



**Village of Westmont  
VILLAGE BOARD**

31 West Quincy Street, Westmont, Illinois 60559

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**Village Board Meeting - Amended Agenda  
March 19, 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. PUBLIC HEARING**

**a. Appropriations Ordinance FY 2026**

Board to conduct a public hearing for the 1/1/2026-12/31/2026 Fiscal Year Appropriation Ordinance.

**Background of Subject Matter**

In accordance with state statute, the Village must adopt an appropriation ordinance during the first quarter of the fiscal year. The appropriation ordinance is the legal limit of the maximum amount that can be spent if sufficient funds are available. The Village published notice in the newspaper of this public hearing as required by law.

**Additional Background**

The appropriation ordinance should exceed the expected amount to be spent. The budget is the financial plan of what the Village intends to spend; this appropriation ordinance is the legal limit that can possibly be spent if changes are necessary.

**Type** Presentation

**Budgeted** Yes

**7. ITEMS TO BE REMOVED FROM CONSENT AGENDA**

**8. CONSENT AGENDA (OMNIBUS VOTE)**

**a. Village Board Minutes**

**i. Board Meeting Minutes**

Board to consider approving the minutes of the Village Board meeting held March 5, 2026.

**Background of Subject Matter**

Required Parliamentary Procedure

**Type** Motion

**ii. Board Meeting Minutes**

Board to consider approving the minutes of the Village Board Strategic Plan Workshop held March 11, 2026.

**Background of Subject Matter**

Required Parliamentary Procedure

**Type** Motion

**iii. Board Meeting Minutes**

Board to consider approving the minutes of the Village Board Strategic Plan Workshop held March 12, 2026.

**Background of Subject Matter**

Required Parliamentary Procedure

**Type** Motion

**b. Finance Ordinance(s)**

**i. Finance Ordinance #6 - Total to be announced at the meeting.**

**Type** Consent Item

**Budgeted**

**c. Purchase Order(s)**

**i. There are no additional purchase orders at this time**

**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. Proclamation - Bales Lumber & Supply, Inc./Ace Hardware**
  - i. Board to consider a proclamation honoring Bales Lumber & Supply, Inc., Ace Hardware.

## **9. UNFINISHED BUSINESS**

## **10. NEW BUSINESS**

- a. Clovers Garden Center - Special Use Permit - Seasonal Outdoor Retail**

Board to consider an ordinance approving a request from Clovers Garden Center LLC, d/b/a Clovers Garden Center (Petitioner), and Suburbanite Bowl, Inc., and Downers Grove National Trust 76-28 (Owners), for the properties at 201 and 209 West Ogden Avenue, Westmont, Illinois, 60559, for the following:

  - 1. Special Use Permit to operate an Outdoor Retail Sales business (seasonal outdoor garden center) in the B-2 General Business District.

### **Background of Subject Matter**

The petitioner has requested a Special Use Permit to operate Clovers Garden Center, an outdoor retail sales business, to sell plants, garden products, and seasonal decorations, in the B-2 General Business District. Though there already is an existing approved Special Use Permit for Clovers, the addition of a second greenhouse space and staging area triggers the requirement for a new Special Use Permit to be requested (Ch. 95, Sec. 14.04(L)).

### **Additional Background**

A new Special Use Permit is being requested to accommodate a second fenced-in work area, measuring 60 feet wide by 120 feet deep, and accessed by a 12 foot gate on the east side. This secondary area will be used for plant holding, protecting temperature-sensitive plants, staging of online and phone orders, as well as larger special orders, and related preparation activities. The area will include a 28 foot by 78 foot greenhouse, and will be enclosed by a six foot cyclone-style fence. With approximately 146 parking spaces available when both operations are active, the site exceeds the minimum requirement of 121 spaces.

### **Recommendation**

The Planning & Zoning Commission held a public hearing on this case during its regular meeting on March 11, 2026. The Commission voted unanimously to recommend approval of the petitioner's request, subject to the staff-

recommended conditions detailed in Section III (C) of the Memo. No one from the public spoke.

**Type** Ordinance

**Budgeted**

b. **South Fire Station Headquarters Zoning Entitlements**

Board to consider an ordinance approving requests from the Village of Westmont for the properties at 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane, Westmont, Illinois, 60559, for the following:

1. Comprehensive Plan Map Amendment from General Commercial and Parks/Open Space to Public/Semi Public;
2. Zoning Ordinance Map Amendment to rezone the properties from the R-3 Single-Unit Residential District, the R-4 General Residential District, and the C-1 Commercial District to the P/I Public and Institutional District;
3. Preliminary Plan and Final Plat of Subdivision to consolidate four (4) lots into one (1) lot;
4. Zoning Ordinance Variance to the maximum size, fuel type, and location of an Emergency Generator;
5. Major Site Plan.

**Background of Subject Matter**

The petitioner is requesting approval for several actions related to the redevelopment of 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane. The Village of Westmont is proposing to replace the existing Fire Department Headquarters with a new fire station facility, along with associated improvements to the parking lot, signage, fencing, the emergency generator, and landscaping.

**Additional Background**

Aside from the requested variance, the site plan substantially conforms to the Village's Design Guidelines for this Gateway and Corridor area. All public improvements required under Appendix B of the Village's Municipal Code are already in place. Pending approval of the rezoning, the site plan meets all applicable standards of the P/I Zoning District, including setbacks, lighting, parking, and landscaping. The preliminary plan, consisting of the final plat, has also been submitted for review and substantially complies with the requirements of the P/I District.

**Recommendation**

The Planning & Zoning Commission conducted a public hearing for this request at its regular meeting on March 11, 2026. All requested items were recommended for approval, with one condition: staff is authorized to administratively approve future changes to the Major Site plan including: the landscape plan (specifically plant type and location) and the site plan (specifically perimeter fencing). A revised site plan has been provided.

Two items received one dissenting vote: The Comprehensive Plan Map Amendment from General Commercial and Parks/Open Space to Public/Semi Public and the Zoning Ordinance Variance to the maximum size, fuel type, and location of an Emergency Generator. Three residents spoke during the hearing and had questions answered.

**Type** Ordinance

**Budgeted**

c. **Appropriations Ordinance for the Village's Fiscal Year 1/1/2026-12/31/2025**

Board to consider an ordinance adopting the 1/1/2026 - 12/31/2026 fiscal year appropriation ordinance.

**Background of Subject Matter**

In accordance with state statute, the Village must adopt an appropriation ordinance during the first quarter of the fiscal year. The appropriation ordinance is the legal limit of the maximum amount that can be spent if sufficient funds are available.

**Additional Background**

The appropriation ordinance should exceed the expected amount to be spent. The budget is the financial plan of what the Village intends to spend, while the appropriation ordinance is the legal limit that can be spent if changes and circumstances dictate as such.

**Recommendation**

Approve

**Type** Ordinance

**Budgeted**

d. **Intent-to-Reimburse Resolution**

Board to consider a resolution expressing intent regarding expenditures to be reimbursed from Tax Increment Financing (TIF) revenues.

**Background of Subject Matter**

In previous Administration/Finance Committee meetings the Village Board has discussed the possibility of enacting a new TIF to provide for additional development in the downtown. This resolution would allow the Village to reimburse itself from eligible TIF expenses either from the existing TIF or from the new TIF. The eligible TIF expenses would include costs related to the project at 1 N Cass, a potential project that could include properties at 1 S Cass and 20 E Quincy, and other eligible TIF expenses.

**Additional Background**

This does not force the Village to implement a TIF or approve any specific

projects. It is just a tool that will allow us to utilize potential TIF Revenues for reimbursement if needed.

**Recommendation**

Approval

**Type** Resolution

**Budgeted**

e. **Purchase of Real Estate**

Board to consider an ordinance approving a real estate agreement for the purchase of property located at 20 E. Quincy Street, Westmont, Illinois.

**Background of Subject Matter**

The Village is seeking approval of a real estate agreement to purchase 20 E. Quincy Street. The property consists of approximately 1.5 acres. The Village ordered an appraisal of the property, and the sales price (\$3,015,000.00) equals the appraised value. The agreement sets a closing date of 1/29/27. The affirmative vote of 2/3rds of the Corporate Authorities is required to approve this agreement.

**Recommendation**

Approve

**Type** Ordinance

**Budgeted**

f. **IRMA Withdrawal Resolution 2026**

Board to consider a motion approving a Resolution authorizing the Village to issue a Withdrawal Notice to the Intergovernmental Risk Management Agency ("IRMA").

**Background of Subject Matter**

The Village is one of the original members of IRMA, which serves as the Village's primary risk management agency and insurance carrier. The Village is currently performing a due diligence investigation into the pricing and services provided by IRMA, as well as other potential risk management agencies and insurance carriers. The purpose of this due diligence investigation is to ensure that the Village has complete and comprehensive insurance coverage at the most competitive cost to its taxpayers. If the Village determines that it is in the best interests of the Village and its taxpayers to obtain insurance coverage through a new risk management agency or insurance carrier, it must pass a resolution authorizing the Village to issue a Withdrawal Notice to IRMA..

**Additional Background**

Pursuant to IRMA's contract and by-laws, the Village must provide its Withdrawal Notice to IRMA at least 120 days prior to withdrawing as a

member. Additionally, the Withdrawal Notice must be provided to IRMA at least 9 months before the end of IRMA's current fiscal year in order for the Village to receive the remaining balance of its member Reserve Account. Upon the passage of this resolution and the providing of the Withdrawal Notice to IRMA, the Village retains the right to rescind the Withdrawal Notice at least 120 days before the end of IRMA's fiscal year if the Village determines that remaining as a member of IRMA is in the best interests of the Village and its taxpayers.

**Recommendation**

Approve

**Type** Resolution

**Budgeted**

g. **Special Counsel Appointment**

Board to consider a motion confirming the Mayor's appointment of special counsel to the Village for labor relations matters.

**Background of Subject Matter**

This special counsel is required for specialized labor work for the Village.

**Recommendation**

Approve

**Type** Motion

**Budgeted**

h. **Surplus Property - Public Works Department**

Board to consider an ordinance to declare outdated, unused items from the Fleet Division of the Public Works Department as surplus.

**Background of Subject Matter**

The Village of Westmont Fleet Division of the Public Works Department requests that the attached list of items that are outdated, unused and/or non-functioning be declared as surplus. Surplus items are to be removed from the Village's inventory and disposed of with the Village Board's authority by the Village Manager in the manner determined to be the most appropriate.

**Recommendation**

Approve

**Type** Ordinance

**Budgeted**

i. **2026 Zoning Map**

Board to consider an ordinance approving the revised Zoning Map dated March 10, 2026 as the official 2026 Zoning Map for the Village of Westmont.

**Background of Subject Matter**

State statute requires corporate authorities to publish a map showing existing zoning uses, division, restrictions, regulations, and classifications of the municipality for the preceding calendar year.

**Type** Ordinance

**Budgeted**

**11. MISCELLANEOUS**

**12. 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.

**13. ADJOURN**

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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>