



**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
May 28, 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 May 14, 2026.

Background of Subject Matter

Required Parliamentary Procedure

Type Motion

b. Finance Ordinance #11

Total will be announced at the meeting

Type

Budgeted

c. Purchase Order(s)

- i. There are no purchase orders at this time
- d. **Total of Purchase Order(s) and Finance Ordinance(s)**
Total to be announced at the meeting
Type
Budgeted
- e. **Proclamation - People's Resource Center**
Board to consider approving a proclamation honoring People's Resource Center for over fifty years of service to DuPage County.
Type Consent Item
Budgeted
- f. **Proclamation - Gun Violence Awareness**
Board to consider approving a proclamation declaring June 5-7, 2026, to be National Gun Violence Awareness Weekend in the Village of Westmont.
Type Consent Item
Budgeted
- g. **Reduce the Number of Available Class 2 Liquor Licenses**
Board to consider an ordinance reducing the number of available Class 2 liquor licenses by one (1) due to the sale of 15 W. Café, d/b/a Dolces, 13 N. Cass Avenue, Westmont, Illinois.
Background of Subject Matter
The current owners of 15 W. Café, d/b/a, Dolces, are selling ownership of the business. A temporary license has already been issued to the new owner, Sofia Papageorge-Karvelas, and the background investigation has been completed. If a new liquor license is approved, the temporary license will automatically terminate.
Recommendation
Approve
Type Consent Item
Budgeted

8. UNFINISHED BUSINESS

9. NEW BUSINESS

- a. **Increase in Class 2 Liquor Licenses by One**
Board to consider an ordinance increasing the number of available Class 2 liquor licenses by one for 15 W. Café, d/b/a/ Dolces, 13 North Cass Avenue, Westmont, Illinois.

Background of Subject Matter

15 W. Café, d/b/a, Dolces, 13 N. Cass Avenue, is currently operating under a temporary Class 2 liquor license pending the background investigation of the new liquor license applicant, Sophia Papageorge-Karvelas. A background investigation is complete, and the Liquor Commissioner found no reason to deny issuing the license. If the Board approves increasing the number of available Class 2 licenses, a permanent Class 2 liquor license will be issued to allow the restaurant to continue operating.

Additional Background

The temporary liquor license is valid through July 30, 2026, and the fee for temporary use has been paid in full. The temporary liquor license will terminate if a new Class 2 liquor license is made available and issued.

Recommendation

Approve

Type Ordinance

Budgeted

b. Subdivision and Waiver - 1351 South Ridge Road

Board to consider ordinances approving requests from Sonja Smilga for the property at 1351 South Ridge Road, Willowbrook, Illinois, 60527, for the following:

1. Preliminary Plan and Final Plat of Subdivision to create one (1) lot in the R-1(A) Single-Unit Residential District.
2. A waiver of the fee-in-lieu contribution for right-of-way improvements that are required by Sec. 5.05(d) of the Land Development Code.

Background of Subject Matter

In 2006, the Damjanoviches received preliminary approval to subdivide the lot but never obtained the required final plat approval because they were delayed due to engineering improvements, which resulted in the statutory one-year deadline being missed. Despite the lack of final approval, the preliminary plan was recorded with the County, creating two PIN numbers for one lot; therefore, the petitioner must now obtain both preliminary and final plat approval to legally create the second lot of record.

Additional Background

The Land Development Code mandates public sidewalk installation for subdivisions or a cash-in-lieu contribution, which the Village Engineer has set at \$7,500.00 for this case, to be used for future right-of-way improvements. The petitioner requested a waiver of this \$7,500.00 fee based on a repealed 1998 Comprehensive Plan recommendation and financial hardship, but Village Staff recommends denial to prevent establishing a problematic precedent. Furthermore, even if the Village Board approves the subdivision

waiver, any future developer would still be required under Chapter 70 of the Municipal Code to either install a sidewalk or seek a separate cash-in-lieu waiver during the building permit process unless the Village Board determines that requirement to be waived.

Recommendation

The Planning & Zoning Commission held a public meeting to consider the subdivision request on May 13, 2026. The Commission recommended approval of the preliminary plan of subdivision unanimously (7-0). The waiver request was not discussed at this meeting as it is not within their purview.

Type Ordinance

Budgeted

c. **Lot Coverage Variance - 326 South Washington Street**

Board to consider an ordinance approving a request from Richard and Carol Barclay, for the property at 326 South Washington Street, Westmont, for a Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for a deck and pool.

Background of Subject Matter

The petitioners propose to construct a new larger deck at approximately 226 square feet and a pool at approximately 253 square feet. This construction would raise the property's lot coverage from 47% to approximately 52.75%, which exceeds the 35% maximum allowed in the R-3 Single-Unit Residential District for this property. Therefore, the petitioners are requesting a variance to a maximum lot coverage of 52.75%, rounded up to 53%.

Additional Background

This property is located within two sub-basins that contain low depressional areas (LDA). The front yard of the subject property is within one LDA, while the back half of the lot is within another larger LDA located between South Hudson Street and South Park Street to the west. The Village's engineering consultant does not foresee any negative impact on site drainage with these new improvements. This is because the proposed deck is classified as a pervious surface. Additionally, the Village's Public Works Department is scheduled to improve the alleyway this year by adding storm sewers and pavement. These improvements will enhance drainage and are sufficient to manage the increased impervious surfaces within this drainage sub-basin. If approved, this will be one of the highest variances granted to lot coverage, and would be precedent-setting.

Recommendation

The Planning & Zoning Commission held a public hearing on this request on May 13, 2026; the Commission recommended approval of the request with a split vote of 4-2, one abstaining, with the condition outlined in the attached Memorandum.

Type Ordinance

Budgeted

d. **Special Use Permit - 10 West Burlington Avenue - Mahjong Studio**

Board to consider an ordinance approving a request from Hinsdale Mahjong Society, LLC, d/b/a, HMS Mahjong Society (Petitioner), and Westmont Downtown LLC (Owner) for the property at 10 West Burlington Avenue, Westmont, for a Special Use Permit to operate an Indoor Other Participant Entertainment business (mahjong studio) in the B-1 Downtown Edge District.

Background of Subject Matter

The petitioner proposes to operate a mahjong studio at 10 West Burlington Avenue. They describe their business operations as a structured and reservation-based mahjong studio open to players of all skill levels. The petitioner intends to lead instructional classes for beginners, multi-week classes at various difficulty levels, and host open play events. Occasionally, the space may be rented for small private events. Based on the floor plan submitted, the roughly 700 square foot space can accommodate up to 20 players across five tables.

Additional Background

The petitioner will typically be the only employee on-site, but may occasionally have other instructors join. The studio will host events primarily on weekday evenings from 6:00 p.m. to 9:00 p.m., but will also lead sessions on the weekend, and less classes during the weekday. Weekday sessions would typically be held between 9:00 a.m. and 5:00 p.m.

Recommendation

The Planning & Zoning Commission held a public hearing on this case during its regular meeting on May 13, 2026, where the Commission unanimously recommended approval of the request.

Type Ordinance

Budgeted

e. **Special Use Permit Amendment - 50 West Ogden Avenue - Tesla**

Board to consider a request from Tesla, Inc. and Ogden Avenue LLC for the property at 50 West Ogden Avenue, Westmont, for a Special Use Permit amendment to allow modified operations and conditions for an existing Vehicle Sales or Rentals business engaged in vehicle sales and minor vehicle repair and maintenance in the B-2 General Business District.

Background of Subject Matter

Beginning in 2024, the Village observed a noticeable decline in sales tax revenues paid to the Village from the Tesla dealership. The Village met with

Tesla in March 2025 to discuss their vehicle sales activities on the property, and Tesla informed the Village that its business operations had shifted to a vehicle service and repair facility, and that it was only sporadically selling new Tesla vehicles. As a result of this information, on May 22, 2025, the Village sent the First Notice of Violation of Special Use Ordinance to Tesla asserting that Tesla had ceased operating as a new and used automobile dealership on the property, as its principal use, in violation of its 206 special use approval.

Additional Background

On December 3, 2025, after further discussions with Tesla, the Village sent a follow-up letter to Tesla Motors, Inc. that detailed the special use permit amendment that was needed to resolve the violation and to not subject Tesla to a Second Notice of Violation. The petitioner has complied with the request and submitted a zoning application seeking an amendment to its existing special use permit to specifically allow it to operate a vehicle service use on the property and to resume vehicle sales operations under specified conditions.

Recommendation

The Planning & Zoning Commission held a public hearing on this request on May 13, 2026. The Commission recommended approval of the request unanimously (7-0) with the recommended conditions 1-8 as listed in III(C) of the attached Memorandum.

Type Ordinance

Budgeted

f. **Subdivision - 300 West 60th Street**

Board to consider an ordinance approving a request from the Karen Bailey Meyer Trust and the David P. Meyer Trust for the property at 300 West 60th Street for a preliminary plan and final plat of subdivision to subdivide one (1) lot into two (2) lots in the R-3 Single-Unit Residential District.

Background of Subject Matter

The subject property is currently 35,640 square feet, and is proposed to be subdivided into two 17,820 square foot lots. Both lots exceed the minimum requirements for lots in the R-3 Single-Unit Residential District. Once subdivided, two detached homes (a.k.a. single-family homes) will be built. Detached homes are a permitted use in the R-3 district. Though this property has a Downers Grove zip code, it is fully under the jurisdiction of the Village of Westmont, having been annexed under Ordinance 03-109 in 2003.

Additional Background

The final plat of subdivision largely demonstrates substantial compliance with the regulations of Appendix B - Land Development. However, there are a handful of minor text errors in the signature blocks, as listed in the staff

comments in the attached memorandum. Should the Village Board approve the final plat, staff will not direct the petitioner to produce a mylar until all text errors have been rectified. No revisions to the preliminary plan of subdivision are necessary.

Recommendation

The Planning & Zoning Commission reviewed only the preliminary plan of subdivision at their regular meeting on May 13, 2026, where they unanimously recommended approval (7-0).

Type Ordinance

Budgeted

g. **Major Site Plan - 5628 South Cass Avenue - Town homes**

Board to consider an ordinance approving a request from 5628 SOUTH CASS LLC for the property at 5628 South Cass Avenue, Westmont for a Major Site Plan Approval for a Multi-Unit Building containing four (4) dwellings in the R-4 General Residential District.

Background of Subject Matter

The proposed multi-unit building has a 5,267 square foot footprint and reaches a height of 29' 10" at its peak. The building consists of four 3-bedroom units with individual exterior entrances fronting onto 56th Place to the north and a patio at the rear of each unit. A 6-foot-tall fence is proposed around the rear and a portion of the west side of the property. A PCBMP is proposed to be installed along the east facing Cass Avenue. The R-4 Zoning District allows multi-unit buildings as a permitted principal use.

Additional Background

The petitioner has requested approval of a major site plan for a Multi-Unit Building containing four (4) dwellings in the R-4 General Residential District. The proposed plans substantially comply with both the Village's Comprehensive Plan and Zoning Ordinance.

Recommendation

The Planning & Zoning Commission held a public hearing on this request on May 13, 2026. The Commission recommended approval of the request unanimously (7-0).

Type Ordinance

Budgeted

h. **Video Gaming Liquor License Amendment**

Board to consider an ordinance amending the Class 23 liquor license classification pertaining to video gaming contained in Chapter 10, Section 10-36 of the Westmont Village Code of Ordinances.

Background of Subject Matter

With this amendment, a Class 23 liquor license for a premise with video gaming would be allowed in the downtown, provided all other criteria are met. Additionally, it waives the 365-day waiting period for businesses that purchase assets from or ownership in a current business in any zoning district with current video gaming at the same location. Current regulations allow video gaming within the downtown only at addresses that currently have it, and video gaming can continue after a change of ownership only if the new owner maintains the same motif and business model, in which case the waiting period is waived. Outside the downtown, the current regulations require the waiting period even when a new business buys an old business. This change to waive the waiting period when a business is purchased, regardless of location, provides a benefit to our businesses by increasing the value of the business for sale. However, waiving the waiting period reduces the ability of the Village to see the performance of the new business owner before allowing them to have video gaming.

Additional Background

All other protections remain in place, including the limits as to the types of liquor license that can hold a Class 23 license, a requirement that video gaming not generate more revenue than the sale of food/drink, and that any restaurants with a Class 23 license continue to meet all the definitions of restaurants including meals being regularly served, 75% of floor area for serving meals, and most meals served being prepared on premises. The Liquor Commissioner could still only issue new Class 23 licenses if the Village Board agrees to increase the number of available licenses. In making that decision, the Village Board can consider things such as the applicant's history, including compliance with law and ordinances, results of a background check, whether video gaming is an amenity or is requested primarily for the success of the business, the location and display of terminals within the premises, the geographic distribution, the need for more gaming establishments, and other items outlined in the code.

Type Ordinance

Budgeted

i. Zoning Ordinance Text Amendments - Accessory Video Gaming

Board to consider an ordinance approving requests from the Village of Westmont for the following:

1. Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Westmont Code of Ordinances, Section 6.01, regarding the addition of Video Gaming, Accessory as a permitted use in the B-1(A) Downtown Core and B-1 Downtown Edge Zoning Districts.
2. Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Westmont Code of Ordinance, Section 6.04, regarding the deletion of certain supplemental use regulations for Video Gaming, Accessory.

Background of Subject Matter

At the April 2nd Administration and Finance Committee ("AFC") meeting, staff was directed to prepare text amendments to the Zoning Ordinance regarding video gaming regulations. The attached staff report solely focuses on the Zoning regulations as they relate to accessory video gaming. Municipal Code amendments to Chapter 10 are reviewed separately by the Village Board. The proposed text amendments do not alter any zoning regulations on video gaming cafés. New cafés will continue to not be allowed, and existing cafés will remain subject to existing zoning ordinance regulations.

Additional Background

Following the AFC's direction, the first text amendment is to allow accessory video gaming as a permitted accessory use in both the B-1(A) Downtown Core and B-1 Downtown Edge districts. Any business seeking to add accessory video gaming must apply for the appropriate liquor license, which requires Village Board approval. The second text amendment is to amend parts of the supplemental use regulations for accessory video gaming so that a new owner of a business with video gaming can continue to offer video gaming in the B-1 and B-1(A) Business Districts.

Recommendation

The Planning & Zoning Commission held a public hearing for these requests on May 13, 2026. The Commission recommended approval of the requests unanimously (7-0).

Type Ordinance

Budgeted

j. **Engineering Agreement - Phase 2 Design Engineering Residential Alley Reconstruction**

Board to consider an ordinance approving an engineering agreement with Thomas Engineering Group, LLC for Phase 2 design engineering for Residential Alley 14N Reconstruction.

Background of Subject Matter

Request to approve the sum of \$111,975.00 for Phase 2 design engineering for Residential Alley 14N Reconstruction.

Additional Background

This agreement will include topographic survey, soil boring, detailed design, plans, specifications and special provisions, cost estimates and bidding assistance for the residential alley located between Chicago Ave, Burlington Ave, Linden Ave and Warwick Ave. This project will be constructed in 2027.

Recommendation

Approve

Type Agreement/Contract

Budgeted Yes

k. **Exercise of Option Year 1 - DuPage County Salt Bid**

Board to consider an ordinance exercising the first option year of the DuPage County Salt Bid with Compass Minerals.

Background of Subject Matter

The Village of Westmont was part of a joint bid with various other agencies, led by DuPage County, for the purchase of rock salt for winter operations. The DuPage County Board approved the original contract with Compass Minerals on June 24, 2025. Compass Minerals has agreed to renew the first option year for the 2026-27 season with a 5% price increase, as permitted by the contract, while maintaining all other existing terms and conditions. The new pricing will increase from \$70.79 per ton to \$74.33 per ton. The DuPage County Board passed the salt bid renewal on March 12, 2026. Each partner agency is responsible for making an independent determination on whether to renew the current contract.

Additional Background

The Village of Westmont has a standard buy of 800 tons with the ability to purchase 20% more (160 tons). Staff recommends exercising the first option year of the contract for an amount not to exceed \$72,000.00. The new contract will be for the 2026-2027 season.

Recommendation

Approve

Type Agreement/Contract

Budgeted Yes

l. **Intergovernmental Agreement - South Westmont Fire Protection District**

Board to consider an ordinance approving an Intergovernmental Agreement with the South Westmont Fire Protection District for fire protection and ambulance services.

Background of Subject Matter

The Village has provided fire protection services and ambulance services to properties located within the South Westmont Fire Protection District in previous years pursuant to an IGA. The District is a "paper district" in that it does not own any fire or ambulance vehicles or equipment, and it does not provide fire protection and ambulance services to residents in the District. But it does have the power to levy taxes on residents within the District for such services. This new IGA continues these services for a 3-year period

(6/01/26 – 5/31/29). The previous IGA was for a 1-year period.

Additional Background

The IGA requires the District to pay \$20,000.00 to the Village from its tax levy revenues. This annual payment amount is the same as the amount paid by the District last year to the Village. This payment amount is \$5,000.00 less than the District paid in 2024-25 due to a loss of taxable property caused by recent annexations by the Village. The Fire Department reports that this annual payment amount is sufficient to cover its costs for providing these services.

Recommendation

Approve

Type Ordinance

Budgeted Yes

m. **Wintrust Bank Lock Box Account**

Board to consider a resolution authorizing the establishment of a new lock box account with Wintrust Bank for ambulance billing payments and authorizing signatories to that account.

Background of Subject Matter

Staff reached out to Wintrust Bank to set up a new lock box account for ambulance billing as we will have a new vendor. The signers on the account will be the same as all other accounts: Allen Altic, Jim Gunther, Steve Nero, and Amanda Szymiski.

Type Agreement/Contract

Budgeted

n. **Surplus Property - Village Hall**

Board to consider an ordinance to declare outdated, unused items from the departments in Village Hall as surplus property.

Background of Subject Matter

The Village of Westmont Village Hall Departments request that the attached list of items that are outdated, unused and/or non-functioning be declared as surplus property. Surplus items are to be removed from the Village's inventory and disposed of by the Village Manager in the manner determined to be the most appropriate.

Recommendation

Approve

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>