios for a selection of uses the petitioner has indicated as potential targets. However, the exact parking ratio may vary depending on the ultimate user’s specific operations.

Table I: Section 9.02 Require Off-Street Parking for Selected Manufacturing District Uses

Use Category	Required Parking Rate (Per 1,000 sq. ft.)	Estimated Spaces Required (Based on Building Size)
Warehouse & Distribution	0.75	Approximately 11 spaces
Manufacturing & Industry (except as noted below)	1.10	Approximately 16 spaces

Lot and Building Regulations

The existing building on site was constructed prior to 1978 based on historical imagery. The building itself has several nonconforming features including a substandard front-yard setback of 25 feet when 30 feet is required in the O/R District and an existing interior side yard setback of 10 feet when 20 feet is required. If approved, the building itself would meet the minimum interior side yard setback of 5 feet in the M District but would still have a non-conforming front yard setback of 25 feet when 30 feet is required. Further details regarding the bulk standards for each district can be found in Table II.

Additionally, the applicant has explained additional site improvement are proposed to the building including the addition of two over head garage doors on the north facade, a bike rack, a fire sprinkler room, and the division of the building into two tenant suites (approximately 7,060 sq. ft. and 7,774 sq. ft.). A floor plan has been prepared by the petitioner and is attached.

Table II: Office/Research and Manufacturing District Lot and Building Regulations

	O/R	M	Existing
Minimum Lot Area (sq. ft.)	20,000	20,000	~44,000
Minimum Lot Width (feet)	100	100	125
Minimum Building Setbacks			
Front/Street Side (feet)	30	30	25
Interior Side (feet)	20	10	10
Rear (feet)	20	30	140

IV. SUMMARY

The petitioner seeks a Zoning Map Amendment to change the property's zoning classification from the O/R Office/Research District to the M Manufacturing District. While no specific use has been identified, the petitioner's intent is to create two units and market the property for light manufacturing uses and flexible spaces.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on January 22, 2026.
- B. Code References: Chapter 95, Article 3; Section 14.02

VI. DOCUMENTS ATTACHED:

- 1. List of Allowable Uses in the Manufacturing District
- 2. Publication notice appearing in the January 22, 2026 Westmont Suburban Life.
- 3. Petitioner Attachments received January 15, 2026 (Edited for PZC):
 - a. Planning and Zoning Development Application, including the Property Owner's authorization
 - b. Cover Letter & Project Narrative prepared by The Lansu Law Firm dated January 8, 2026.
 - c. Proposed Floor Plan prepared by BR Design & Architecture, undated.
 - d. ALTA/ACSM Land Title Survey prepared by John D. Rebik & Associates dated January 22, 1992.

List of allowable uses in the M District

P = Permitted Use

S = Special Use Approval Required

Principal Uses	
RESIDENTIAL	
Group Living	
Other Group Living	S
COMMERCIAL	
Animal Service	
Boarding or Shelter	P
Other Animal Service	P
Consumer Service	
Business Support Service	P
Maintenance and Repair Service	P
Personal Improvement Service	P
Health and Fitness Service	P
Instructional Service	S
Business Training	P
Tattoo or Body Piercing Service	S
Other Consumer Service	P
Day Care Center	P
Entertainment, Participant	
Video Gaming, Accessory	P
Entertainment, Spectator	
Indoor	S
Office	
Business or Professional Office	P
Research Service	P

Parking, Non-Accessory	P
Retail Sales	
Indoor	S
Outdoor	S
Firearms Sales	S
Used Goods Sales	S
Self-service Storage Facility	S
Sexually Oriented Business	S
Vehicle Sales and Service	
Fueling Station	S
Minor Repair and Maintenance	P
Sales or Rentals	S [12]
Body and Paint Shop	S
WAREHOUSE & DISTRIBUTION	
Warehouse/Logistics	P
Data Center	S
MANUFACTURING & INDUSTRY	
Building Service	P
Catering Service	P
Craft Alcoholic Beverage Producer	S [7]
Crematorium	S
Artisan Manufacturing	P
Limited Manufacturing	P
High-Impact Manufacturing & Industry	S
Industrial Service	P
Recyclable Material Drop-off Facility	S
Recyclable Material Processing	S

PUBLIC & INSTITUTIONAL	
Governmental Use	S
Parks and Recreation	
Safety Service	S
Infrastructure or Utility, Major	S
Infrastructure or Utility, Minor	P
OTHER	
Cannabis Business Establishment	
Cannabis Cultivation Center	S
Adult Use Cannabis Dispensary	S
Medical Cannabis Dispensary	S
Cannabis Craft Grower	S
Cannabis Infuser	S
Cannabis Processor	S
Cannabis Transporter	S
Off-premises Outdoor Advertising Sign	S [14]
Planned Unit Development	S
Temporary Sales [15]	S [14]
Wireless Telecommunications Facility	
Cell Tower	S
Building-Mounted Cell Antenna	P
Tower-Mounted Cell Antenna	P

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 735 NORTH CASS AVE
2300093

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

Shaw Media certifies that it is the publisher of the Westmont Suburban Life. The Westmont Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Westmont, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 01/22/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on 22nd day of January, A.D. 2026

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$101.18

PUBLIC NOTICE
LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION NOTICE OF PUBLICATION NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, February 11, 2026 at 6:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559. The purpose of the hearing is to consider a request from 735 N Cass, LLC (Petitioner), and THE ANDREW C. HOSKINS TRUST and THE VENOZIOU LIMITED PARTNERSHIP (as Owners) for the property at 735 North Cass Avenue, Westmont, Illinois, 60559, for the following:
1. Zoning Map Amendment to rezone the property from the CVR Office/Research District to the M Manufacturing District. PIN: 09-03-101-009
More Common Location: 735 North Cass Avenue, Westmont, Illinois, 60559
Village Code(s) Applicable: Chapter 95, Article 3, Section 14.02
Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 8:00 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. All interested persons in attendance will be allowed to express their views.
WESTMONT PLANNING AND ZONING COMMISSION
Doug Carmichael,
Chairperson
(Published in Westmont Suburban Life Jan. 22, 2026) 2300093

PZC Case Number (office use only): **PZC 003-2026**

Petitioner

Petitioner Name:	735 N Cass, LLC	Property Owner Name:	The Andrew C. Hoskins Trust
Petitioner Address:	1015 Butterfield Road	Owner Address:	3901 Linden Avenue
City, State and Zip	Downers Grove, IL 60515	City, State and Zip:	Western Springs, IL 60558
Phone:	630-424-8400	Phone:	
Email:	rossicm@rossi-realestate.com	Email:	[REDACTED]

Subject Property

Property Address (Subject Property):		735 N. Cass Ave					
Property Identification Number(s) PIN(s):		09-03-101-009-0000					
Lot Width	125	Lot Depth	352.25	Lot Area:	44031.25	Lot Acreage:	1.01
Current Zoning:	O/R		Current Use:	Vacant commercial building (formerly used for office/professional service)			
Description of Request/Project Title:		Rezoning from O/R to M for Flex Space Use					
<p>Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format):</p> <p><i>Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.</i></p>		<p>THE SOUTH 125 FEET OF LOT 36 IN THE OAKWOOD INDUSTRIAL PLAZA UNIT NO. TWO, A SUBDIVISION IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1972 AS DOCUMENT R72-26017, IN DUPAGE COUNTY, ILLINOIS</p>					

Signature(s)

By signing below, the Petitioner certifies that all of the above statements in this Application and statements on any documents or drawings submitted with this Application are true and correct to the best of my (our) information and belief.

BY SIGNING BELOW, THE PROPERTY OWNER (1) GRANTS PERMISSION TO THE PETITIONER (IF DIFFERENT THAN THE PROPERTY OWNER) TO SUBMIT THIS APPLICATION AND TO SEEK THE ZONING AND DEVELOPMENT APPROVALS CONTAINED IN THE APPLICATION FOR THE PROPERTY, AND (2) AGREES TO BE BOUND BY AND TO COMPLY WITH ANY CONDITIONS ESTABLISHED BY THE VILLAGE FOR THE DEVELOPMENT/USE OF THE PROPERTY.

By signing below, the petitioner and property owner acknowledge that the *Application fees are non-refundable* and that submitting this form is not a guarantee that the requests will appear before the Planning and Zoning Commission or Village Board. The petitioner and property owner further acknowledge that all items to be considered by the Planning and Zoning Commission shall receive technical reviews by Village Staff or consultants, as deemed appropriate by the zoning administrator, before being considered by the Planning and Zoning Commission.

PETITIONER SIGNATURE:

735 N Cass, LLC

Print Name of Petitioner

Carle Cass Manager 735 N Cass LLC

Signature of Petitioner and Date

OWNER SIGNATURE

(if different than the petitioner):

Andrew Hoskins, trustee

Print Name of Property Owner

Andrew Hoskins, trustee

Signature of Property Owner and Date

Aaron Venouziou 1/15/26

Print Name of Property Owner

Aaron Venouziou, general partner

Signature of Property Owner and Date



**Village of Westmont
COMMUNITY DEVELOPMENT**

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250
westmont.illinois.gov | 630-981-6200

PZC Case Number (office use only):

PZC 003-2026

Application for Zoning Map Amendment

Zoning Map Amendments, or rezonings, are when a property or properties are changed from one zoning district to another. Map amendments may be initiated by the Board of Trustees, Planning and Zoning Commission, the zoning administrator, or by a property owner.

Proposed Rezoning Detailed Description

State the reasoning for requesting the map amendment. Describe any change in use, construction plans, or any other improvement to be completed if the rezoning is approved.

The applicant is requesting a map amendment to rezone the subject property from O/R – Office Research to M – Manufacturing in order to allow modern flex-style commercial uses that are not permitted under the current zoning classification. The building's configuration, location, and market conditions make it more suitable for light-intensity warehouse, distribution, consumer service, and office/flex users than for traditional research or office tenants.

The rezoning is necessary to market the property to viable tenants, reduce long-term vacancy risk, and support the economic redevelopment of an underutilized building. Proposed uses include a combination of office space with accessory warehouse or storage, low-intensity distribution uses, and indoor vehicle garaging/parking. No vehicle repair or industrial manufacturing processes are proposed. These uses are consistent with typical low-impact operations commonly found in the Village's Manufacturing districts.

If the rezoning is approved, the applicant intends to complete minor site and building improvements including installation of new overhead doors, a new fire-sprinkler room, a new bike rack, and interior subdivision of the existing building into two tenant suites (approximately 7,060 sq. ft. and 7,774 sq. ft.). All improvements will occur within the existing building footprint. The interior demising wall is already constructed of 8" solid masonry and carries a 4-hour fire rating, supporting safe separation between suites.

The requested map amendment will allow the property to be repurposed for contemporary flex-space users, better align with surrounding zoning patterns, and enable productive reuse without creating negative impacts to adjacent properties.

In the table below, please identify the current zoning and land use of the adjacent properties. A PDF of the Zoning Map can be found on the Village of Westmont's website under the [Community Development page](#).

	Current Zoning	Current Land Use
North	OR	Professional Office
East	M	Logistics Industrial
South	M	Logistics Industrial
West	OR-1	Home Based Business

1. Explain how the current zoning restrictions of the current zoning district affect property values.

The current O/R zoning restricts the property to office and research uses, which have limited market demand and do not match the building's layout or functional characteristics. As a result, the pool of potential tenants is very small, vacancies are more likely, and the property cannot be leased at its highest economic potential. These restrictions negatively impact the property's marketability and overall value. Rezoning to M would allow a broader range of viable flex and light-industrial uses, stabilizing occupancy and improving long-term value.

2. Explain the extent to which any diminution in property value is offset by an increase in the public health, safety, and welfare, if the amendment is approved.

Any theoretical diminution in property value resulting from the rezoning is more than offset by the public health, safety, and welfare benefits gained. The proposed M zoning allows the building to be occupied, maintained, and code-compliant rather than remaining underutilized or vacant. The planned improvements—including a new fire-sprinkler room, updated life-safety features, and properly designed loading access—enhance overall safety on the site. Activated, well-maintained properties also deter nuisance conditions and contribute positively to the surrounding commercial corridor. As such, the rezoning supports economic stability, encourages responsible investment, and improves the long-term welfare of the area.

3. Explain the suitability of the subject property for its zoned purposes and the length of time the subject property has been vacant as zoned, considering the context of land development in the vicinity.

The property is poorly suited for the limited office/research uses allowed under its current zoning. The building's layout, height, and access are designed for flex or light-industrial operations, not laboratory or traditional office tenants. Because demand for O/R uses in this area is very low, the building has remained underutilized while surrounding properties have transitioned toward commercial and light-industrial activity. Rezoning to M would align the site with its physical characteristics and the prevailing development pattern, allowing it to be leased and maintained appropriately.

4. Explain the value to the community of the proposed zoning map amendment.

The proposed zoning map amendment will enhance the community by enabling productive reuse of an underutilized building and attracting viable modern flex and light-industrial users. This supports economic development by increasing occupancy, generating jobs, and strengthening the Village's commercial tax base. The investment planned for the building—including life-safety upgrades and site improvements—will improve the appearance and functionality of the property. Allowing appropriate, low-intensity uses also helps reduce vacancy and prevents deterioration, contributing to a safer and more stable commercial corridor along Cass Avenue.

5. Explain how the proposed map amendment and the future use of the property relates to the Comprehensive Plan's Proposed Land Use Plan and the subarea plan, if the property is in a subarea. The [Comprehensive Plan](#) can be found on the Village of Westmont's website under the Community Development page.

The proposed map amendment supports the goals of the Comprehensive Plan and the Ogden Avenue Subarea by encouraging reinvestment in older commercial buildings and promoting employment-generating uses along key corridors. The Plan calls for revitalization of underutilized properties, improved building functionality, and land uses that strengthen the Village's economic base. Rezoning the property to the M district will allow modern flex and light-industrial uses that are compatible with surrounding development and consistent with the Subarea's emphasis on reinvesting in established commercial areas and supporting business growth. The planned upgrades and adaptive reuse of the building align directly with these objectives.

Notes:

1. Valid protest petitions may be filed against any proposed zoning map amendment. Please see Chapter 95, Section 14.02(G) for more information.
2. Please be advised that the review and decision-making bodies are expressly authorized to recommend and approve a **less intensive zoning district** classification than the zoning district that was described in the required public notices.



THE LANSU LAW FIRM

Brian F. Lansu
Attorney

January 8, 2026

To: Mr. Scott R. Williams, AICP
Senior Planner
Planning & Zoning Division
Community Development Department
Village of Westmont
31 W. Quincy Street
Westmont, IL 60559

RE: Applications for Property Re-Zoning and Map Amendment
735 N. Cass Avenue, Westmont, IL 60557
PIN: 09-03-101-009

Dear Mr. Williams:

On behalf of 735 N Cass, LLC (“Applicant”), please allow the following to serve as the required cover letter to Applicant’s submittals in support of its applications for re-zoning and zoning map amendment.

APPLICANT/OWNER REQUEST

Applicant, as designee of the contract purchaser for the real property located at 735 N. Cass Avenue in Westmont (the “Property”), and with the authority of the current owners of the Property – The Andrew Hoskins Trust dated October 8, 1997 and the Venouziou Limited Partnership - seeks a re-zoning (O/R to M) of the Property and corresponding zoning map amendment for purposes of upgrading, marketing and leasing the Property as a flex-style commercial use building.

7075 Veterans Blvd., Burr Ridge, IL 60515
blansu@lansulaw.com (847) 738-7700

SITE HISTORY/USE

The 1.01 acre site located north of Ogden Avenue and the downtown area of the Village of Westmont (the “Village”) has a long history but relatively stable history. The 15,252 square foot office building on the Property was built in 1975. Prior to the early 1990s, the Property was occupied by Carrier Air Conditioning, which upon information and belief, utilized the space in a flex office manner which included warehousing of HVAC units and related equipment. Since the 1990s the space has been leased to Datair Employment Benefit Systems Inc. (“Datair”), a software development and sales company focused on employee benefit programming. Within the past twelve (12) months, Datair was sold and the new ownership group is either fully or partially remote, rendering the space unnecessary for occupancy.

The Property, based primarily on its “O/R” zoning designation, has been used for office and research purposes for the past thirty (30) years. While it is adjacent to businesses with similar zoning designations to its own (“O/R” professional office and “O/R-1” home based business) uses to the north and across Cass Avenue to the west, it is also surrounded by businesses with “M” zoning designations (logistics/industrial) and uses to the south and east suggesting that neighboring businesses have transitioned toward commercial and light-industrial uses consistent with changing market factors in the area.

PROPERTY STATUS

The Property has been marketed on behalf of the ownership group by its real estate agent, NAI Hiffman. The marketing solicitation for the Property indicates that the space is 100% office with flex capability. It has a substantial storage area which can be expanded for a larger flex footprint and an existing loading door for small deliveries. A new roof was added in 2024. The building’s current layout, height and access points, while not inconsistent with traditional 100% office/research (laboratory) uses, are more consistent with flex or light industrial operations that would maximize these characteristics as part of business operations. These components are simply not as attractive to potential office/research users as they would be to flex or light industrial candidates. Accordingly, the Property’s highest and best use (with limited upgrade and enhancement) is the type of flex, light industrial or manufacturing use consistent with an “M” zoning designation.

The issues raised above are contributing factors to the current status of the Property. It has been on the market for sale for approximately six (6) months and has remained unoccupied since Datair was sold and moved out of the space. As the marketing brochure and corresponding information provided by NAI Hiffman suggests, a 100% office/research use has garnered little to no interest in the Property during the marketing period. The crux of the issue is a space best suited for uses not currently allowed and a dwindling local demand for space limited to 100% office/research use. This confluence of circumstances creates a

7075 Veterans Blvd., Burr Ridge, IL 60515
blansu@lansulaw.com (847) 738-7700

real possibility that continued vacancy and potential long-term diminution of value for both the Property and surrounding sites may occur.

APPLICANT OFFER

Based on all of the foregoing, Applicant has offered to purchase the Property subject to Village of Westmont approval of a change in zoning designation and a zoning map amendment. Applicant, through its affiliate, Rossi Real Estate Group, is a family-owned real estate services company that has served the Chicago area for nearly forty (40) years. Applicant owns, manages and develops a portfolio of more than 500,000 square feet of space ranging from shopping centers, apartment complexes, office/warehouse facilities and undeveloped land. The corridor of our business operations comprises the vast majority of the northwest, west and southwest suburbs of Chicago. Our extensive experience with commercial spaces similar to this Property, as well as our established network of brokers representing stable, reputable potential users, makes us uniquely qualified to purchase, enhance and lease this Property in a quick and efficient manner.

PROPOSED SITE PLAN

In its evaluation of the Property, Applicant retained BR Design & Architecture (“BR”) to prepare a site plan which depicts the intended layout of the Property upon acquisition and limited modification. Included within the application submittal is the site plan prepared by BR on Applicant’s behalf. On the upper right side of the plan is a drawing which depicts the existing interior of the space as utilized by Dairair. This includes a maze of private office spaces and partitions spanning both the east and west sides of the interior as separated by a full-height demising partition and a doorway connecting the spaces. As noted in the drawing of the existing space, Applicant intends to remove existing partitions and doors on both the east and west sides of the space and terminate and remove all electric and low voltage in compliance with applicable electric code. Applicant also proposes to demolish and replace the existing main door with a more modern front door entrance and demolish and install a new structural header for 10’ x 10’ overhead doors. On the bottom left and middle section of the plan is a drawing depicting the new, proposed interior layout upon completion of the limited construction. This would create an efficient, limited office space on the south side of the western portion of the interior with consumer service, warehouse/distribution or manufacturing space comprising the balance of the square footage on the west side of the building. The masonry demising partition would remain and the east side of the interior of the space would consist primarily, if not exclusively, save for the southwest corner, open space consistent with consumer service, warehouse/distribution or light manufacturing uses.

The upper left and middle area of the plan shows the exterior of the Property with current and future parking layout/capacity as well as proposed locations for a new bike rack, new

fire/sprinkler system and new overhead doors. The boxed area on the mid-right side of the plan, just below the current interior layout, titled “Zoning Change Request – Office Research to Manufacturing” shows that the site includes ample parking capacity per code requirements based on the maximum number of spaces associated with a business or professional use as well as the minimum number of spaces that would be required for possible warehouse or distribution uses. There are also two (2) handicapped parking spaces available which meet applicable standards.

COMPLIANCE WITH COMPREHENSIVE PLAN & SUBAREA

Both the proposed interior and exterior demolition and reconstruction are consistent with the Village’s Comprehensive Plan and the Ogden Avenue Subarea in that they will revitalize an underutilized property and improve building functionality and land use, thereby strengthening the Village’s economic base. The planned upgrades and adaptive reuse of the building are compatible with the Subarea’s emphasis on reinvestment in established commercial areas and supporting business growth. They are, from Applicant’s perspective, in perfect alignment with the objectives outlined in both the Comprehensive Plan and the stated goals of the Subarea.

POST APPROVAL MARKETING FOR OCCUPANCY

Applicant, upon approval of the referenced zoning change and map amendment and closing on the Property, will focus marketing efforts on a variety of uses that will utilize the newly configured space at its highest and best use, thereby enhancing the value of the Property. By virtue of the expanded spectrum of potential uses created by approval of the Applicant’s requests, the Property will be marketed primarily for light warehouse and small manufacturing operations, automotive storage, specialized research activities, and/or children’s recreation. These target uses could consist of small third-party storage and delivery operators, small sign or machine part manufacturers, antique or rare automobile collection storage, environmental research and testing laboratory services and/or soccer or gymnastics training academies. Each of these activities would include minimal to moderate office space use in conjunction with more labor/equipment intensive accessory operations. Applicant does not intend to pursue vehicle repair or industrial type manufacturing users which could create an enhanced possibility of nuisance activity or property value diminution impacting residents and surrounding businesses.

SUMMARY

In summation, this Property has a history of traditional office/research and flex office/warehouse use spanning more than three decades. However, recent market trends as well as the transition of surrounding properties suggest that 100% office and research uses are less desirable to potential users and could result in long term vacancy and property

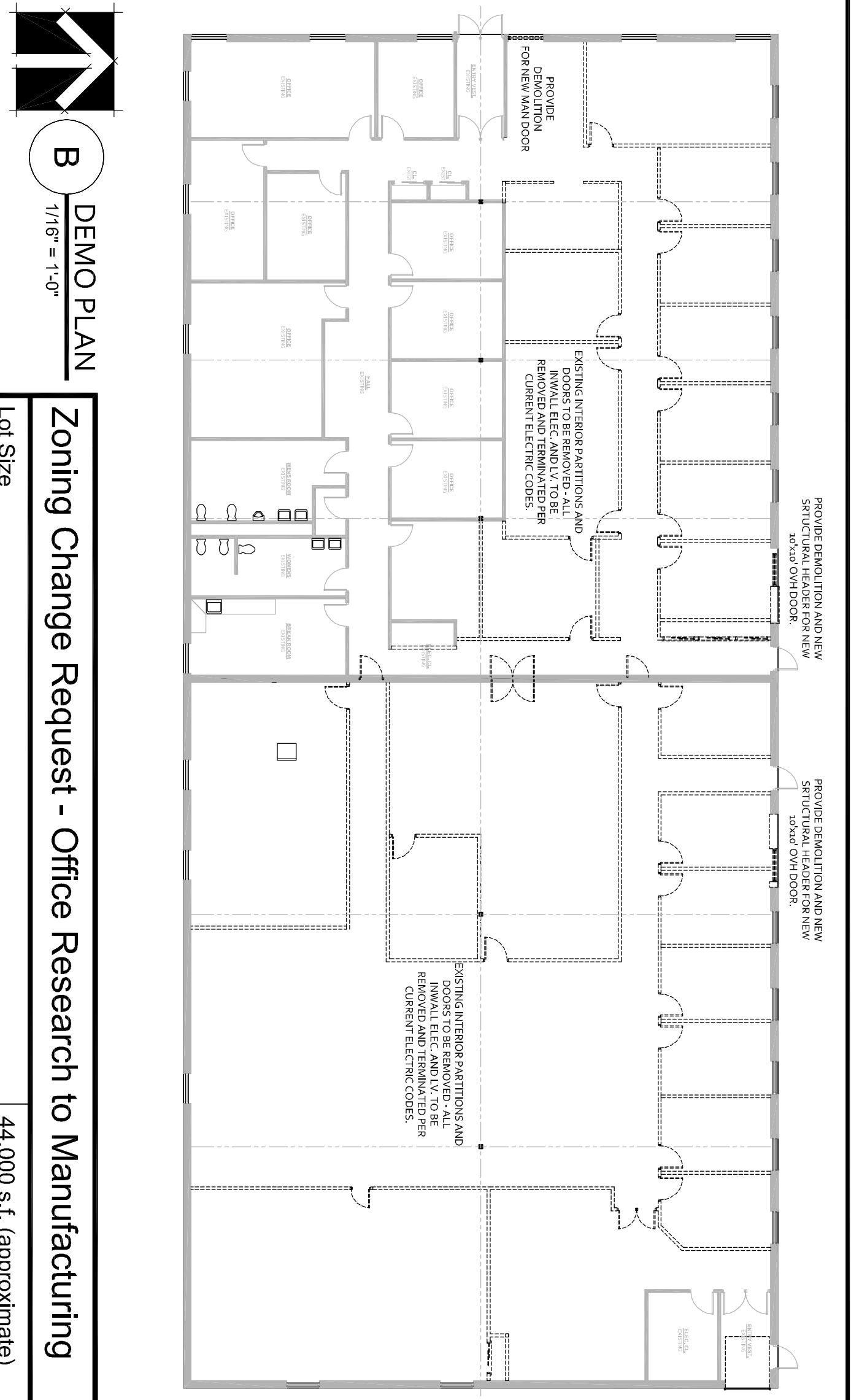
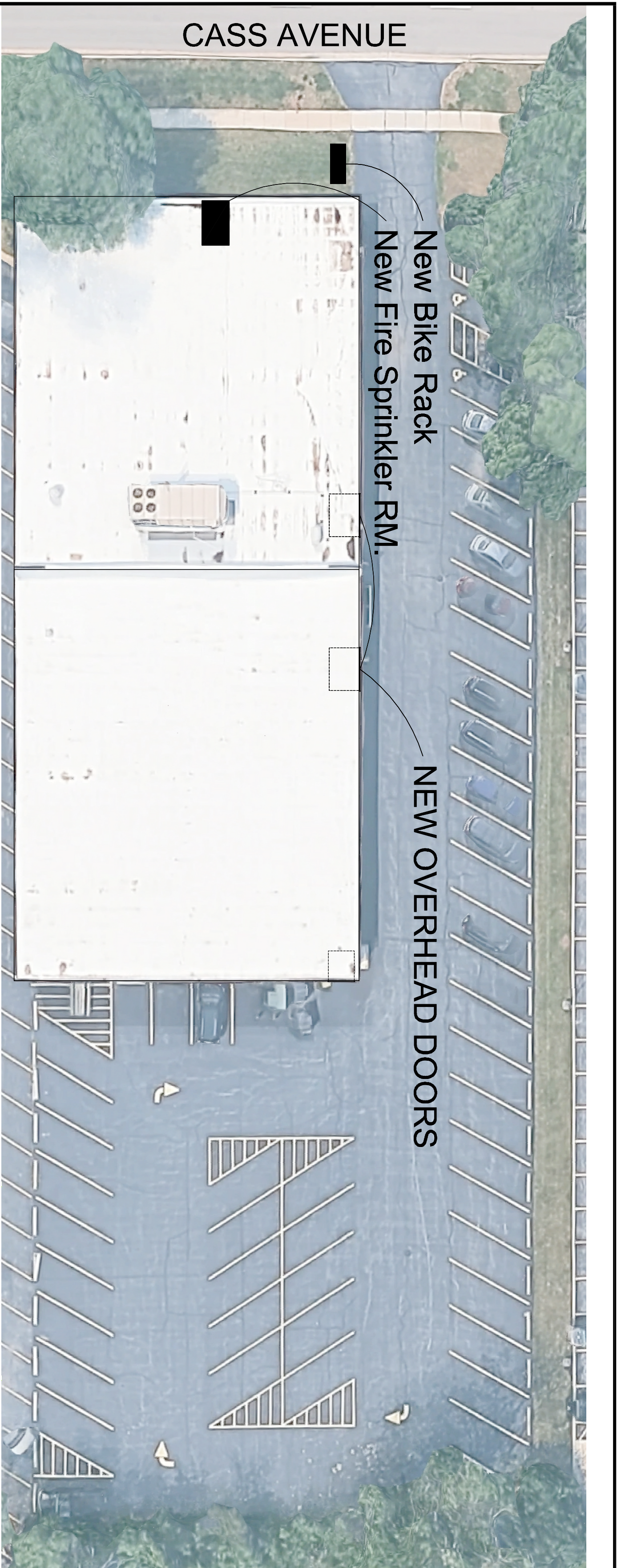
value diminution. Applicant seeks to purchase the Property conditioned upon Village approval of a zoning change from O/R to M and a map amendment which would broaden the spectrum of potential users for this space and bring the Property to its highest and best use based on existing and planned site characteristics. The zoning change would remain consistent with surrounding properties to the south and east of the Property. The potential uses contemplated by Applicant, light warehouse/distribution, small manufacturing, automotive storage, specialized research activities and/or children's recreational are not only more consistent with the trends of the local market, the existing and proposed features of the site and the likelihood of sustained occupancy, but they pose no significant risk of nuisance or other disruption of this commercial corridor that might have a negative impact on surrounding property values. Therefore, consistent with the application submitted contemporaneously with this cover letter and the presentation that will be provided by Applicant through the Village Planning & Zoning process, Applicant requests that the zoning designation for the Property be changed from O/R to M and that a corresponding map amendment be approved.

Thank you for your consideration of Applicant's proposal and applications. We look forward to further discussions with you, your staff, the Planning & Zoning Committee, and, ultimately, the Village Board. If we can provide any additional information or answer any questions please feel free to contact either myself or Carlo Rossi (630-652-2904) rossicm@rossi-realestate.com.

Sincerely,

Brian F. Lansu

Brian F. Lansu

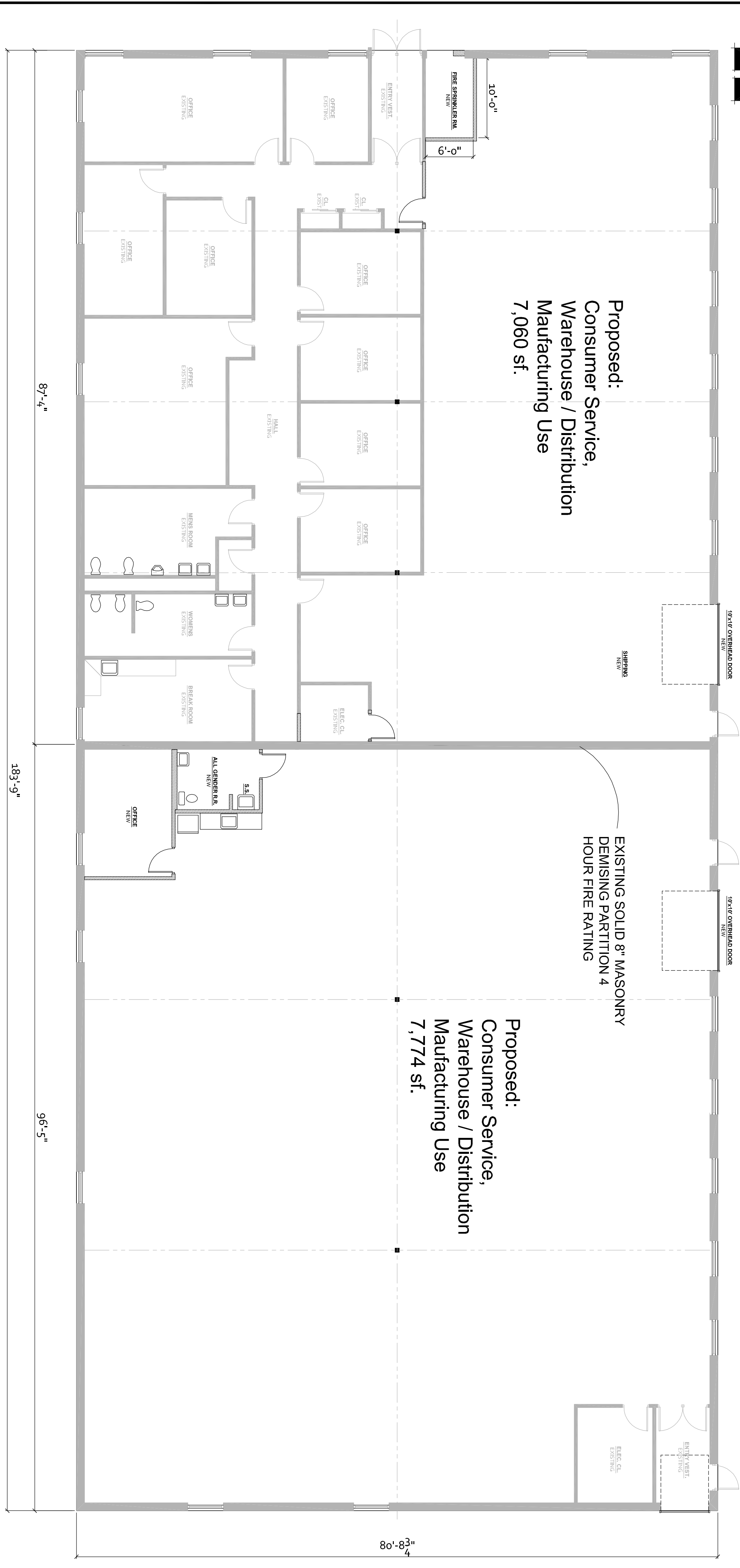


B DEMO PLAN
1/16" = 1'-0"

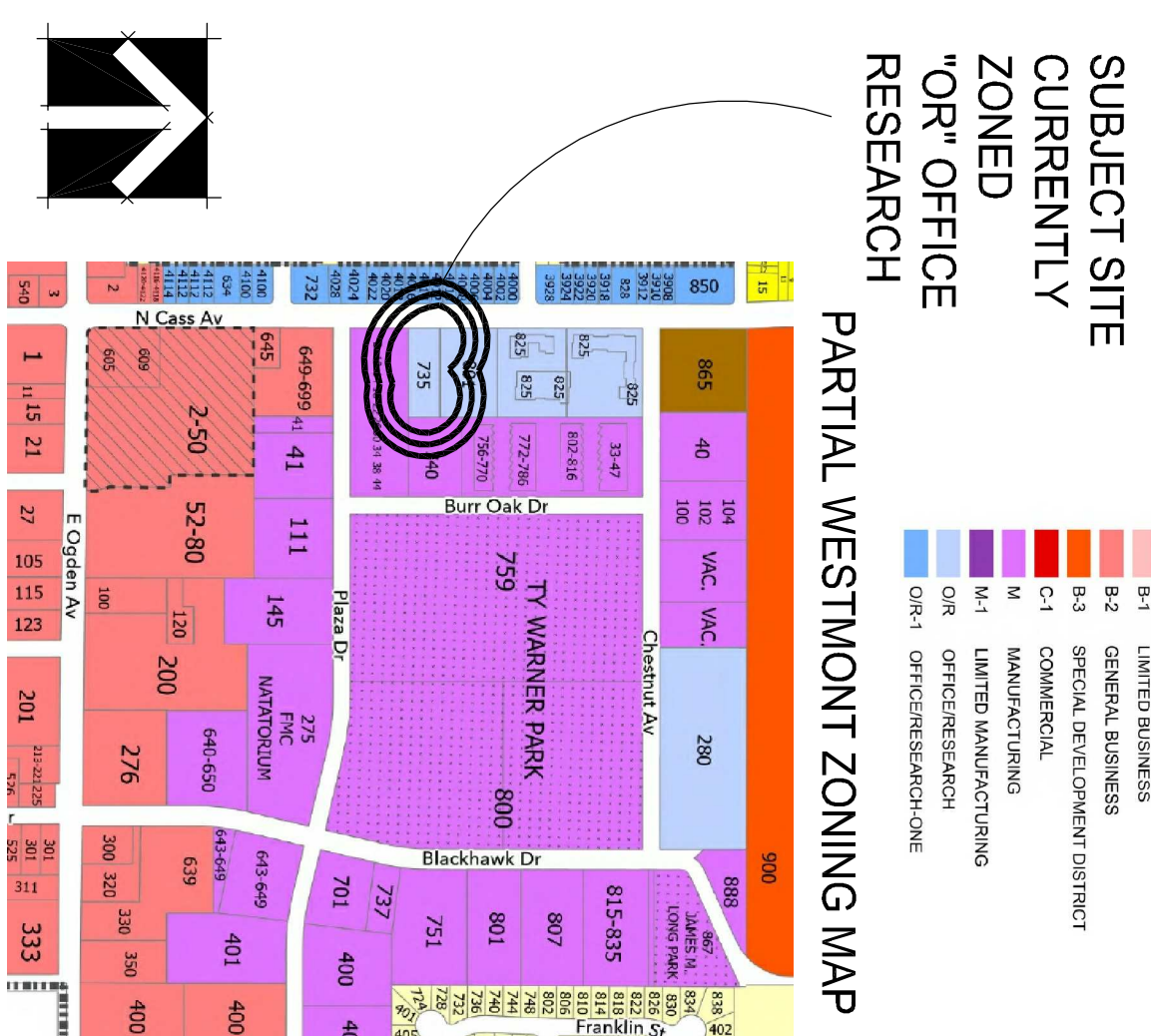
Zoning Change Request - Office Research to Manufacturing

Lot Size	44,000 s.f. (approximate)
Building Size	14,834 s.f.
Parking Analysis:	
Maximum Required (Business / Prof. Office) - 2.5 cars/1000sf.	37 cars required
Minimum Required (Warehouse / Distribution) - .75 cars / 1000sf.	12 cars required
Handicap Parking based on 49 cars required -	2 cars required
Total Parking:	47 Spaces provided & 2 H.C. Spaces
Bicycle Spaces:	5 bicycle rack provided

C PROPOSED SUBDIVIDE
1/8" = 1'-0"



A AERIAL / SITE PLAN
1" = 20'-0"



SUBJECT SITE CURRENTLY ZONED "O" OFFICE RESEARCH.

NARRATIVE:
SUBJECT SITE IS CURRENTLY ZONED "O" OFFICE RESEARCH. THE PROPERTY HAS "M" DISTRICT ZONING TO THE EAST AND SOUTH WITH "O" ZONING ACROSS CASS AVE. TO THE WEST AND 3 PROPERTIES ZONED "O" TO THE NORTH.

PETITIONERS REQUEST IS FOR REZONING TO "M" MANUFACTURING TO ALLOW FOR ADDITIONAL USES THAT WILL INCREASE MARKETABILITY OF THE PROPERTY TO ADDITIONAL TYPES OF POTENTIAL TENANTS. THE CURRENT BUILDING AND SITE CONFIGURATION DOES NOT FIT THE TYPICAL BUSINESS / PROFESSIONAL OFFICE MODEL AND IS BETTER SUITED TO USES ALLOWED WITHIN THE "M" ZONING DISTRICT. THE "M" DISTRICT DOES ALLOW FOR OFFICE USES WHILE ALSO PROVIDING A FLEX TYPE SPACE THAT WOULD COMBINE OFFICE WITH A WAREHOUSE / LOGISTICS USE.

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Copyright 2025, BR Design & Architecture. These plans are prepared under copyright laws of the United States and other countries, and are to be used only for the construction and repair and remodeling of the structure or structures defined in the contract between the Architect and the Owner. Any use of these plans to construct, remodel or repair additional structures constitutes a violation of the Architect's copyright of these plans and is prohibited.

ISSUES AND REVISIONS :			
NO.	BY:	DATE:	DESCRIPTION:

NOTE TO BUILDING DEPARTMENT:
THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECT'S ORIGINAL SEAL AND SIGNATURE APPEARS AND IS PROVIDED IN WRITING AS INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.
©BR Design & Architecture 2025

ZONING CHANGE REQUEST & REDEVELOPMENT OF 735 CASS AVE. WESTMONT, IL

ONE TRANKS AVE #124 DRIVE, SUITE #130
OXFORD, ILLINOIS 62451
PHONE: 708-508-7281

PROJECT ARCHITECT:	DATE:
R/D:	12/04/2025
DRAWN BY:	SCALE:
R/D:	AS NOTED
APPROVED BY:	
PREPARED FOR:	
LOCATION:	

SHEET NUMBER:
SK1A

ALTA/ACSM LAND TITLE SURVEY

by
JOHN D. REBIK & ASSOCIATES
 construction & land surveys
 35W588 MILLER ROAD
 DUNDEE, ILLINOIS 60118
 PHONE: (708) 428-1455



The South 125.00 Feet of Lot 36 in OAKWOOD INDUSTRIAL PLAZA, UNIT NO TWO, being a subdivision in the North 1/2 of Section 3, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded May 17, 1972 as Document No. R72-26017, in DuPage County, Illinois.

Revised

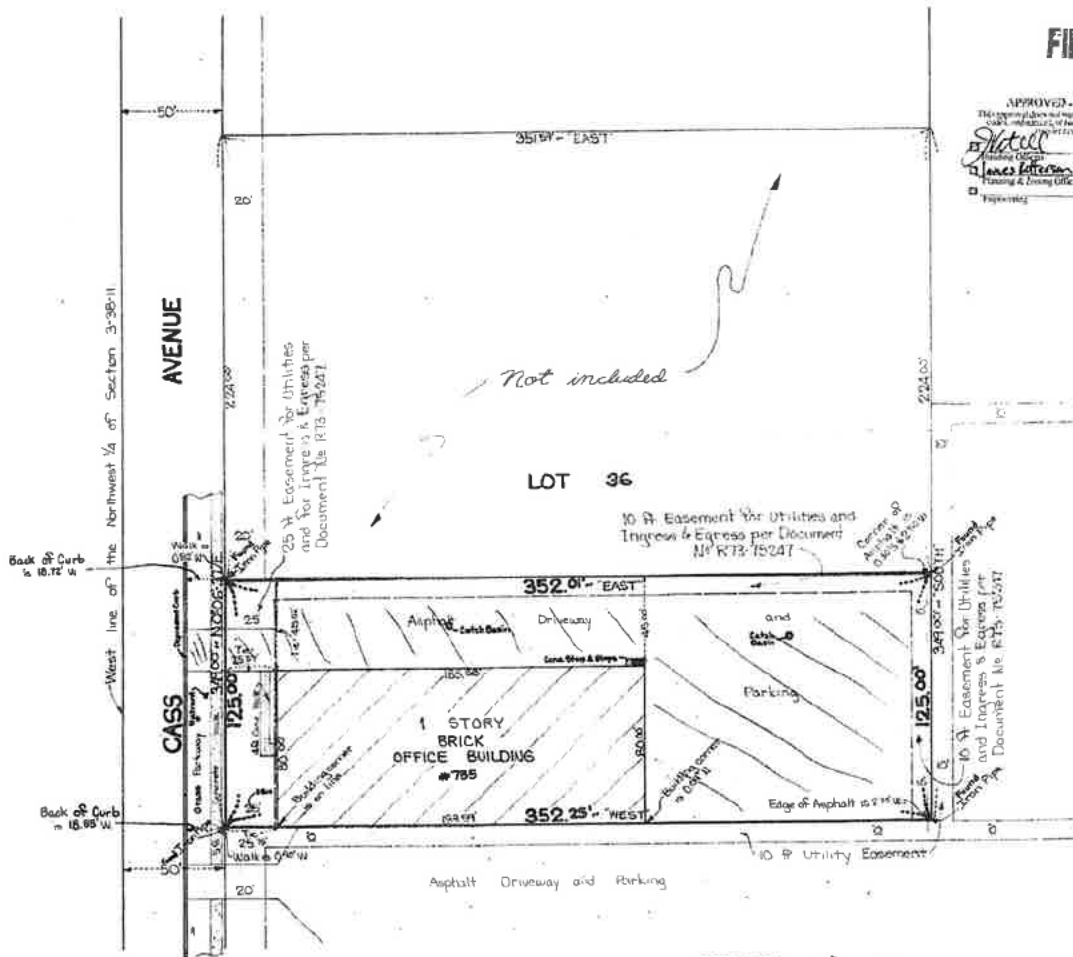
JUN 5 2019

Community Development Dept.
 Village of Westmont, Ill.

FILE COPY

APPROVED - Village of Westmont
 This plat complies with the requirements of the Illinois Land Survey Act, Chapter 120, Sections 1-10, and the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1988, meets the accuracy requirements of a Class "A" Survey, as defined therein, and includes Items 1, 5, 9, 10, and 11 of Table 3 thereof.

Shelley 6-12-19
 Planning & Zoning Official
 James L. Peterson, P.E.M. 6-6-19
 Planning & Zoning Official



Notes:
 BUILDING SETBACK LINES
 per Doc. No. R73-75247:
 25' on West line
 10' on East line
 45' on North line
 Scale: 1 inch equals 40 feet.
 Distances are marked in feet and decimal parts thereof.
 Ordered by: BILL BRONNER
 Checked by: K.R. KAM
 Surveyed by: J.R. GDU
 Order No. 92-55838 A

AREA IN SURVEY = 44,016.25 Sq. Ft.
 OR 1.0105 ACRES

STATE OF ILLINOIS } To:
 COUNTY OF KANE } CHICAGO TITLE INSURANCE COMPANY

This is to certify that this plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1988, meets the accuracy requirements of a Class "A" Survey, as defined therein, and includes Items 1, 5, 9, 10, and 11 of Table 3 thereof.

Dated this 22nd day of January, A.D. 1972



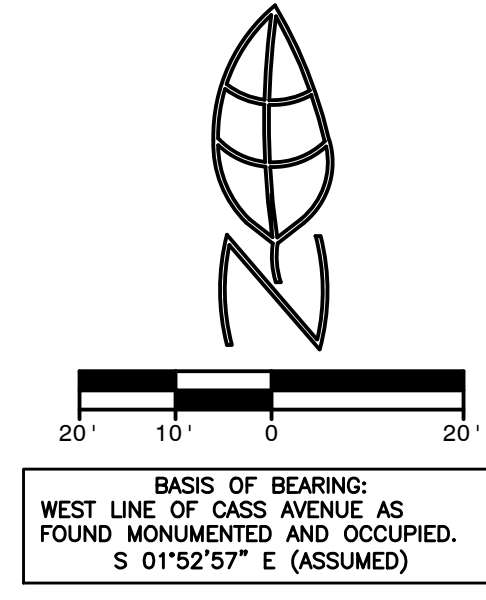
by John D. Rebik L.L.S. No. 0428

COMPAGNO CONSOLIDATION PLAT

OF

LOTS 9 AND 10 AND THE EAST 34 FEET OF LOTS 22, 23 AND 24, ALL IN BLOCK 1 IN THE RESUBDIVISION OF LOTS 8 TO 27, BOTH INCLUSIVE IN BLOCK 8 IN ARTHUR T. MC INTOSH AND COMPANY'S FAIRMONT GARDENS, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

LAND AREA = 20,670 SF OR 0.475 ACRES MORE OR LESS



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED IN THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES (DO) HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

C E MILLER ELEMENTARY SCHOOL, DISTRICT 201
 JT MANNING ELEMENTARY SCHOOL, DISTRICT 201
 WESTMONT JUNIOR HIGH SCHOOL, DISTRICT 201
 WESTMONT HIGH SCHOOL, DISTRICT 201

OWNER: 2 W. NAPERVILLE ROAD LLC

ADDRESS: 5410 GROVESIDE LANE, ROLLING MEADOWS, IL 60008

DATED THIS _____ DAY OF _____, AD 20____

NOTARY'S PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) (THEY) SIGNED AND DELIVERED THE SAID INSTRUMENTS AS HIS (HER) (THEIR) OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ AD 20____.

NOTARY PUBLIC _____ COMMISSION EXPIRES _____

CERTIFICATE OF PLANNING & ZONING COMMISSION

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, CHAIRMAN OF THE VILLAGE OF WESTMONT PLANNING & ZONING COMMISSION, CERTIFY THAT ON THE _____ DAY OF _____, THIS PLAT OF CONSOLIDATION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

BY: _____ ATTEST: _____
 CHAIRMAN SECRETARY

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, EXECUTIVE DIRECTOR FOR THE _____ DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED CONSOLIDATION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____ AD 20____.

BY: _____ EXECUTIVE DIRECTOR

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, VILLAGE CLERK OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF WESTMONT,

ILLINOIS, THIS _____ DAY OF _____.

BY: _____ VILLAGE CLERK

CERTIFICATE OF SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF WESTMONT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT WESTMONT, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY

OF _____.

 VILLAGE TREASURER

VILLAGE ENGINEER

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WESTMONT, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY

OF _____.

 VILLAGE ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS

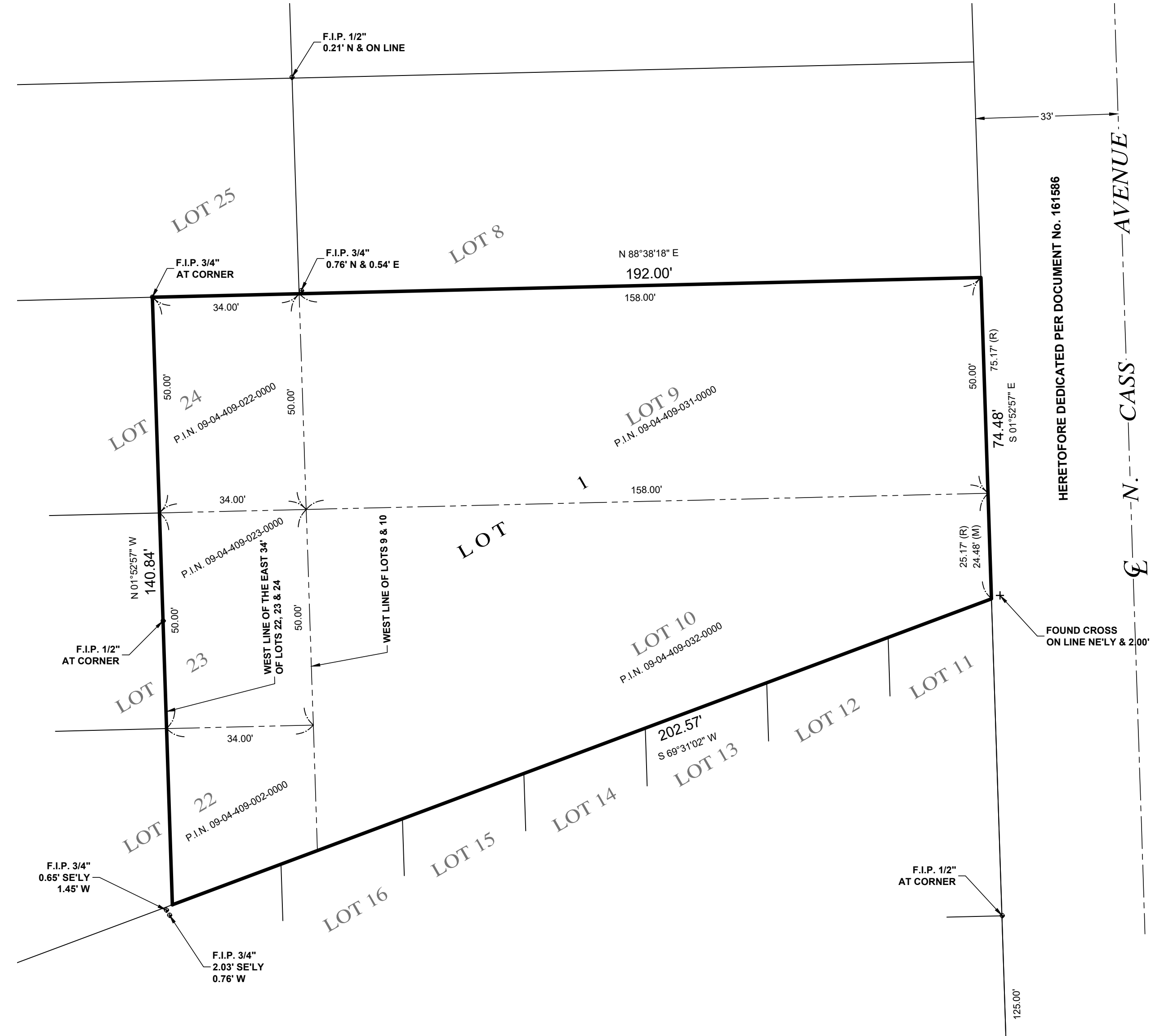
DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

THIS PLAT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID ON THE _____ DAY OF _____, AT _____

O'CLOCK _____ M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

BY: _____ RECORDER



UPON RECORDING, MAIL TO:

SEND TAX BILL TO:

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, THOMAS J. CESAL, HEREBY CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY HEREON DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT.

LOTS 9 AND 10 AND THE EAST 34 FEET OF LOTS 22, 23 AND 24, ALL IN BLOCK 1 IN THE RESUBDIVISION OF LOTS 8 TO 27, BOTH INCLUSIVE IN BLOCK 8 IN ARTHUR T. MC INTOSH AND COMPANY'S FAIRMONT GARDENS, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

I, FURTHER CERTIFY THAT BASED ON EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NUMBER 17043C0186J, EFFECTIVE DATE OF AUGUST 1ST, 2019 THAT THE PARCEL INCLUDED IN THIS RECORD OF DEED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FURTHERMORE, I DESIGNATE THE VILLAGE OF WESTMONT TO ACT AS MY AGENT, FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

I FURTHERMORE CERTIFY THAT UPON COMPLETION OF MASS GRADING, IRON PIPES WILL SET AT ALL LOT CORNERS.

DATED, THIS 25TH DAY OF JUNE, A.D., 2025, AT LISLE, ILLINOIS.

Thomas J. Cesal

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
 MY LICENSE EXPIRES NOVEMBER 30, 2026
 ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
 ENGINEERING CORPORATION NO. 184-001245

CLIENT: COMPAGNO LLC



Morris Engineering, Inc.
 Civil Engineering • Consulting
 Land Surveying
 515 Warrenville Road, Lisle, IL 60532
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ORDINANCE NUMBER _____

AN ORDINANCE authorizing the issuance of General Obligation Bonds (Alternate Revenue Source), Series 2026 of the Village of Westmont, DuPage County, Illinois, in an aggregate principal amount not to exceed \$35,000,000 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 of the Village and paying certain costs of issuance of the Bonds, and providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds.

WHEREAS, the Village of Westmont, DuPage County, Illinois (the “*Village*”), is a municipal corporation and body politic of the State of Illinois (the “*State*”), duly created, organized and existing under the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*, as supplemented and amended (the “*Municipal Code*”), and having the powers, objects and purposes provided by said Municipal Code; and

WHEREAS, the President and Board of Trustees of the Village (the “*Board*” or “*Corporate Authorities*”) have determined that it is necessary to finance various capital-related projects, including but not limited to a new fire station and certain improvements to the waterworks system of the Village (the “*Projects*”) and pay certain costs of issuance of the Bonds (as such term is hereinafter defined), all for the benefit of the inhabitants of the Village; and

WHEREAS, the estimated costs of the Projects, including legal, financial, bond discount, printing and publication costs, capitalized interest, if any, and other expenses (collectively, the “*Costs*”), is not less than \$35,000,000, and there are insufficient funds on hand and lawfully available to pay such costs; and

WHEREAS, an amount not to exceed \$35,000,000 of alternate bonds need to be issued at this time pursuant to the Local Government Debt Reform Act of the State, 30 ILCS 350/1 to 350/18, as supplemented and amended (the “*Debt Reform Act*”); and

WHEREAS, it is necessary and for the best interests of the Village that the Projects be completed, and in order to raise funds required for such purpose it will be necessary for the Village to borrow an aggregate principal amount not to exceed \$35,000,000 and in evidence thereof to issue alternate bonds, being general obligation bonds payable from all collections distributed to the Village from Retailer's Occupation Taxes, Service Occupation Taxes, Use Taxes and Service Use Taxes (the "*Sales Taxes*" or "*Pledged Revenues*"), in an aggregate principal amount of not to exceed \$35,000,000, all in accordance with the Debt Reform Act; and

WHEREAS, if the Pledged Revenues are insufficient to pay the alternate bonds, *ad valorem* property taxes levied against all of the taxable property in the Village without limitation as to rate or amount (the "*Pledged Taxes*") are authorized to be extended to pay the principal of and interest on the alternate bonds; and

WHEREAS, the Village is authorized to pay debt service on the Bonds, in addition to the Pledged Revenues defined above, from any legally available source, including but not limited to (i) Net Revenues of the Village's Waterworks System (generally, "Net Revenues" means gross revenues minus operation and maintenance expenses) (the "*Net Revenues*"), and (ii) all collections distributed to the Village from Non-Home Rule Municipal Retailers' Occupation and Non-Home Rule Municipal Service Occupation Taxes, at a rate of 0.5% ("*Non-Home Rule Sales Taxes*"), as approved by Ordinance No. 25-036 adopted by the Corporate Authorities on the 20th day of March, 2025 (collectively, Net Revenues and Non-Home Rule Sale Taxes are hereinafter referred to as "*Other Legal Funds*"); and

WHEREAS, if the Pledged Revenues are insufficient to pay the alternate bonds, *ad valorem* taxes of the Village for which its full faith and credit have been irrevocably pledged, unlimited as

to rate or amount (the “*Pledged Taxes*”) are authorized to be extended to pay the principal of and interest on the alternate bonds; and

WHEREAS, on the 29th day of January, 2026, an authorizing ordinance for an amount not to exceed \$35,000,000 (the “*Authorizing Ordinance*”) related to the Projects, together with a notice in the statutory form, was published in the *Westmont Suburban Life*, being a newspaper of general circulation in the Village, and an affidavit evidencing the publication of the Authorizing Ordinance and said notice has heretofore been presented to the Corporate Authorities and made a part of the permanent records of the Corporate Authorities; and

WHEREAS, more than thirty (30) days have expired since the date of publication of the Authorizing Ordinance and said notice, and no petition with the requisite number of valid signatures thereon was filed with the Village Clerk requesting that the question of the issuance of the alternate bonds be submitted to referendum; and

WHEREAS, on the 19th day of February, 2026, the Corporate Authorities held a public hearing pursuant to the Bond Issuance Notification Act following notice published on the 29th day of January, 2026 in the *Westmont Suburban Life*; and

WHEREAS, the Projects constitute lawful corporate purposes within the meaning of the Debt Reform Act; and

WHEREAS, the Corporate Authorities hereby determine that the Pledged Revenues will provide in each year an amount not less than 1.25 times debt service of the alternate bonds proposed to be issued in accordance with the Debt Reform Act; and

WHEREAS, such determination is supported by the most recent audit of the Village (the “*Audit*”), which Audit has been presented previously to the Corporate Authorities and is on file currently with the Village Clerk; and

WHEREAS, the alternate bonds to be issued will be payable from the Pledged Revenues and the Pledged Taxes, both as hereinafter defined; and

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTMONT, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Definitions. In addition to such other words and terms used and defined in this Ordinance, the following words and terms used in this Ordinance shall have the following meanings, unless, in either case, the context or use clearly indicates another or different meaning is intended:

A. The following words and terms are defined as set forth.

“*Act*” means, collectively, the Local Government Debt Reform Act of the State (Section 350/1 et seq. of Chapter 30 (and particularly Section 350/15 thereof) of the Illinois Compiled Statutes, as supplemented and amended, including without limitation, by the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.), Section 10 (Intergovernmental Cooperation) of Article VII (Local Government) of the Constitution of the State, the Registered Bond Act, and the Bond Authorization Act.

“*Additional Bonds*” means any Alternate Bonds issued in the future in accordance with the provisions of the Act on parity with and sharing equally in the Pledged Revenues with the Bonds.

“*Alternate Bonds*” means any Outstanding Bonds issued as alternate bonds under and pursuant to the provisions of the Debt Reform Act, and includes, expressly, the Bonds.

“*Bond*” or “*Bonds*” means one or more, as applicable, of the Bonds authorized to be issued by this Ordinance.

“Bond Counsel” means Miller, Canfield, Paddock and Stone, P.L.C., Chicago, Illinois.

“Bond Fund” means the Bond Fund established and defined in Section 15 of this Ordinance.

“Bond Moneys” means all moneys on deposit from time to time in the Bond Fund including investment income earned in the Bond Fund.

“Bond Order” means one or more certificates signed by the Designated Officers, under the seal of the Village, setting forth and specifying details for the Bonds, including, as the case may be, but not limited to, identification of a Policy and an Insurer, if any, book-entry only registration, specification of Pledged Taxes, final interest rates, final maturity schedules, optional and mandatory redemption provisions, reoffering premium, original issue discount (“OID”), status as “qualified tax-exempt obligations,” designation of a Bond Registrar, Paying Agent or other fiscal agent, and designation of series, subject to not exceeding the specified aggregate principal amount for the Bonds, as applicable.

“Bond Registrar/Paying Agent” means an entity as set forth in the Bond Order.

“Bond Year” means each annual period of December 1 to the next November 30, for the Bonds, subject to such lawful elections as the Village may make.

“Business Day” means any day other than a day on which banks in Chicago, Illinois, are required or authorized to close.

“Code” means the Internal Revenue Code of 1986, as amended, and includes related and applicable Income Tax Regulations promulgated by the Treasury Department.

“Depository” or *“DTC”* means The Depository Trust Company, a New York limited trust company, its successors, or a successor depository qualified to clear securities under applicable state and federal laws.

“Designated Officers” means the President, Village Manager, Assistant Village Manager and Finance Director, or their successors or assigns.

“Fiscal Year” means that twelve-calendar month period selected by the Corporate Authorities as the Fiscal Year for the Village, currently May 1 to April 30.

“Insurer” means, if any, the issuer of a Policy securing payment of the Bonds.

“Ordinance” means this Ordinance, numbered as set forth on the title page hereof, and passed by the Corporate Authorities on the 5th day of March, 2026.

“Outstanding” or *“outstanding”* when used with reference to the Bonds and any Additional Bonds means such of those bonds which are outstanding and unpaid; provided, however, such term shall not include Bonds or Additional Bonds (i) which have matured and for which moneys are on deposit with proper paying agents or are otherwise sufficiently available to pay all principal thereof and interest thereon or (ii) the provision for payment of which has been made by the Village by the deposit in an irrevocable trust or escrow of funds or direct, full faith and credit obligations of the United States, the principal of and interest on which will be sufficient to pay at maturity or as called for redemption all the principal of, redemption premium, if any, and interest on such Bonds or Additional Bonds.

“Parity Bonds” means bonds or any other obligations, if any, which share ratably and equally in the applicable Pledged Revenues, as set forth and provided for in any such ordinance authorizing the issuance of any such Parity Bonds.

“Pledged Revenues” means Sales Taxes.

“Pledged Taxes” means the Taxes authorized to be levied in Section 11 to secure and pay the Bonds.

“Projects” shall have the meaning above in the recitals to this Ordinance.

“*Record Date*” means the 15th day (whether or not a business day) of the calendar month next preceding any regularly scheduled interest payment date and the 15th day (whether or not a business day) of the calendar month next preceding any interest payment date occasioned by a redemption of Bonds on other than a regularly scheduled interest payment date.

“*Stated Maturity*” means with respect to any Bond or interest thereon the date specified in such Bond as the fixed date on which the principal of such Bond or such interest is due and payable, whether by maturity or otherwise.

“*Tax-exempt*” means, with reference to the Bonds, the status of interest paid and received thereon as excludable from the gross income of the owners thereof for federal income tax purposes except to the extent that such interest is taken into account in computing an adjustment used in determining the federal alternative minimum tax for certain corporations.

“*United States*” means the United States of America.

B. Certain further words and terms used in various sections are defined therein.

Section 2. Incorporation of Preambles. The Corporate Authorities hereby find that all of the recitals contained in the preambles to this Ordinance are true, correct and complete and do incorporate them into this Ordinance by this reference.

Section 3. Determination to Issue Bonds. It is necessary and in the best interests of the Village to undertake the Projects, to pay all related costs and expenses incidental thereto, and to borrow money and issue the Bonds for such purposes. It is hereby found and determined that such borrowing of money is for a proper public purpose or purposes, is in the public interest, and is authorized pursuant to the Act; and these findings and determinations shall be deemed conclusive.

Section 4. Bond Details. For the purposes set forth above, there shall be issued and sold the Bonds to an aggregate principal amount not to exceed \$35,000,000. The Bonds shall each be designated “*General Obligation Bond (Alternate Revenue Source), Series 2026.*” The Bonds shall be dated the date of closing (the “*Dated Date*”); and shall also bear the date of authentication thereof. The Bonds shall be in fully registered book-entry form, shall be in denominations of \$5,000 or integral multiples thereof (but no single Bond shall represent principal maturing on more than one date), and shall be numbered consecutively in such fashion as shall be determined by the Bond Registrar. Subject to the Bond Order, the Bonds are hereby authorized to bear interest at a rate not to exceed 6.00% and mature on December 1 of each of the years (subject to optional or mandatory redemption as set forth in the Bond Order), in the principal amounts (not to exceed \$2,810,000 for any year) commencing not before 2026 and ending not later than 2045, as shall be specified in the Bond Order.

Each Bond shall bear interest from the later of its Dated Date as herein provided or from the most recent interest payment date to which interest has been paid or duly provided for, until the principal amount of such Bond is paid or duly provided for, such interest (computed upon the basis of a 360-day year of twelve 30-day months) being payable on June 1 and December 1 of each year, commencing on the date set forth in the Bond Order. Interest on each Bond shall be paid by check or draft of the Paying Agent, payable upon presentation thereof in lawful money of the United States, to the person in whose name such Bond is registered at the close of business on the applicable Record Date, and mailed to the registered owner of the Bond as shown in the Bond Register or at such other address furnished in writing by such registered owner, or as otherwise may be agreed with the Depository. The principal of the Bonds shall be payable in lawful money

of the United States upon presentation thereof at the office maintained for the purpose by the Paying Agent or at successor Paying Agent and locality.

Section 5. Book Entry Provisions. The Bonds shall be initially issued in the form of a separate single fully-registered Bond for each of the maturities of the Bonds. Upon initial issuance, the ownership of each such Bond shall be registered in the Bond Register in the name of Cede, or any successor thereto (“*Cede*”), as nominee of the Depository. All of the outstanding Bonds from time to time shall be registered in the Bond Register in the name of Cede, as nominee of the Depository. The President and Village Clerk, the chief business official of the Village and the Bond Registrar are each authorized to execute and deliver, on behalf of the Village, such letters to or agreements with DTC as shall be necessary to effectuate such book-entry system (any such letter or agreement being referred to herein as the “*Representation Letter*”), which Representation Letter may provide for the payment of principal of or interest on the Bonds by wire transfer.

With respect to Bonds registered in the Bond Register in the name of Cede, as nominee of the Depository, the Village and the Bond Registrar shall have no responsibility or obligation to any broker-dealer, bank or other financial institution for which the Depository holds Bonds from time to time as securities depository (each such broker-dealer, bank or other financial institution being referred to herein as a “*Depository Participant*”) or to any person on behalf of whom such a Depository Participant holds an interest in the Bonds. Without limiting the meaning of the immediately preceding sentence, the Village and the Bond Registrar shall have no responsibility or obligation with respect to (a) the accuracy of the records of the Depository, Cede, or any Depository Participant with respect to any ownership interest in the Bonds, (b) the delivery to any Depository Participant or any other person, other than a registered owner of a Bond as shown in the Bond Register, of any notice with respect to the Bonds, including any notice of redemption, or

(c) the payment to any Depository Participant or any other person, other than a registered owner of a Bond as shown in the Bond Register, of any amount with respect to principal of or interest on the Bonds. No person other than a registered owner of a Bond as shown in the Bond Register shall receive a Bond certificate with respect to any Bond. Upon delivery by the Depository to the Bond Registrar of written notice to the effect that the Depository has determined to substitute a new nominee in place of Cede, and subject to the provisions hereof with respect to the payment of interest to the registered owners of Bonds at the close of business on the applicable record date, the name “Cede” in this Ordinance shall refer to such new nominee of the Depository.

In the event that (a) the Village determines that the Depository is incapable of discharging its responsibilities described herein and in the Representation Letter, (b) the agreement among the Village, the Paying Agent and Bond Registrar, and the Depository evidenced by the Representation Letter shall be terminated for any reason or (c) the Village determines that it is in the best interests of the Village or of the beneficial owners of the Bonds that they be able to obtain certificated Bonds, the Village shall notify the Depository and the Depository shall notify the Depository Participants of the availability of Bond certificates, and the Bonds shall no longer be restricted to being registered in the Bond Register in the name of Cede, as nominee of the Depository. The Village may determine that the Bonds shall be registered in the name of and deposited with a successor depository operating a book-entry system, as may be acceptable to the Village, or such depository’s agent or designee, but if the Village does not select such alternate book-entry system, then the Bonds shall be registered in whatever name or names registered owners of Bonds transferring or exchanging Bonds shall designate, in accordance with the provisions hereof.

Notwithstanding any other provisions of this Ordinance to the contrary, so long as any Bond is registered in the name of Cede, as nominee of the Depository, all payments with respect

to principal of and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, in the name provided in the Representation Letter.

Section 6. Execution; Authentication. The Bonds shall be executed on behalf of the Village by the manual or facsimile signature of the President and attested by the manual or facsimile signature of the Village Clerk, as they may determine, and shall have impressed or imprinted thereon the corporate seal or facsimile thereof of the Village. In case any such officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery. All Bonds shall have thereon a certificate of authentication, substantially in the form hereinafter set forth, duly executed by the Bond Registrar as authenticating agent of the Village and showing the date of authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this Ordinance unless and until such certificate of authentication shall have been duly executed by the Bond Registrar by manual signature, and such certificate of authentication upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Ordinance.

Section 7. Redemption. (a) Optional Redemption. All or a portion of the Bonds, if any, due on and after the date, if any, specified in the Bond Order shall be subject to redemption prior to maturity at the option of the Village from any available funds, as a whole or in part, and if in part in integral multiples of \$5,000 in any order of their maturity as determined by the Village (less than all of the Bonds of a single maturity to be selected by the Bond Registrar), on the date specified in the Bond Order, and on any date thereafter, at the redemption price of par plus accrued interest to the date fixed for redemption, as provided in the Bond Order.

(b) *Mandatory Redemption.* The Bonds maturing on the date or dates, if any, indicated in the Bond Order are subject to mandatory redemption, in integral multiples of \$5,000 selected by lot by the Bond Registrar, at a redemption price of par plus accrued interest to the redemption date, on December 1 of the years, if any, and in the principal amounts, if any, as indicated in the Bond Order.

The principal amounts of Bonds to be mandatorily redeemed in each year may be reduced through the earlier optional redemption thereof, with any partial optional redemptions of such Bonds credited against future mandatory redemption requirements in such order of the mandatory redemption dates as the Village may determine. In addition, on or prior to the 60th day preceding any mandatory redemption date, the Bond Registrar may, and if directed by the Board shall, purchase Bonds required to be retired on such mandatory redemption date. Any such Bonds so purchased shall be cancelled and the principal amount thereof shall be credited against the mandatory redemption required on such next mandatory redemption date.

(c) *General.* The Bonds shall be redeemed only in the principal amount of \$5,000 and any authorized integral multiples thereof. The Village shall, at least forty-five (45) days prior to any optional redemption date (unless a shorter time period shall be satisfactory to the Bond Registrar) notify the Bond Registrar of such redemption date and of the principal amount and maturity or maturities of Bonds to be redeemed. For purposes of any redemption of less than all of the outstanding Bonds of a single maturity, the particular Bonds or portions of Bonds to be redeemed shall be selected by lot by the Bond Registrar from the Bonds of such maturity by such method of lottery as the Bond Registrar shall deem fair and appropriate; *provided* that such lottery shall provide for the selection for redemption of Bonds or portions thereof so that any \$5,000 Bond or \$5,000 portion of a Bond shall be as likely to be called for redemption as any other such

\$5,000 Bond or \$5,000 portion. The Bond Registrar shall make such selection upon the earlier of the irrevocable deposit of funds with an escrow agent sufficient to pay the redemption price of the Bonds to be redeemed or the time of the giving of official notice of redemption.

The Bond Registrar shall promptly notify the Village in writing of the Bonds or portions of Bonds selected for redemption and, in the case of any Bond selected for partial redemption, the principal amount thereof to be redeemed.

Section 8. Redemption Procedure. Unless waived by any holder of Bonds to be redeemed, notice of the call for any such redemption shall be given by the Bond Registrar on behalf of the Village by mailing the redemption notice by first class mail at least thirty (30) days and not more than sixty (60) days prior to the date fixed for redemption to the registered owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such registered owner to the Bond Registrar.

All notices of redemption shall state:

- (a) the redemption date,
- (b) the redemption price,
- (c) if less than all outstanding Bonds are to be redeemed, the identification (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed,
- (d) that on the redemption date the redemption price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date,
- (e) the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the office maintained for such purpose by the Bond Registrar, and
- (f) such other information then required by custom, practice, or industry standard.

Unless moneys sufficient to pay the redemption price of the Bonds to be redeemed shall have been received by the Bond Registrar prior to the giving of such notice of redemption, such notice may, at the option of the Village, state that said redemption shall be conditional upon the receipt of such moneys by the Bond Registrar on or prior to the date fixed for redemption. If such moneys are not received, such notice shall be of no force and effect, the Village shall not redeem such Bonds, and the Bond Registrar shall give notice, in the same manner in which the notice of redemption was given, that such moneys were not so received and that such Bonds will not be redeemed. Otherwise, prior to any redemption date, the Village shall deposit with the Bond Registrar an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds which are to be redeemed on that date.

Subject to the provisions for a conditional redemption described above, notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date (unless the Village shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest.

Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Paying Agent at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the registered owner a new Bond or Bonds of the same maturity in the amount of the unpaid principal.

If any Bond or portion of Bond called for redemption shall not be so paid upon surrender thereof for redemption, the principal and premium, if any, shall, until paid or duly provided for, bear interest from the redemption date at the rate borne by the Bond or portion of Bond so called

for redemption. All Bonds which have been redeemed shall be canceled and destroyed by the Bond Registrar and shall not be reissued.

Section 9. Registration and Exchange or Transfer of Bonds; Persons Treated as Owners. The Village shall cause the Bond Register to be kept at the office maintained for the purpose by the Bond Registrar, which is hereby constituted and appointed the registrar of the Village for the Bonds. The Village is authorized to prepare, and the Bond Registrar or such other agent as the Village may designate shall keep custody of, multiple Bond blanks executed by the Village for use in the transfer and exchange of Bonds.

Any Bond may be transferred or exchanged, but only in the manner, subject to the limitations, and upon payment of the charges as set forth in this Ordinance. Upon surrender for transfer or exchange of any Bond at the office maintained for the purpose by the Bond Registrar, duly endorsed by or accompanied by a written instrument or instruments of transfer or exchange in form satisfactory to the Bond Registrar and duly executed by the registered owner or an attorney for such owner duly authorized in writing, the Village shall execute and the Bond Registrar shall authenticate, date and deliver in the name of the transferee or transferees or, in the case of an exchange, the registered owner, a new fully registered Bond or Bonds of like tenor, of the same maturity, bearing the same interest rate, of authorized denominations, for a like aggregate principal amount.

The Bond Registrar shall not be required to transfer or exchange any Bond during the period from the close of business on the Record Date for an interest payment to the opening of business on such interest payment date, nor to transfer or exchange any Bond after notice calling such Bond for redemption has been mailed, nor during a period of fifteen (15) days next preceding mailing of a notice of redemption of any Bonds.

The execution by the Village of any fully registered Bond shall constitute full and due authorization of such Bond, and the Bond Registrar shall thereby be authorized to authenticate, date and deliver such Bond; *provided, however,* that the principal amount of Bonds of each maturity authenticated by the Bond Registrar shall not at any one time exceed the authorized principal amount of Bonds for such maturity less the amount of such Bonds which have been paid.

The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal of or interest on any Bond shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

No service charge shall be made for any transfer or exchange of Bonds, but the Village or the Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds except in the case of the exchange of a Bond for the unredeemed portion of a Bond or Bonds surrendered for redemption.

Section 10. Form of Bond. The Bonds shall be in substantially the form hereinafter set forth:

[FORM OF BOND]

REGISTERED
No. _____

REGISTERED
\$ _____

**UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
VILLAGE OF WESTMONT
GENERAL OBLIGATION BOND (ALTERNATE REVENUE SOURCE), SERIES 2026**

Interest Rate: _____% Maturity Date: December 1, _____ Dated Date: _____, 2026 CUSIP: 960811 _____

Registered Owner: CEDE & CO.

Principal Amount: _____ Dollars

KNOW ALL PERSONS BY THESE PRESENTS that the Village of Westmont, DuPage County, Illinois (the “*Village*”), a municipality, non-home rule unit, and political subdivision of the State of Illinois (the “*State*”), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on the Maturity Date identified above, the Principal Amount identified above and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on such Principal Amount from the later of the Dated Date of this Bond identified above or from the most recent interest payment date to which interest has been paid or duly provided for, at the Interest Rate per annum identified above, such interest to be payable on June 1 and December 1 of each year, commencing _____, 20____, until said Principal Amount is paid or duly provided for.

The principal of this Bond is payable in lawful money of the United States of America upon presentation hereof at the office maintained for the purpose by _____ (the “*Paying Agent*” or “*Bond Registrar*”). Payment of installments of interest shall be made to the Registered Owner hereof as shown on the registration books of the Village maintained by the Bond Registrar at said location at the close of business on the applicable Record Date. Interest shall be paid by check or draft of the Paying Agent, payable upon presentation in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on such registration books, or at such other address furnished in writing by such Registered Owner to the Bond Registrar, or as otherwise agreed by the Village and the Bond Registrar for so long as this Bond is held by The Depository Trust Company, New York, New York, the Depository, or nominee, in book-entry only form as provided for same.

It is hereby certified and recited that all conditions, acts and things required by the Constitution and Laws of the State to exist or to be done precedent to and in the issuance of this Bond, including the authorizing act, have existed and have been properly done, happened and been performed in regular and due form and time as required by law; that the indebtedness of the Village, represented by the Bonds, and including all other indebtedness of the Village, howsoever evidenced or incurred, does not exceed any constitutional or statutory or other lawful limitation;

and that provision has been made for the collection of a direct annual tax, in addition to all other taxes, on all of the taxable property in the Village sufficient to pay the interest hereon as the same falls due and also to pay and discharge the principal hereof at maturity.

This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Bond Registrar.

This Bond is one of a series of bonds (the “*Bonds*”) in the aggregate principal amount of \$ _____ issued by the Village for the purpose of paying costs of the Projects and expenses incidental thereto, all as described and defined in the ordinance authorizing the Bonds (the “*Ordinance*”), payable as to principal and interest from all collections distributed to the Village from Retailer’s Occupation Taxes, Service Occupation Taxes, Use Taxes and Service Use Taxes, and *ad valorem* taxes of the Village for which its full faith and credit have been irrevocably pledged, unlimited as to rate or amount, all in accordance with the provisions of the Local Government Debt Reform Act of the State of Illinois, as supplemented and amended (the “*Debt Reform Act*”). The full faith, credit and resources of the Village are pledged to the punctual payment of the principal of and interest on the Bonds. This Bond is negotiable, subject to registration provisions, pursuant to the laws of the State of Illinois.

This Bond is subject to provisions relating to registration, transfer and exchange; and such other terms and provisions relating to security and payment as are set forth in the Ordinance, to which reference is hereby expressly made, and to all the terms of which the Registered Owner hereof is hereby notified and shall be subject.

[Optional and Mandatory Redemption language, as applicable].

IN WITNESS WHEREOF the Village of Westmont, DuPage County, Illinois has caused this Bond to be executed by the manual or duly authorized facsimile signature of the President, the seal of said Village (or a facsimile thereof) to be affixed, imprinted, engraved or otherwise reproduced hereon and countersigned by the manual or duly authorized facsimile signature of the Village Clerk, all as of the Dated Date identified above.

VILLAGE OF WESTMONT,
DuPage County, Illinois

By: _____
President

[SEAL]

Countersigned:

BY _____
Village Clerk

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds described in the within-mentioned Ordinance and is one of the General Obligation Bonds (Alternate Revenue Source), Series 2026, having a Dated Date of _____, 2026, of the Village of Westmont, DuPage County, Illinois.

_____, as Registrar

By _____
Authorized Officer

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

Here insert Social Security Number, Employer Identification Number or other Identifying Number

(Name and Address of Assignee)

the within Bond and does hereby irrevocably constitute and appoint

as attorney to transfer the said Bond on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____

Signature guaranteed: _____

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Section 11. Alternate Bonds; General Obligations; Tax Levy. The Bonds are and constitute Alternate Bonds under the Debt Reform Act, anticipated to be payable from the Pledged Revenues. Under and pursuant to Section 15 of the Debt Reform Act, the full faith and credit of the Village are hereby irrevocably pledged to the punctual payment of the principal of, premium, if any, and interest on the Bonds; the Bonds shall be direct and general obligations of the Village; and the Village shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Village's corporate limits, for the payment of the Bonds and the interest thereon, without limitation as to rate or amount (such *ad valorem* taxes being the "*Pledged Taxes*").

Pledged Revenues are hereby determined by the Corporate Authorities to be sufficient to provide for or pay in each year to final maturity of the Bonds all of the following: (1) the debt service on all Outstanding revenue bonds payable from Pledged Revenues, (2) all amounts required to meet any fund or account requirements with respect to such Outstanding revenue bonds, (3) other contractual or tort liability obligations, if any, payable from such Pledged Revenues, and (4) in each year, an amount not less than 1.25 times debt service of all (i) Alternate Bonds payable from such Pledged Revenues previously issued and outstanding, and (ii) Alternate Bonds payable from such Pledged Revenues proposed to be issued, including the Bonds. The Pledged Revenues shall be and are hereby determined by the Corporate Authorities to provide in each year an amount not less than 1.25 times debt service (as defined in Section 3 of the Debt Reform Act) of Alternate Bonds payable from such revenue sources previously issued and outstanding, and Alternate Bonds proposed to be issued. Such conditions enumerated need not be met for that amount of debt service (as defined in Section 3 of the Debt Reform Act) provided for by the setting aside of proceeds of bonds or other moneys at the time of the delivery of such bonds. The Pledged Revenues are hereby determined by the Corporate Authorities to provide in each year

all amounts required to meet any fund or account requirements with respect to this Ordinance, any contractual or tort liability obligations, if any, payable from Pledged Revenues, and an amount not less than 1.25 times debt service (as defined in Section 3 of the Debt Reform Act) of all of the Outstanding Bonds, payable from such Pledged Revenues. The determination of the sufficiency of the Pledged Revenues is expected to be supported by reference to the most recent audit of the Village, which audit is for a Fiscal Year ending not earlier than 18 months previous to the time of issuance of the Bonds, and not otherwise a “report” under Section 15 of the Debt Reform Act shall be prepared.

For the purpose of providing the money required to pay the interest on the Bonds when and as the same falls due and to pay and discharge the principal thereof as the same shall mature, there shall be levied upon all the taxable property within the Village’s corporate limits in each year while any of the Bonds shall be Outstanding, and there is hereby levied, in addition to all other taxes levied by the Village, the Pledged Taxes in the amounts for each year not to exceed \$2,980,000 for each levy year, commencing not before 2026 and ending not later than 2044, as shall be specified in the Bond Order.

The Pledged Revenues and other moneys on deposit in the Bond Fund shall be applied to pay principal of and interest on the Bonds.

Interest or principal coming due at any time when there are insufficient funds on hand from the Pledged Revenues to pay the same shall be paid promptly when due from current funds on hand in advance of the collection of the Pledged Revenues or Pledged Taxes herein levied; and when the Pledged Revenues shall have been collected, reimbursement shall be made to said funds in the amount so advanced.

Section 12. Tax Abatement. The Village covenants and agrees with the Underwriter and registered owners of the Bonds that so long as any of the Bonds remain outstanding, the Village will take no action or fail to take any action which in any way would adversely affect the ability of the Village to levy and collect the foregoing tax levy, unless and to the extent there then shall be moneys irrevocably on deposit therefor in the applicable debt service account or accounts established under Section 15 below and in accordance with this Section. The Village and its officers will comply with all present and future applicable laws in order to assure that the Pledged Taxes may be levied, extended and collected as provided herein and deposited into the Bond Fund.

In the event that funds from any lawful source may be made available for the purpose of paying any principal of or interest on the Bonds so as to enable the abatement of the Pledged Taxes, the Corporate Authorities shall, by proper proceedings, direct the deposit of such other funds into the Bond Fund, and further shall direct the abatement of the Pledged Taxes by the amount so deposited. A certified copy or other notification of any such proceedings abating taxes may then be filed with the County Clerk of the County of DuPage, Illinois (the "*County Clerk*"), in a timely manner to effect such abatement.

Section 13. Filing with County Clerk. Promptly, as soon as this Ordinance becomes effective, a copy hereof, certified by the Village Clerk of the Village, shall be filed with the County Clerk; and the County Clerk shall in and for each of said years ascertain the rate percent required to produce the aggregate Pledged Taxes hereinbefore provided to be levied in each of said years and subject to abatement as provided in said Section 12; and the County Clerk shall extend the same for collection on the tax books in connection with other taxes levied in said years in and by the Village for general purposes of the Village; and, subject to abatement as stated hereinabove, in said years such annual tax shall be levied and collected by and for and on behalf of the Village in

like manner as taxes for general purposes for said years are levied and collected, and in addition to and in excess of all other taxes.

Section 14. Sale of Bonds. The Designated Officers are hereby authorized to proceed, without any further authorization or direction from the Village Board, to sell and deliver the Bonds to purchaser or purchasers thereof, as hereinafter described (the “Purchaser”), upon receipt of the purchase price therefor, the same being not less than 96% of the principal amount of the Bonds plus any accrued interest to date of delivery. The Purchaser shall be (a) pursuant to a competitive sale conducted by Raymond James & Associates, Inc., Naperville, Illinois (“Raymond James”), the best bidder for the Bonds; (b) in a negotiated underwriting, a bank or financial institution listed in the Dealers & Underwriters or Municipal Derivatives sections of the most recent edition of The Bond Buyer’s Municipal Marketplace; or (c) in a private placement, (i) a bank or financial institution authorized to do business in the State, (ii) a governmental unit as defined in the Act, or (iii) an “accredited investor” as defined in Rule 501 of Regulation D as promulgated under the Securities Act of 1933, as amended; *provided, however*, that the Purchaser as set forth in either (b) or (c) shall be selected only upon receipt by the Village of the written recommendation of Raymond James that the sale of the Bonds on a negotiated or private placement basis to the Purchaser is in the best interests of the Village because of (i) the pricing of the Bonds by the Purchaser, (ii) then current market conditions or (iii) the timing of the sale of the Bonds; and *further provided*, that the Purchaser as set forth in (c) may be selected through the utilization of a placement agent selected by the Designated Officers after consultation with Raymond James if the use of such placement agent is determined by the Designated Officers to be in the best interest of the Village. The contract for the sale of the Bonds to the Underwriter is hereby in all respects ratified, approved and confirmed, it being hereby declared that no person holding any office of the Village, either by

election or appointment, is in any manner financially interested, either directly in his own name or indirectly in the name of any other person, association, trust or corporation, in such contract.

Upon the sale of the Bonds, the Designated Officers and any other officers of the Village as shall be appropriate, shall be and are hereby authorized and directed to approve or execute, or both, such documents of sale of the Bonds as may be necessary, including, without limitation, a Preliminary Official Statement, Official Statement and closing documents.

The distribution of the Preliminary Official Statement relating to the Bonds is hereby in all respects authorized and approved, and the proposed use by the Underwriter of an Official Statement (in substantially the form of the Preliminary Official Statement but with appropriate variations to reflect the final terms of the Bonds) is hereby approved.

Section 15. Creation of Funds and Appropriations; Flow of Funds.

A. There is hereby created the “*General Obligation Bonds (Alternate Revenue Source), Series 2026, Bond Fund*” (the “*Bond Fund*”), which shall be the fund for the payment of principal of and interest on the Bonds. Accrued interest and premium, if any, received upon delivery of the Bonds shall be deposited into the Bond Fund and be applied to pay first interest coming due on the Bonds.

B. The Pledged Revenues shall either be deposited into the Bond Fund and used solely and only for paying the principal of and interest on the Bonds or be used to reimburse a fund or account from which advances to the Bond Fund may have been made to pay principal of or interest on the Bonds prior to receipt of Pledged Revenues. Interest income or investment profit earned in the Bond Fund shall be retained in the Bond Fund for payment of the principal of or interest on the Bonds on the interest payment date next after such interest or profit is received or, to the extent lawful and as determined by the Corporate Authorities, transferred to such other fund as may be

determined. The Village hereby pledges, as equal and ratable security for the Bonds, all present and future proceeds of the Pledged Revenues on deposit in the Bond Fund for the benefit of the registered owners of the Bonds, subject to the reserved right of the Corporate Authorities to transfer certain interest income or investment profit earned in the Bond Fund to other funds of the Village, as described in the preceding sentence.

C. The sum necessary, as determined by the Designated Officers, of the principal proceeds of the Bonds shall be disbursed by the Underwriter to pay costs of issuance upon the delivery of the Bonds or, to the extent not so disbursed by the Underwriter, shall be deposited into a separate and segregated fund, hereby created, to be known as the “*Expense Fund*” and shall be used by the Village Clerk or Village Treasurer, as applicable, to pay costs of issuance of the Bonds in accordance with normal Village disbursement procedures. Any funds remaining to the credit of the Expense Fund on the date which is six months following the date of delivery of the Bonds shall be transferred by the Village Clerk or Village Treasurer, as applicable, to the Bond Fund.

D. From the principal proceeds of the Bonds, the sum necessary, as determined by the Designated Officers, shall be used to pay costs of the Projects and to that end shall be deposited into a separate and segregated account of the Village, hereby created, and to be known as the Capital Projects Fund (the “*Projects Fund*”). Monies on deposit in and to the credit of the Projects Fund shall be disbursed by the Village Treasurer from time to time as needed, without further official action or direction of the Corporate Authorities, in accordance with normal Village procedures for disbursements of corporate funds for capital projects. Upon the completion of the Projects, as certified to the Village Treasurer by the architect or engineer in responsible charge of the Projects, remaining funds, if any, on deposit in and to the credit of the Projects Fund shall be transferred by the Village Treasurer, without further official action of or direction by the Corporate

Authorities, to the Bond Fund. Monies on deposit in and to the credit of the Projects Fund may be invested by the Village Treasurer in any investments lawful under Illinois law for Village funds, without further official action of or direction by the Corporate Authorities.

Without further official action of or direction by the Corporate Authorities, if necessary to ensure the timely payment of principal of and interest on the Bonds, monies on deposit in the Projects Fund may be transferred by the Village Treasurer at any time to the Bond Fund in anticipation of the collection of Pledged Taxes. Any amount so transferred shall be promptly repaid upon the collection of Pledged Taxes.

Section 16. Parity Bonds; Additional Bonds.

A. Parity Bonds.

The Village reserves the right to issue Parity Bonds without limit provided that the Pledged Revenues as determined or as adjusted as hereinbelow set out shall be sufficient to provide for or pay all of the following: (a) all amounts required to meet any fund or account requirements with respect to such Outstanding bonds; (b) other contractual or tort liability obligations then due and payable, if any; and (c) an additional amount not less than 0.25 times the maximum annual debt service on such of the Alternate Bonds as shall remain Outstanding bonds after the issuance of the proposed Parity Bonds. Such sufficiency shall be calculated for each year to the final maturity of such Alternate Bonds which shall remain Outstanding after the issuance of the proposed Parity Bonds. The determination of the sufficiency of Pledged Revenues shall be supported by reference to the Village's most recent audit, which audit shall be for a Fiscal Year ending not earlier than eighteen (18) months previous to the time of issuance of the proposed Parity Bonds.

If such audit shows the Pledged Revenues to be insufficient, then the determination of sufficiency may be supported by the report of an independent accountant or feasibility analyst having a national reputation for expertise in such matters, demonstrating the sufficiency of the Pledged Revenues and explaining by what means they will be greater than as shown in the audit.

The reference to and acceptance of an audit, or a report, as the case may be, and the determination of the Corporate Authorities of the sufficiency of the Pledged Revenues shall be conclusive evidence that the conditions of this Section have been met and that the Parity Bonds are properly issued hereunder; and no right to challenge such determination is granted to the registered owners of the Bonds.

B. Additional Bonds.

The Village reserves the right to issue Additional Bonds from time to time payable from the Pledged Revenues, and any such Additional Bonds shall share ratably and equally in the Pledged Revenues with the Bonds; provided, however, that no Additional Bonds shall be issued except in accordance with the provisions of the Debt Reform Act.

Section 17. Treatment of Bonds as Debt. The Bonds shall be payable from the Pledged Revenues and shall not constitute an indebtedness of the Village within the meaning of any constitutional or statutory limitation, unless the Pledged Taxes have been extended pursuant to the general obligation, full faith and credit promise supporting the Bonds, in which case the amount of the outstanding Bonds will be included in the computation of indebtedness of the Village for purposes of all statutory provisions or limitations until an audit of the Village shows that the Bonds been paid from the Pledged Revenues for a complete fiscal year, in accordance with the Act.

Section 18. Defeasance of the Bonds. If, when the Bonds or a portion thereof shall have become due and payable in accordance with their terms or shall have been duly called for

redemption or irrevocable instructions to call the Bonds or a portion thereof for redemption shall have been given, and the whole amount of the principal and the interest and the premium, if any, so due and payable upon all of the Bonds or a portion thereof then outstanding shall be paid; or (i) sufficient moneys or (ii) direct obligations of the United States (including obligations issued or held in book entry form on the books of the Department of the Treasury), the principal of and the interest on which when due will provide sufficient moneys for such purpose, shall be held in trust for such purpose, and provision shall also be made for paying all fees and expenses for the redemption, then and in that case the Bonds or any designated portion thereof issued hereunder shall no longer be deemed outstanding or entitled to any pledge of the Pledged Taxes or the Pledged Revenues made herein.

Section 19. Reimbursement. None of the proceeds of the Bonds will be used to pay, directly or indirectly, in whole or in part, for an expenditure that has been paid by the Village prior to the date hereof except architectural or engineering costs incurred prior to commencement of any of the construction of the Projects or expenditures for which an intent to reimburse it was properly declared under Treasury Regulations Section 1.150-2. This Ordinance adopted by the Corporate Authorities on March 5, 2026, is a declaration of official intent under Treasury Regulations Section 1.150-2 as to all costs of the Projects paid after the date hereof and prior to issuance of the Bonds.

Section 20. Not Private Activity Bonds. None of the Bonds is a “private activity bond” as defined in Section 141(a) of the Code. In support of such conclusion, the Village certifies, represents and covenants as follows:

A. No direct or indirect payments are to be made on any Bond with respect to any private business use by any person other than a state or local governmental unit.

B. None of the proceeds of the Bonds is to be used, directly or indirectly, to make or finance loans to persons other than a state or local governmental unit.

C. No user of the Projects, other than the Village or another governmental unit, will use the same on any basis other than the same basis as the general public; and no person other than the Village or another governmental unit will be a user of the Projects as a result of (i) ownership or (ii) actual or beneficial use pursuant to a lease, a management or incentive payment contract, or (iii) any other arrangement.

Section 21. Tax Covenants. In order to preserve the exclusion of interest on the Bonds from gross income for federal tax purposes under Section 103 of the Code as existing on the date of issuance of the Bonds and as an inducement to underwriters of the Bonds, the Village represents, covenants and agrees that:

A. No more than 10% of the payment of the principal of or interest on the Bonds will be (under the terms of the Bonds, this Ordinance or any underlying arrangement), directly or indirectly, (i) secured by any interest in property used or to be used for a private business use or payments in respect of such property or (ii) derived from payments (whether or not to the Village) in respect of such property or borrowed money used or to be used for a private business use.

B. No more than 5% of the Bond proceeds will be loaned to any entity or person other than a state or local governmental unit. No more than 5% of the Bond proceeds will be transferred, directly or indirectly, or deemed transferred to a non-governmental person in any manner that would in substance constitute a loan of the Bond proceeds.

C. The Village reasonably expects, as of the date hereof, that the Bonds will not meet either the private business use test described in paragraph (a) above or the private loan test described in paragraph (b) above during the entire term of the Bonds.

D. Neither the Village nor the Corporate Authorities will take any action or fail to take any action with respect to the Bonds that would result in the loss of the exclusion from gross income for federal tax purposes on the Bonds pursuant to Section 103 of the Code, nor will the Village or the Corporate Authorities act in any other manner which would adversely affect such exclusion.

E. It shall not be an event of default under this Ordinance if the interest on any Bond is not excludable from gross income for federal tax purposes or otherwise pursuant to any provision of the Code which is not currently in effect and in existence on the date of issuance of the Bonds.

F. These covenants are based solely on current law in effect and in existence on the date of delivery of the Bonds.

Section 22. [Reserved.]

Section 23. Registered Form. The Village recognizes that Section 149 of the Code requires the Bonds to be issued and to remain in fully registered form in order to be and remain Tax-exempt. In this connection, the Village agrees that it will not take any action to permit the Bonds to be issued in, or converted into, bearer or coupon form.

Section 24. Covenants of the Village. Subject to the terms and provisions contained in this Section, and not otherwise, the Village covenants and agrees so long as there are any Outstanding Bonds (as defined herein), as follows:

(a) The Village will take all action necessary either to impose, collect, apply or to maintain the right to receive and apply the Pledged Revenues and Pledged Taxes in the manner contemplated by this Ordinance, and such Pledged Revenues shall not be less than as shall be required under Section 15 of the Debt Reform Act to maintain the Bonds as Alternate Bonds.

(b) The Village covenants that it will, while any of the Bonds shall remain outstanding, ensure that the Pledged Revenues will be sufficient to provide for or pay each of the following in any given year: (1) debt service on all Outstanding revenue bonds payable from such revenue sources, (2) all amounts required to meet any fund or account requirements with respect to such Outstanding revenue bonds, (3) other contractual or tort liability obligations, if any, payable from such revenue sources, and (4) in each year, an amount not less than 1.25 times debt service of all (i) alternate bonds payable from such revenue source previously issued and outstanding and (ii) alternate bonds proposed to be issued (i.e. the Bonds).

(c) The determination of the sufficiency of the Pledged Revenues is expected to be supported by reference to the most recent audit of the Village, which audit is for a Fiscal Year ending not earlier than 18 months previous to the time of issuance of the Bonds.

(d) The Village will make and keep proper books and accounts (separate and apart from all other records and accounts of the Village), in which complete entries shall be made of all transactions related to the Pledged Revenues, and covenants that within 210 days following the close of each Fiscal Year, it will cause the books and accounts related to the Pledged Revenues to be audited by independent certified public accountants. Such audit will be available for inspection by the registered owners of any of the Bonds. Each such audit, in addition to whatever matters may be thought proper by the accountants to be included therein, shall, without limiting the generality of the foregoing, include the following:

- (i) A balance sheet as of the end of such Fiscal Year, including a statement of the amount held in each of the funds under this Ordinance.
- (ii) The amount and details of all Outstanding Bonds.

(iii) The accountant's comments, if any, regarding the manner in which the Village has carried out the accounting requirements of this Ordinance (including as to the Alternate Bond status of the Bonds) and has complied with Section 15 of the Debt Reform Act, and the accountant's recommendations for any changes.

(e) The Village will keep its books and accounts in accordance with generally accepted accounting principles for local government entities and enterprise funds; provided, however, that the credits to the Bond Fund shall be in cash, and such funds shall be held separate and apart in cash and investments. For the purpose of determining whether sufficient cash and investments are on deposit in such accounts under the terms and requirements of this Ordinance, investments shall be valued at market price on the valuation date thereof, which valuation date shall be not less frequently than annually.

(f) The Village will take no action in relation to the Pledged Revenues or the Pledged Taxes which would unfavorably affect the security of the Bonds or the prompt payment of the principal and interest thereon or the 125% coverage required in subsection (b) above to maintain the Bonds as "*alternate bonds*" under Section 15 of the Debt Reform Act.

(g) The owner of any Bond may proceed by civil action to compel performance of all duties required by law and this Ordinance.

Section 25. Further Tax Covenants. The Village agrees to comply with all provisions of the Code which, if not complied with by the Village, would cause the Bonds not to be Tax-exempt. In furtherance of the foregoing provisions, but without limiting their generality, the Village agrees: (a) through its officers, to make such further specific covenants, representations as shall be truthful, and assurances as may be necessary or advisable; (b) to comply with all representations, covenants and assurances contained in certificates or agreements as may be

prepared by Bond Counsel; (c) to consult with Bond Counsel and to comply with such advice as may be given; (d) to file such forms, statements and supporting documents as may be required and in a timely manner; and (e) if deemed necessary or advisable by its officers, to employ and pay fiscal agents, financial advisors, attorneys and other persons to assist the Village in such compliance.

The Village further certifies and covenants as follows with respect to the requirements of Section 148(f) of the Code, relating to the rebate of “*excess arbitrage profits*” (the “*Rebate Requirement*”) to the United States:

A. Unless an applicable exception to the Rebate Requirement is available to the Village, the Village will meet the Rebate Requirement.

B. Relating to applicable exceptions, the Village Clerk or the President is hereby authorized to make such elections under the Code as either such officer shall deem reasonable and in the best interests of the Village. If such election may result in a “penalty in lieu of rebate” as provided in the Code, and such penalty is incurred (the “*Penalty*”), then the Village shall pay such Penalty.

C. The Designated Officers shall cause to be established, at such time and in such manner as they may deem necessary or appropriate hereunder, a “*2026 General Obligation Bonds Rebate or Penalty, if applicable, Fund*” (the “*148 Compliance Fund*”) for the Bonds, and such officers shall further, not less frequently than annually, cause to be transferred to the 148 Compliance Fund the amount determined to be the accrued liability under the Rebate Requirement or Penalty. Said Designated Officers shall cause to be paid to the United States Treasury, without further order or direction from the Corporate Authorities, from time to time as required, amounts sufficient to meet the Rebate Requirement or to pay the Penalty.

D. Interest earnings in the Bond Fund are hereby authorized to be transferred, without further order or direction from the Corporate Authorities, from time to time as required, to the 148 Compliance Fund for the purposes herein provided; and proceeds of the Bonds and other funds of the Village are also hereby authorized to be used to meet the Rebate Requirement or to pay the Penalty, but only if necessary after application of investment earnings as aforesaid and only as appropriated by the Corporate Authorities.

The Village also certifies and further covenants with the Underwriter and registered owners of the Bonds from time to time outstanding that moneys on deposit in any fund or account in connection with the Bonds, whether or not such moneys were derived from the proceeds of the sale of the Bonds or from any other source, will not be used in a manner which will cause the Bonds to be “*arbitrage bonds*” within the meaning of Code Section 148 and any lawful regulations promulgated thereunder, as the same presently exist or may from time to time hereafter be amended, supplemented or revised.

Section 26. Noncompliance with Tax Covenants. Notwithstanding any other provisions of this Ordinance, the covenants and authorizations contained in this Ordinance (the “*Tax Sections*”) which are designed to preserve the exclusion of interest on the Bonds from gross income under federal law (the “*Tax Exemption*”) need not be complied with if the Village receives an opinion of nationally recognized bond counsel that any Tax Section is unnecessary to preserve the Tax Exemption.

Section 27. Opinion of Counsel Exception. The Village reserves the right to use or invest moneys in connection with the Bonds in any manner, notwithstanding the tax-related covenants set forth in Sections 16 through 23 herein, *provided* it shall first have received an opinion from Bond Counsel (or, in the event that Bond Counsel is unable or unwilling to provide such

opinion, then from another attorney or a firm of attorneys of nationally recognized standing as bond counsel) to the effect that use or investment of such moneys as contemplated is valid and proper under applicable law and this Ordinance and, further, will not adversely affect the Tax-exempt status for the Bonds.

Section 28. Rights and Duties of Bond Registrar and Paying Agent. The Bond Registrar and Paying Agent shall:

- (a) act as bond registrar, paying agent, authenticating agent, and transfer agent as provided herein;
- (b) maintain a list of Bondholders as set forth herein;
- (c) cancel and/or destroy Bonds which have been paid at maturity or submitted for exchange or transfer; and
- (d) furnish the Village at least annually an audit confirmation of Bonds paid, Bonds outstanding and payments made with respect to interest on the Bonds.

Section 29. Defeasance. Any Bond or Bonds (a) which are paid and canceled, (b) which have matured and for which sufficient sums have been deposited with the Paying Agent to pay all principal and interest due thereon, or (c) for which sufficient funds and Defeasance Obligations have been deposited with the Paying Agent or similar institution having trust powers to pay, taking into account investment earnings on such obligations, all principal of and interest on such Bond or Bonds when due at maturity or as called for redemption, pursuant to an irrevocable escrow or trust agreement, shall cease to have any lien on or right to receive or be paid from the Pledged Taxes hereunder and shall no longer have the benefits of any covenant for the registered owners of outstanding Bonds as set forth herein as such relates to lien and security of the outstanding Bonds. All covenants relative to the payment, registration, transfer, and exchange are

expressly continued for all Bonds whether outstanding Bonds or not. For purposes of this Section, “*Defeasance Obligations*” means (a) direct and general full faith and credit obligations of the United States Treasury (“*Directs*”), (b) certificates of participation or trust receipts in trusts comprised wholly of Directs or (c) other obligations unconditionally guaranteed as to timely payment by the United States Treasury.

Section 30. Continuing Disclosure Undertaking. Any Designated Officer is hereby authorized to execute and deliver the Continuing Disclosure Undertaking (the “*Undertaking*”), in customary form as previously executed by the Village and as provided by Bond Counsel, to effect compliance with Rule 15c2-12 adopted by the Commission under the Securities Exchange Act of 1934. When such Undertaking is executed and delivered on behalf of the Village, it will be binding on the Village and the officers, agents, and employees of the Village, and the same are hereby authorized and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of such Undertaking as executed and delivered. Notwithstanding any other provisions hereof, the sole remedies for failure to comply with such Undertaking shall be the ability of the beneficial owner of any Bond to seek mandamus or specific performance by court order, to cause to the Village to comply with its obligations thereunder.

Section 31. Municipal Bond Insurance Policy. In the event the Underwriter certifies to the Village that it would be economically advantageous for the Village to acquire a Policy for the Bonds, the Village hereby authorizes and directs the Village Clerk or other Designated Officer to obtain such an insurance policy, as shall be further set forth in the Bond Order. The acquisition of a Policy is hereby deemed economically advantageous if the difference between the present value cost of (a) the total debt service on the Bonds if issued without municipal bond insurance and (b)

the total debt service on the Bonds if issued with municipal bond insurance is greater than the cost of the premium on the Policy. In the event the payment of principal and interest on the Bonds is insured pursuant to a Policy issued by an Insurer, and as long as such Policy shall be in full force and effect, the Village and the Bond Registrar agree to comply with such usual and reasonable provisions regarding presentment and payment of the Bonds, subrogation of the rights of the Bondholders to the Insurer upon payment of the Bonds by the Insurer, amendment hereof, or other terms, as approved by the President on advice of counsel, his or her approval to constitute full and complete acceptance by the Village of such terms and provisions under authority of this Section.

Section 32. Publication of Ordinance. A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by authority of the Corporate Authorities.

Section 33. Superseder. All ordinances, resolutions and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded; and this Ordinance shall be in full force and effect immediately upon its passage and approval.

ADOPTED: This 5th day of March, 2026, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 5th day of March, 2026.

Published in pamphlet form by authority of the Village Board on the 5th day of March, 2026.

By: _____
Its: President, Village of Westmont, DuPage
County, Illinois

ATTEST:

By: _____
Its: Village Clerk, Village of Westmont
DuPage County, Illinois

VILLAGE BOARD AWARD OF BID PROPOSAL

ACTION REQUESTED:

Approve the award of the bid proposal for the Water Treatment Control Plant System (WTCPS) Demolition and Chlorination System Replacement to Dahme Mechanical Industries Inc., for an amount not to exceed \$628,000.00

DEPARTMENT: Department of Public Works

SUBMITTED BY: Amy N. Ries

BACKGROUND:

The Department of Public Works initiated a bid for the WTCPS Demolition and Chlorination System Replacement project to upgrade aging, unused and obsolete infrastructure. This project will also replace the Villages current Gaseous Chlorine Water Disinfection System with a Sodium Hypochlorite Water Disinfection System. The proposed construction involves removal of unused low service pumps, an aerator, clearwell and piping associated with the Village's abandoned well water distribution system. The project will also remove an obsolete diesel engine powered high service pump as well as an underground 500 gallon diesel holding tank and associated parts. Future projects will replace this diesel engine powered pump with a generator with the ability to power the water plant controls as well as the high service pumps.

The improvements will be concentrated at the Water Treatment Plant located at 39 E Burlington Ave.

DISCUSSION:

Advertisement Date: 2/2/2026

Notices Sent: 90

Opening Date: 2/23/2026

Planholders: 6

Proposals Received: 1

Bids were received from the following vendors:

Vendor Name	Proposed Cost
<i>Engineer's Estimate</i>	\$500,000.00
Dahme Mechanical Industries Inc.	\$628,000.00

*includes alternate

Staff believes the low bid submitted is reasonable for performing the work as specified. The total bid amount reflects a \$30,000.00 alternate for new floor grating over the high service pump sump area. If approved, the work under this contract is expected to begin in the Spring of 2026 with a Disinfection System installation completion date of May 1, 2026 and final completion date of July 1, 2026.

February 25, 2026

Village Manager and Village Board
Village of Westmont
31 W. Quincy Street
Westmont, IL 60559

RECOMMENDATION TO AWARD

Subject: Village of Westmont – WTCPS Demolition and Chlorination System Replacement

Dear Village Manager and Village Board:

The following bid was received for the WTCPS Demolition and Chlorination System Replacement project on February 23, 2026:

<u>Bidders</u>	<u>Amount of Bid</u>	<u>Alternate #1</u>
Dahme Mechanical Industries, Inc. Arlington Heights, IL	\$598,000.00	Add \$30,000

Our engineer’s estimate of probable cost for this Project was \$475,000 for the base bid and \$25,000 adder for Alternate #1. The bid received was higher than the estimate. The higher bid price may be attributed to volatile market pricing due to tariffs and a tight project schedule.

Further investigation with non-participating bidders indicate the low turnout of bid proposals is attributed primarily to contractors being very busy with plenty of backlog. For some bidders, the size of the project included an unfavorable amount of risk due to removal of the diesel underground storage tank and tight schedule to complete the chlorination system. The Village alleviated some schedule constraints by procuring long lead time equipment, however some bidders did not participate due to their existing projects with competing schedules.

We understand that replacing the chlorination system prior to the 2026 chlorination season is a priority. For considerations of re-bidding, the project would need to include a longer construction schedule and be combined with another project to get better economies of scale. Re-bidding the project would delay chlorination improvements approximately one year. Therefore, we do not recommend re-bidding the project.

We have analyzed each of the bids and find Dahme Mechanical Industries, Inc. to be the lowest, responsible, and responsive Bidder. Based on our prior experience with this bidder, we believe that Dahme Mechanical Industries, Inc. is qualified to complete the Project.

We recommend award of the Contract to Dahme Mechanical Industries, Inc. in the amount of \$598,000.00 for the base bid or in the amount of \$628,000 if Alternate #1 is included.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Shane M. Firsching, PE

Encs.

C: Amy Ries, PE, Public Works Director

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VILLAGE BOARD AWARD OF BID PROPOSAL

ACTION REQUESTED:

Approve the award of the bid proposal for the E Burlington Realignment Project, to A Lamp Concrete Contractors Inc. for an amount not to exceed \$1,627,982.76.

DEPARTMENT: Department of Public Works

SUBMITTED BY: Gregory R. Ulreich, Village Engineer

BACKGROUND:

The Department of Public Works initiated a bid for the E Burlington Ave Realignment. This project will relocate the “S” curve further to the east, therefore creating more buildable area on the Village-owned parcel commonly known as 1 N. Cass Avenue.

The project will involve all new pavement, sidewalk, streetlights (Dark Sky), and storm sewer. The water main and sanitary sewer will be relocated. The road between N Cass Ave and E Linden Ave will be completely closed to traffic during construction. The Village’s parking lot may be temporarily closed for short periods, but the intent is for it to remain open during construction.

DISCUSSION:

Advertisement Date: 02/05/2026

Notices Sent: IDOT Notice to Contractors Bulletin

Opening Date: 02/24/2026

Planholders: 18

Proposals Received: 10

Bids were received from the following vendors:

Vendor Name	Proposed Cost
A Lamp Concrete Contractors Inc.	\$ 1,627,982.76
ENGINEER’S ESTIMATE	\$1,653,620.00
Schroeder Asphalt	\$ 1,726,982.97
Performance Construction & Engineering LLC	\$ 1,758,788.00
R.W. Dunteman	\$ 1,809,600.00
H. Linden & Sons Sewer and Water Inc.	\$ 1,838,378.00
Landmark Contractors	\$ 1,840,798.10
M&J	\$ 1,883,896.36
D'Land Construction LLC	\$ 2,006,185.52
Acqua Contractors Corporation	\$ 2,075,000.00
Martam Construction Inc.	\$ 2,161,476.26

Staff has determined the low bidder to be responsible based on their knowledge of the industry and past experience. Staff considers the pricing to be reasonable for performing the work as specified and is within the budgeted amount. If approved, the work under this contract is expected to begin in spring 2026 with a completion date of September 25, 2026.

(Construction) Estimate of Cost

Location and brief description (Sta. and land description of beginning; Sta. only for end for county and road districts; street limits for municipality.)
 Westmont, IL

The work consists of HMA surface and binder courses, combination curb and gutter, sidewalk, pavement markings,
 and all incidental and collateral work necessary to complete the project as shown on the plans and as described herein.

Item Number	Items	Unit	Quantity	Engineer's Estimate		A. Lamp Concrete Contractors, Inc.		Schroeder Asphalt Services, Inc.		Performance Construction & Engineering, LLC		R.W. Dumanteo Co.		H. Linden & Sons Sewer and Water Inc.		Landmark Contractors, Inc.		M & J Asphalt Paving Company, Inc.		D'Land Construction, L.L.C.		Acqua Contractors Corporation		Martam Construction, Inc.			
				Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	300	\$30.00	\$9,000.00	\$29.00	\$8,700.00	\$33.00	\$9,900.00	\$18.00	\$5,400.00	\$18.00	\$5,400.00	\$25.00	\$7,500.00	\$33.00	\$9,900.00	\$20.00	\$6,000.00	\$35.00	\$10,500.00	\$19.11	\$5,733.00	\$37.00	\$11,100.00		
2	TEMPORARY FENCE	FOOT	300	\$5.00	\$1,500.00	\$6.50	\$1,950.00	\$6.00	\$1,800.00	\$12.00	\$3,600.00	\$3.20	\$960.00	\$10.00	\$3,000.00	\$6.00	\$1,800.00	\$3.50	\$1,050.00	\$25.00	\$7,500.00	\$3.40	\$1,020.00	\$7.00	\$2,100.00		
3	NITROGEN FERTILIZER NUTRIENT	POUND	69	\$5.00	\$345.00	\$1.00	\$69.00	\$2.00	\$138.00	\$3.00	\$207.00	\$2.00	\$138.00	\$1.00	\$69.00	\$3.00	\$207.00	\$3.00	\$207.00	\$1.15	\$79.35	\$1.06	\$73.14	\$3.00	\$207.00		
4	PHOSPHORUS FERTILIZER NUTRIENT	POUND	69	\$5.00	\$345.00	\$1.00	\$69.00	\$2.00	\$138.00	\$3.00	\$207.00	\$2.00	\$138.00	\$1.00	\$69.00	\$3.00	\$207.00	\$3.00	\$207.00	\$1.15	\$79.35	\$1.06	\$73.14	\$3.00	\$207.00		
5	POTASSIUM FERTILIZER NUTRIENT	POUND	69	\$5.00	\$345.00	\$1.00	\$69.00	\$2.00	\$138.00	\$3.00	\$207.00	\$2.00	\$138.00	\$1.00	\$69.00	\$3.00	\$207.00	\$3.00	\$207.00	\$1.15	\$79.35	\$1.06	\$73.14	\$3.00	\$207.00		
6	EARTH EXCAVATION	CU YD	1,300	\$50.00	\$65,000.00	\$41.00	\$53,300.00	\$58.00	\$75,400.00	\$40.00	\$52,000.00	\$50.00	\$65,000.00	\$50.00	\$65,000.00	\$60.50	\$78,650.00	\$50.00	\$65,000.00	\$29.00	\$37,700.00	\$60.00	\$78,000.00	\$66.00	\$85,800.00		
7	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	100	\$55.00	\$5,500.00	\$30.00	\$3,000.00	\$60.00	\$6,000.00	\$48.00	\$4,800.00	\$60.00	\$6,000.00	\$62.00	\$6,200.00	\$98.40	\$9,840.00	\$50.00	\$5,000.00	\$36.00	\$3,600.00	\$100.00	\$10,000.00	\$66.00	\$6,600.00		
8	TRENCH BACKFILL	CU YD	1,190	\$50.00	\$59,500.00	\$1.00	\$1,190.00	\$41.00	\$48,790.00	\$10.00	\$11,900.00	\$1.00	\$1,190.00	\$51.00	\$60,690.00	\$59.00	\$70,210.00	\$1.00	\$1,190.00	\$39.00	\$46,410.00	\$35.00	\$41,650.00	\$73.00	\$86,870.00		
9	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	2,698	\$3.00	\$8,094.00	\$1.00	\$2,698.00	\$1.70	\$4,586.60	\$1.50	\$4,047.00	\$2.50	\$6,745.00	\$4.00	\$10,792.00	\$1.80	\$4,856.40	\$1.25	\$3,372.50	\$4.00	\$10,792.00	\$1.00	\$2,698.00	\$2.50	\$6,745.00		
10	TOPSOIL FURNISH AND PLACE, 6"	SQ YD	3,705	\$8.00	\$29,640.00	\$7.25	\$26,861.25	\$3.35	\$12,411.75	\$4.50	\$16,672.50	\$9.50	\$35,197.50	\$10.00	\$37,050.00	\$10.20	\$37,791.00	\$8.00	\$29,640.00	\$3.50	\$12,967.50	\$5.00	\$18,525.00	\$12.00	\$44,460.00		
11	SEEDING, CLASS 2A	ACRE	1.00	\$6,000.00	\$6,000.00	\$7,725.00	\$7,725.00	\$4,000.00	\$4,000.00	\$4,500.00	\$4,500.00	\$4,840.00	\$4,840.00	\$1.00	\$1.00	\$3,800.00	\$3,800.00	\$5,000.00	\$5,000.00	\$3,500.00	\$3,500.00	\$3,600.00	\$3,600.00	\$4,450.00	\$4,450.00		
12	EROSION CONTROL BLANKET	SQ YD	3,705	\$2.00	\$7,410.00	\$2.60	\$9,633.00	\$6.65	\$24,638.25	\$4.25	\$15,746.25	\$2.70	\$10,003.50	\$3.00	\$11,115.00	\$2.00	\$7,410.00	\$3.50	\$12,967.50	\$7.00	\$25,935.00	\$8.50	\$31,492.50	\$2.50	\$9,262.50		
13	TEMPORARY EROSION CONTROL SEEDING	POUND	77	\$5.00	\$385.00	\$1.00	\$77.00	\$2.00	\$154.00	\$2.50	\$192.50	\$10.00	\$770.00	\$1.00	\$77.00	\$6.00	\$462.00	\$10.00	\$770.00	\$1.15	\$88.55	\$12.50	\$962.50	\$7.00	\$539.00		
14	PERIMETER EROSION BARRIER	FOOT	1,000	\$4.00	\$4,000.00	\$1.00	\$1,000.00	\$4.10	\$4,100.00	\$2.30	\$2,300.00	\$2.30	\$2,300.00	\$3.00	\$3,000.00	\$3.60	\$3,600.00	\$2.50	\$2,500.00	\$4.50	\$4,500.00	\$3.25	\$3,250.00	\$4.10	\$4,100.00		
15	INLET FILTERS	EACH	26	\$200.00	\$5,200.00	\$15.00	\$390.00	\$130.00	\$3,380.00	\$300.00	\$7,800.00	\$285.00	\$7,410.00	\$20.00	\$520.00	\$327.50	\$8,515.00	\$160.00	\$4,160.00	\$250.00	\$6,500.00	\$185.00	\$4,810.00	\$310.00	\$8,060.00		
16	TEMPORARY EROSION CONTROL BLANKET	SQ YD	3,705	\$1.00	\$3,705.00	\$0.01	\$37.05	\$4.45	\$16,487.25	\$1.15	\$4,260.75	\$0.01	\$37.05	\$2.00	\$7,410.00	\$1.60	\$5,928.00	\$1.00	\$3,705.00	\$5.00	\$18,525.00	\$3.25	\$12,041.25	\$1.80	\$6,669.00		
17	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	100	\$65.00	\$6,500.00	\$30.00	\$3,000.00	\$60.00	\$6,000.00	\$69.00	\$6,900.00	\$63.00	\$6,300.00	\$42.00	\$4,200.00	\$76.80	\$7,680.00	\$69.00	\$6,900.00	\$95.00	\$9,500.00	\$60.00	\$6,000.00	\$61.00	\$6,100.00		
18	SUBBASE GRANULAR MATERIAL, TYPE B 2"	SQ YD	526	\$6.00	\$3,156.00	\$4.00	\$2,104.00	\$8.31	\$4,371.06	\$4.50	\$2,367.00	\$5.50	\$2,893.00	\$5.00	\$2,630.00	\$8.10	\$4,260.60	\$3.00	\$1,578.00	\$4.00	\$2,104.00	\$12.00	\$6,312.00	\$12.00	\$6,312.00		
19	SUBBASE GRANULAR MATERIAL, TYPE B 4"	SQ YD	3,328	\$10.00	\$33,280.00	\$4.75	\$15,808.00	\$7.60	\$25,292.80	\$5.25	\$17,472.00	\$7.50	\$24,960.00	\$10.00	\$33,280.00	\$12.00	\$39,936.00	\$8.00	\$26,624.00	\$14.00	\$46,592.00	\$14.00	\$46,592.00	\$14.00	\$46,592.00		
20	HOT-MIX ASPHALT BASE COURSE, 5 1/2"	SQ YD	2,328	\$30.00	\$69,840.00	\$27.00	\$62,856.00	\$27.75	\$64,602.00	\$28.75	\$66,930.00	\$27.25	\$63,438.00	\$37.00	\$86,136.00	\$27.00	\$62,902.50	\$30.00	\$69,840.00	\$47.50	\$110,580.00	\$31.00	\$72,168.00	\$33.00	\$76,824.00		
21	BITUMINOUS MATERIALS (PRIME COAT)	POUND	5,366	\$0.50	\$2,683.00	\$0.01	\$53.66	\$0.01	\$53.66	\$0.01	\$53.66	\$0.50	\$2,683.00	\$1.00	\$5,366.00	\$1.17	\$6,278.22	\$0.01	\$53.66	\$0.10	\$536.60	\$0.01	\$53.66	\$0.01	\$53.66		
22	BITUMINOUS MATERIALS (TACK COAT)	POUND	1,610	\$0.50	\$805.00	\$0.01	\$16.10	\$0.01	\$16.10	\$0.01	\$16.10	\$1.50	\$2,415.00	\$1.00	\$1,610.00	\$0.17	\$273.70	\$0.01	\$16.10	\$0.10	\$161.00	\$0.01	\$16.10	\$0.01	\$16.10		
23	LONGITUDINAL JOINT SEALANT	FOOT	1,244	\$10.00	\$12,440.00	\$9.50	\$11,818.00	\$9.20	\$11,444.80	\$9.50	\$11,818.00	\$8.40	\$10,449.60	\$10.00	\$12,440.00	\$8.13	\$10,113.72	\$8.60	\$10,698.40	\$15.00	\$18,660.00	\$10.10	\$12,564.40	\$11.00	\$13,684.00		
24	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N70	TON	326	\$100.00	\$32,600.00	\$88.00	\$28,688.00	\$95.00	\$30,970.00	\$97.00	\$31,622.00	\$94.25	\$30,725.50	\$90.00	\$29,340.00	\$80.41	\$26,213.66	\$97.00	\$31,622.00	\$132.25	\$43,113.50	\$103.00	\$33,578.00	\$116.00	\$37,816.00		
25	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N70	TON	318	\$120.00	\$38,160.00	\$107.00	\$34,026.00	\$100.00	\$31,800.00	\$118.00	\$37,524.00	\$97.25	\$30,925.50	\$150.00	\$47,700.00	\$122.53	\$38,964.54	\$110.00	\$34,980.00	\$150.75	\$47,938.50	\$125.00	\$39,750.00	\$140.00	\$44,520.00		
26	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 9 INCH	SQ YD	172	\$100.00	\$17,200.00	\$128.00	\$22,016.00	\$100.00	\$17,200.00	\$102.50	\$17,630.00	\$73.25	\$12,599.00	\$150.00	\$25,800.00	\$102.30	\$17,595.60	\$88.00	\$15,136.00	\$155.00	\$26,660.00	\$115.00	\$19,780.00	\$191.00	\$32,852.00		
27	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	4,728	\$10.00	\$47,280.00	\$9.50	\$44,916.00	\$8.85	\$41,842.80	\$8.50	\$40,188.00	\$8.55	\$40,424.40	\$11.00	\$52,008.00	\$8.40	\$39,715.20	\$8.00	\$37,824.00	\$12.00	\$56,736.00	\$9.05	\$42,788.40	\$15.50	\$73,284.00		
28	PORTLAND CEMENT CONCRETE SIDEWALK 9 INCH	SQ FT	357	\$15.00	\$5,355.00	\$12.75	\$4,551.75	\$9.50	\$3,391.50	\$12.25	\$4,373.25	\$19.00	\$6,783.00	\$15.00	\$5,355.00	\$12.20	\$4,355.40	\$10.00	\$3,570.00	\$13.00	\$4,641.00	\$13.00	\$4,641.00	\$20.00	\$7,140.00		
29	DETECTABLE WARNINGS	SQ FT	164	\$40.00	\$6,560.00	\$25.00	\$4,100.00	\$33.00	\$5,412.00	\$32.25	\$5,289.00	\$37.25	\$6,109.00	\$35.00	\$5,740.00	\$32.20	\$5,282.00	\$37.00	\$6,068.00	\$45.00	\$7,380.00	\$32.00	\$5,248.00	\$51.00	\$8,364.00		
30	PAVEMENT REMOVAL	SQ YD	3,841	\$15.00	\$57,615.00	\$11.50	\$44,171.50	\$11.50	\$44,171.50	\$10.25	\$39,370.25	\$24.00	\$92,184.00	\$15.00	\$57,615.00	\$21.40	\$82,197.40	\$13.00	\$49,933.00	\$18.00	\$68,138.00	\$18.00	\$68,138.00	\$21.00	\$80,661.00		
31	DRIVEWAY PAVEMENT REMOVAL	SQ YD	50	\$30.00	\$1,500.00	\$12.75	\$637.50	\$18.00	\$900.00	\$14.75	\$737.50	\$55.00	\$2,750.00	\$10.00	\$500.00	\$22.10	\$1,105.00	\$30.00	\$1,500.00	\$25.00	\$1,250.00	\$18.00	\$900.00	\$26.00	\$1,300.00		
32	COMBINATION CURB AND GUTTER REMOVAL	FOOT	1,773	\$11.00	\$19,503.00	\$4.15	\$7,357.95	\$6.50	\$11,524.50	\$4.50	\$7,978.50	\$9.50	\$16,843.50	\$10.00	\$17,730.00	\$12.30	\$21,807.90	\$7.00	\$12,411.00	\$10.00	\$17,730.00	\$6.00	\$10,638.00	\$12.00	\$21,276.00		
33	SIDEWALK REMOVAL	SQ FT	6,556	\$3.00	\$19,668.00	\$0.80	\$5,244.80	\$1.95	\$12,784.20	\$2.50	\$16,390.00	\$2.20	\$14,423.20	\$3.00	\$19,668.00	\$2.00	\$13,112.00	\$1.20	\$7,867.20	\$2.00	\$13,112.00	\$4.00	\$26,224.00	\$1.00	\$6,556.00		
34	CLASS D PATCHES, TYPE II, 3 INCH	SQ YD	11	\$40.00	\$440.00	\$70.00	\$770.00	\$35.00	\$385.00	\$90.00	\$990.00	\$90.00	\$990.00	\$120.00	\$1,320.00	\$50.00	\$550.00	\$60.00	\$660.00	\$105.00	\$1,155.00	\$96.00	\$1,056.00	\$144.00	\$1,584.00		
35	STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	45	\$90.00	\$4,050.00	\$95.00	\$4,275.00	\$92.00	\$4,140.00	\$141.00	\$6,345.00	\$111.00	\$4,995.00	\$125.00	\$5,625.00	\$108.40	\$4,878.00	\$125.00	\$5,625.00	\$162.00	\$7,290.00	\$155.00	\$6,975.00	\$136.00	\$6,120.00		
36																											

(Construction) Estimate of Cost

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				Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
62	REGULATED SUBSTANCES FINAL CONSTRUCTION REPORT	L SUM	1	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00	\$600.00	\$600.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$1,380.00	\$1,380.00	\$1,200.00	\$1,200.00	\$650.00	\$650.00
63	REGULATED SUBSTANCES MONITORING	CAL DA	10	\$750.00	\$7,500.00	\$1,200.00	\$12,000.00	\$850.00	\$8,500.00	\$1,100.00	\$11,000.00	\$800.00	\$8,000.00	\$200.00	\$2,000.00	\$750.00	\$7,500.00	\$1,200.00	\$12,000.00	\$782.00	\$7,820.00	\$1,400.00	\$14,000.00	\$900.00	\$9,000.00
64	MOBILIZATION	L SUM	1	\$90,000.00	\$90,000.00	\$97,700.00	\$97,700.00	\$89,000.00	\$89,000.00	\$105,528.00	\$105,528.00	\$108,500.00	\$108,500.00	\$25,000.00	\$25,000.00	\$192,000.00	\$192,000.00	\$3,500.00	\$3,500.00	\$113,829.00	\$113,829.00	\$337,822.77	\$337,822.77	\$125,000.00	\$125,000.00
65	SIGN PANEL - TYPE 1	SQ FT	45	\$40.00	\$1,800.00	\$25.00	\$1,125.00	\$45.00	\$2,025.00	\$50.00	\$2,250.00	\$25.00	\$1,125.00	\$50.00	\$2,250.00	\$50.00	\$2,250.00	\$25.00	\$1,125.00	\$34.50	\$1,552.50	\$22.00	\$990.00	\$33.00	\$1,485.00
66	REMOVE SIGN PANEL ASSEMBLY - TYPE A	EACH	6	\$100.00	\$600.00	\$100.00	\$600.00	\$110.00	\$660.00	\$150.00	\$900.00	\$95.00	\$570.00	\$10.00	\$60.00	\$150.00	\$900.00	\$95.00	\$570.00	\$121.00	\$726.00	\$22.00	\$132.00	\$155.00	\$930.00
67	REMOVE SIGN PANEL - TYPE 1	SQ FT	12	\$25.00	\$300.00	\$10.00	\$120.00	\$87.00	\$1,044.00	\$75.00	\$900.00	\$15.00	\$180.00	\$10.00	\$120.00	\$75.00	\$900.00	\$15.00	\$180.00	\$32.00	\$384.00	\$3.50	\$42.00	\$28.00	\$336.00
68	RELOCATE SIGN PANEL ASSEMBLY - TYPE A	EACH	1	\$250.00	\$250.00	\$250.00	\$250.00	\$350.00	\$350.00	\$500.00	\$500.00	\$300.00	\$300.00	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$300.00	\$300.00	\$173.00	\$173.00	\$375.00	\$375.00	\$185.00	\$185.00
69	TELESCOPING STEEL SIGN SUPPORT	FOOT	59	\$20.00	\$1,180.00	\$25.00	\$1,475.00	\$18.00	\$1,062.00	\$25.00	\$1,475.00	\$15.00	\$885.00	\$30.00	\$1,770.00	\$25.00	\$1,475.00	\$15.00	\$885.00	\$21.00	\$1,239.00	\$15.00	\$885.00	\$22.00	\$1,298.00
70	THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	112	\$8.00	\$896.00	\$10.75	\$1,204.00	\$13.50	\$1,512.00	\$12.00	\$1,344.00	\$10.75	\$1,204.00	\$12.00	\$1,344.00	\$12.00	\$1,344.00	\$11.00	\$1,232.00	\$12.65	\$1,416.80	\$12.00	\$1,344.00	\$10.00	\$1,120.00
71	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	1,160	\$3.00	\$3,480.00	\$1.35	\$1,566.00	\$2.00	\$2,320.00	\$2.00	\$2,320.00	\$1.35	\$1,566.00	\$3.00	\$3,480.00	\$2.00	\$2,320.00	\$2.20	\$2,552.00	\$2.36	\$2,737.60	\$2.50	\$2,900.00	\$2.50	\$2,900.00
72	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	300	\$4.00	\$1,200.00	\$1.85	\$555.00	\$3.15	\$945.00	\$3.00	\$900.00	\$1.85	\$555.00	\$4.00	\$1,200.00	\$3.00	\$900.00	\$3.00	\$900.00	\$3.34	\$1,002.00	\$3.20	\$960.00	\$3.60	\$1,080.00
73	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	62	\$6.00	\$372.00	\$3.60	\$223.20	\$6.60	\$409.20	\$6.00	\$372.00	\$3.60	\$223.20	\$7.00	\$434.00	\$6.00	\$372.00	\$6.00	\$372.00	\$6.67	\$413.54	\$6.50	\$403.00	\$8.00	\$496.00
74	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	107	\$9.00	\$963.00	\$7.25	\$775.75	\$13.50	\$1,444.50	\$12.00	\$1,284.00	\$7.25	\$775.75	\$15.00	\$1,805.00	\$12.00	\$1,284.00	\$14.50	\$1,551.50	\$15.75	\$1,685.25	\$15.00	\$1,605.00	\$10.00	\$1,070.00
75	ELECTRIC SERVICE INSTALLATION	EACH	1	\$5,000.00	\$5,000.00	\$10,450.00	\$10,450.00	\$11,550.00	\$11,550.00	\$5,658.62	\$5,658.62	\$10,450.00	\$10,450.00	\$12,000.00	\$12,000.00	\$10,085.00	\$10,085.00	\$5,830.00	\$5,830.00	\$6,500.00	\$6,500.00	\$11,000.00	\$11,000.00	\$12,500.00	\$12,500.00
76	ELECTRIC UTILITY SERVICE CONNECTION	L SUM	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
77	UNDERGROUND CONDUIT, GALVANIZED STEEL, 3" DIA.	FOOT	105	\$55.00	\$5,775.00	\$68.00	\$7,140.00	\$75.00	\$7,875.00	\$53.90	\$5,659.50	\$68.00	\$7,140.00	\$75.00	\$7,875.00	\$65.00	\$6,825.00	\$55.50	\$5,827.50	\$62.00	\$6,510.00	\$72.00	\$7,560.00	\$80.00	\$8,400.00
78	UNIT DUCT, 600V, 4-1C NO.8, 1/2" NO.8 GROUND, (XLP-TYPE USE), 1 1/4" DIA. POLYETHYLENE	FOOT	1,000	\$10.00	\$10,000.00	\$36.00	\$36,000.00	\$40.00	\$40,000.00	\$27.92	\$27,920.00	\$36.00	\$36,000.00	\$40.00	\$40,000.00	\$34.75	\$34,750.00	\$29.00	\$29,000.00	\$32.00	\$32,000.00	\$38.25	\$38,250.00	\$44.00	\$44,000.00
79	LIGHTING CONTROLLER, PEDESTAL MOUNTED, 240VOLT, 100AMP	EACH	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$16,500.00	\$16,500.00	\$18,451.25	\$18,451.25	\$15,000.00	\$15,000.00	\$16,000.00	\$16,000.00	\$14,475.00	\$14,475.00	\$19,000.00	\$19,000.00	\$21,219.00	\$21,219.00	\$16,000.00	\$16,000.00	\$18,000.00	\$18,000.00
80	LIGHT POLE FOUNDATION, 24" DIAMETER	FOOT	27.5	\$400.00	\$11,000.00	\$395.00	\$10,862.50	\$440.00	\$12,100.00	\$361.16	\$9,931.90	\$395.00	\$10,862.50	\$420.00	\$11,550.00	\$380.00	\$10,450.00	\$372.00	\$10,230.00	\$415.35	\$11,422.13	\$420.00	\$11,550.00	\$480.00	\$13,200.00
81	REMOVAL OF LIGHTING UNIT, NO SALVAGE	EACH	10	\$700.00	\$7,000.00	\$800.00	\$8,000.00	\$880.00	\$8,800.00	\$964.66	\$9,646.60	\$800.00	\$8,000.00	\$1,000.00	\$10,000.00	\$770.00	\$7,700.00	\$990.00	\$9,900.00	\$1,110.00	\$11,100.00	\$850.00	\$8,500.00	\$1,000.00	\$10,000.00
82	REMOVAL OF POLE FOUNDATION	EACH	10	\$500.00	\$5,000.00	\$1,200.00	\$12,000.00	\$1,320.00	\$13,200.00	\$1,476.98	\$14,769.80	\$1,200.00	\$12,000.00	\$1,500.00	\$15,000.00	\$1,160.00	\$11,600.00	\$1,520.00	\$15,200.00	\$1,698.00	\$16,980.00	\$1,275.00	\$12,750.00	\$1,420.00	\$14,200.00
83	REBUILD EXISTING HANDHOLE	EACH	3	\$3,000.00	\$9,000.00	\$3,420.00	\$10,260.00	\$3,785.00	\$11,355.00	\$3,793.97	\$11,381.91	\$3,420.00	\$10,260.00	\$4,000.00	\$12,000.00	\$3,300.00	\$9,900.00	\$3,900.00	\$11,700.00	\$4,363.00	\$13,089.00	\$3,650.00	\$10,950.00	\$4,000.00	\$12,000.00
84	REMOVE EXISTING HANDHOLE	EACH	2	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$1,100.00	\$2,200.00	\$1,265.82	\$2,531.64	\$1,000.00	\$2,000.00	\$1,100.00	\$2,200.00	\$965.00	\$1,930.00	\$1,300.00	\$2,600.00	\$1,456.00	\$2,912.00	\$1,075.00	\$2,150.00	\$1,200.00	\$2,400.00
85	WASHOUT BASIN	L SUM	1	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00	\$2,500.00	\$2,500.00	\$500.00	\$500.00	\$3,575.00	\$3,575.00	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$1,600.00	\$1,600.00	\$2,000.00	\$2,000.00
86	SANITARY SEWER BYPASS PUMPING	L SUM	1	\$8,000.00	\$8,000.00	\$3,700.00	\$3,700.00	\$16,500.00	\$16,500.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$11,900.00	\$11,900.00	\$8,000.00	\$8,000.00	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$4,500.00	\$4,500.00
87	BRICK PAVER REMOVAL	SQ FT	349	\$5.00	\$1,745.00	\$4.00	\$1,396.00	\$9.00	\$3,141.00	\$4.50	\$1,570.50	\$5.00	\$1,745.00	\$10.00	\$3,490.00	\$3.20	\$1,116.80	\$2.00	\$698.00	\$15.00	\$5,235.00	\$3.00	\$1,047.00	\$20.00	\$6,980.00
88	TREE REMOVAL (UNDER 6 UNITS DIAMETER)	UNIT	8	\$20.00	\$160.00	\$29.00	\$232.00	\$12.00	\$96.00	\$10.00	\$80.00	\$10.00	\$80.00	\$10.00	\$80.00	\$25.00	\$200.00	\$20.00	\$160.00	\$55.00	\$440.00	\$11.00	\$88.00	\$35.00	\$280.00
89	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 10"	SQ YD	58	\$100.00	\$5,800.00	\$80.00	\$4,640.00	\$135.00	\$7,830.00	\$135.00	\$7,830.00	\$105.00	\$6,090.00	\$120.00	\$7,250.00	\$50.00	\$2,900.00	\$65.00	\$3,770.00	\$78.00	\$4,524.00	\$145.00	\$8,410.00	\$165.00	\$9,570.00
90	WATER MAIN REMOVAL, 8"	FOOT	110	\$50.00	\$5,500.00	\$1.00	\$110.00	\$47.50	\$5,225.00	\$30.00	\$3,300.00	\$31.00	\$3,410.00	\$10.00	\$1,100.00	\$62.20	\$6,842.00	\$15.00	\$1,650.00	\$12.00	\$1,320.00	\$1.00	\$110.00	\$16.00	\$1,760.00
91	CUT AND CAP EXISTING 8" WATER MAIN	EACH	3	\$2,000.00	\$6,000.00	\$800.00	\$2,400.00	\$1,500.00	\$4,500.00	\$500.00	\$1,500.00	\$1,129.00	\$3,387.00	\$3,000.00	\$9,000.00	\$2,630.00	\$7,890.00	\$2,500.00	\$7,500.00	\$3,800.00	\$11,400.00	\$1,000.00	\$3,000.00	\$2,360.00	\$7,080.00
92	CONNECTION TO EXISTING WATER MAIN 4"	EACH	1	\$4,000.00	\$4,000.00	\$4,100.00	\$4,100.00	\$4,600.00	\$4,600.00	\$4,000.00	\$4,000.00	\$3,725.00	\$3,725.00	\$3,000.00	\$3,000.00	\$4,770.00	\$4,770.00	\$7,500.00	\$7,500.00	\$8,110.00	\$8,110.00	\$10,000.00	\$10,000.00	\$3,620.00	\$3,620.00
93	CONNECTION TO EXISTING WATER MAIN 8"	EACH	2	\$5,000.00	\$10,000.00	\$4,300.00	\$8,600.00	\$7,950.00	\$15,900.00	\$5,000.00	\$10,000.00	\$4,729.00	\$9,458.00	\$4,000.00	\$8,000.00	\$3,675.00	\$7,350.00	\$7,500.00	\$15,000.00	\$8,100.00	\$16,200.00	\$15,000.00	\$30,000.00	\$3,980.00	\$7,960.00
94	CONNECTION TO EXISTING MANHOLE	EACH	1	\$2,000.00	\$2,000.00	\$2,300.00	\$2,300.00	\$7,600.00	\$7,600.00	\$4,000.00	\$4,000.00	\$1,831.00	\$1,831.00	\$3,000.00	\$3,000.00	\$1,610.00	\$1,610.00	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00	\$2,500.00	\$2,500.00	\$1,640.00	\$1,640.00
95	MANHOLES, SANITARY, 4"-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	3	\$10,000.00	\$30,000.00	\$8,650.00	\$25,950.00	\$9,450.00	\$28,350.00	\$8,825.00	\$26,475.00	\$8,045.00	\$24,135.00	\$12,000.00	\$36,000.00	\$6,603.00	\$19,809.00	\$17,500.00	\$52,500.00	\$8,000.00	\$24,000.00	\$12,000.00	\$36,000.00	\$9,680.00	\$29,040.00
96	VALVE VAULTS TO BE REMOVED	EACH	1	\$500.00	\$500.00	\$675.00	\$675.00	\$700.00	\$700.00																