



**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 - Amended Agenda  
June 25, 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 June 11, 2026.

**Background of Subject Matter**

Required Parliamentary Procedure

**Type** Motion

**b. Finance Ordinance(s)**

**i. Total to be announced at the meeting**

**Type** Consent Item

**Budgeted**

**c. Purchase Order(s)**

- i. **There are no purchase orders for this meeting.**

**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**

**8. UNFINISHED BUSINESS**

**a. Amendment to Agreement with Leopardo Construction**

Board to consider an ordinance approving a First Amendment to the Agreement with Leopardo Construction, Inc. which accepts the Guaranteed Maximum Price exhibit and other exhibits for the Fire Department Headquarters.

**Background of Subject Matter**

At the October 16, 2025 Village Board meeting, the board approved the selection of Leopardo Construction, Inc. to serve as the construction manager at risk for the Fire Department Headquarters project, and it approved an Agreement for construction manager at risk services.

**Additional Background**

To date, two bid packages have been released for bid by Leopardo for the various trades and subcontractors that will be involved in building the new fire department headquarters building. The first package was opened on April 17, 2026, and included lead and asbestos abatement and building demolition. The second package opened on June 8, 2026 and included various trades such as earthwork and site utilities, asphalt paving, concrete, masonry, structural steel, roofing, doors, glazing, millwork, flooring, plumbing, HVAC, electrical, general trades and other work items. Leopardo has now prepared Exhibit A to the Agreement containing a Guaranteed Maximum Price (GMP) of \$25,328,449, which includes demolition of the old building, construction of the new building, temporary fire station, permits, bonds and insurance, construction contingencies and the contractor's fee.

The GMP does not include the architect's design fee or technology, equipment and low voltage wiring, which will be handled by a separate contract. The total project cost, including the GMP and ancillary contracts, is \$26,883,449. Leopardo has also prepared the other remaining Exhibits to the Agreement (Exhibits B, D, F, and G). This First Amendment approves these Exhibits, and it amends the list of Exhibits contained in Section 15.2.7 of the Agreement.

## **Recommendation**

Approve the First Amendment to the Agreement with Leopardo, including Exhibit A-Guaranteed Maximum Price in the amount of \$25,328,449.

<b>Type</b>	Ordinance
<b>Budgeted</b>	Yes

## **9. NEW BUSINESS**

### **a. Variance - 29 North Washington Street - Lot Coverage**

Board to consider an ordinance approving a request from Richard Strohmaier Jr. for the property at 29 North Washington Street, Westmont, Illinois, 60559, for a Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for two patios.

#### **Background of Subject Matter**

The petitioner proposes to construct two permeable paver patios, one adjacent to the rear of the garage, and the other adjacent to the family room. This construction would raise the property's lot coverage from approximately 34.9% to 41.8%, which exceeds the 35% maximum allowed in the R-3 Single-Unit Residential District. Therefore, the petitioner is requesting a variance to a maximum lot coverage of 41.8%, rounded to up 42%.

#### **Additional Background**

The proposed permeable paver patios and stepper path are located at the rear of the home to the east. The home was built just below the maximum lot coverage for the property at 34.9% in 2022-2023 based on the approved building permit without any usable outdoor structures. The patios and stepper path have a total area of 620 square feet. Additionally, the northernmost patio would include a pergola structure. Since the applicant is proposing to use permeable pavers for both patios, engineering staff does not have an objection to the requested variance, as long the pergola does not have a louvered roof.

#### **Recommendation**

The Planning & Zoning Commission held a public hearing on this case during its regular meeting on June 10, 2026. At that meeting, the Commission recommended approval (5-0-2, with two members absent) with the condition that the site plan be revised to include only one patio and a walkway from the second exterior door, not to exceed 40% lot coverage. If the Village Board approves the request with this condition, the petitioner will be required to revise the proposal accordingly prior to submitting building permit applications. The Village Board may also elect to approve the request as proposed without the condition at 42% lot coverage or deny the request altogether.

**Type** Ordinance

**Budgeted**

b. **Major Site Plan Approval - 6120 South Cass Avenue - Daycare Center**

Board to consider an ordinance approving a request from 814 CRE, LLC (Petitioner), and Encore CW, LLC (Owner), for the property at 6120 South Cass Avenue, Westmont, Illinois, 60559, for a Major Site Plan Approval for a Day Care Center in the C-1 Commercial District.

**Background of Subject Matter**

The petitioner is proposing a new daycare center that includes a new principal building, outdoor play area, accessory parking facilities, and landscaping. Since daycare centers are a permitted use in the C-1 Commercial District. The request complies with both the requirements of the Zoning Ordinance and the recommendations from the Comprehensive Plan and Commercial Design Guidelines, if staff's recommended conditions are accepted as listed in the Board Memo.

**Additional Background**

Maximum facility capacity is currently estimated at 173 students and 28 teachers, though final enrollment will depend on local demand. To facilitate drop-offs and pick-ups, all parents and guardians must park and personally escort children into the building. Peak traffic is expected during the morning (6:00am to 9:00am) and evening (3:00pm to 6:30pm). The building's elevations consist of a mix of masonry brick veneer, fiber cement siding, and expansive glass windows on the north and west facades facing the primary drive aisle and Cass Avenue. The outdoor play area measures approximately 11,043 square feet and is enclosed by a 6-foot-high wood privacy fence.

**Recommendation**

The Planning & Zoning Commission reviewed the major site plan during its regular meeting on May 13, 2026, and voted to continue the request to the next regular meeting. The purpose of the continuance was to allow the petitioner to evaluate alternative traffic flow designs to alleviate pressure on the eastern access point at Cass Avenue shared with the Encore car wash. At the next regular meeting on June 10, 2026, the Commission unanimously recommended approval of the revised site plan (5-0-2, 2 absent) with the recommended conditions as listed in the Board Memo.

**Type** Ordinance

**Budgeted**

c. **Special Use Permit - 909 Oakwood Drive (Westmont HS) - Electronic Message Board Sign**

Board to consider an ordinance approving a request from Community Unit School District 201 for the property at 909 Oakwood Drive, Westmont, Illinois, 60559, for a Special Use Permit for an electronic message board sign for Westmont High School in the R-3 Single-Unit Residential District.

### **Background of Subject Matter**

Community Unit School District 201 intends to install a ground sign with an EMB to display messages and relay important information to the community more efficiently than the existing static changeable message board sign. The new sign will use the existing sign's support structure, which allows for the sign to maintain a 12 foot front yard setback where 15 feet is required. All other setback and size requirements for the new sign are compliant with the zoning ordinance.

### **Additional Background**

All electronic message board (EMB) signs receive special use permit approval in the R-3 district when located on a lot occupied by a public or institutional use to assess impacts on neighboring residences.

### **Recommendation**

The Planning & Zoning Commission held a public hearing on this case during its regular meeting on June 10, 2026, where the Commission unanimously recommended approval of the request (5-0-2, 2 absent).

**Type** Ordinance

### **Budgeted**

d. **Special Use Permit - 38 South Cass Avenue - Mahjong Studio (The Mahj House)**

Board to consider an ordinance approving a request from The Mahj House, LLC, d/b/a The Mahj House (Petitioner), and Richmond Station LLC (Owner), for the property at 38 South Cass Avenue, Westmont, Illinois, 60559, 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 operating The Mahj House at 38 South Cass Avenue as a structured, reservation-based mahjong studio open to all skill levels. They plan to offer beginner instruction, open play, leagues, and occasional private events. The submitted floor plan shows the 1,650-square-foot space can hold up to 40 players across ten tables, though class sizes are expected to be capped between 8 and 16 players.

### **Additional Background**

The petitioner will typically be the only employee on-site, but may occasionally have other instructors join as the business grows. Lessons will be taught on Tuesday and Friday during the day, and one on Sunday in the early evening, with eight (8) to 12 players at a time. The studio will also host leagues on Monday during the day and a separate league at night on Tuesdays.

### **Recommendation**

The Planning & Zoning Commission held a public hearing on this case during its regular meeting on June 10, 2026, where the Commission unanimously recommended approval of the request (5-0-2, 2 absent).

**Type** Ordinance

**Budgeted**

e. **Award of Bid Proposal- 2026 MFT Des Moines Street Reconstruction Project**

Board to consider an ordinance awarding the bid proposal from Schroeder Asphalt Services, Inc. for the Village's 2026 MFT Des Moines Street Reconstruction Project (MFT# 26-00116-00-FP) and authorizing a contract consistent with the bid documents.

**Background of Subject Matter**

The Village accepted bid proposals from seven contractors for the 2026 MFT Des Moines Street Reconstruction Project. The bids ranged from \$1,339,350.08- \$2,054,882.50. The low bid was 14.9% lower than the Engineer's cost estimate of \$1,574,751.00.

**Additional Background**

The approved construction budget for the 2026 MFT Des Moines Street Reconstruction Project is \$1,700,000. The low bid is within the budgeted amount. The low bidder has performed work for the Village in the past and the work was satisfactory.

**Recommendation**

Staff recommends awarding the bid of \$1,339,350.08 to Schroeder Asphalt Services, Inc.

**Type** Ordinance

**Budgeted** Yes

f. **Engineering Agreement- 2026 MFT Des Moines Street Reconstruction Project**

Board to consider an ordinance authorizing an engineering agreement with Thomas Engineering Group for Phase 3 construction engineering services for the 2026 MFT Des Moines Street Reconstruction Project.

**Background of Subject Matter**

Request to approve the sum of \$90,500.00 for Phase 3 construction engineering services for the Village's 2026 MFT Des Moines Street Reconstruction Project.

**Additional Background**

This agreement will include construction administration, field inspection and documentation of this roadway reconstruction project.

**Recommendation**

Approve

**Type** Ordinance

**Budgeted** Yes

g. **Resolution for Improvement Under the Illinois Highway Code**

Board to consider approval of an Illinois Department of Transportation Resolution for the Village's 2026 MFT Des Moines Street Reconstruction Project.

**Background of Subject Matter**

Request to appropriate the sum of \$1,500,000 for the 2026 MFT Des Moines Street Reconstruction Project (MFT# 26-00116-00-FP) from the Village's allotment of Motor Fuel Tax Funds.

**Recommendation**

Approve

**Type** Resolution

**Budgeted** Yes

h. **Annual Comprehensive Financial Report**

Board to consider a motion accepting the Annual Comprehensive Financial Report for the 12-month period ending December 31, 2025.

**Background of Subject Matter**

State statute requires the Village to have an annual audit of its financial records and produce an annual financial report. The Village's audited financial report for the 12-month period (01/01/2025-12/31/2025) is ready for Village Board acceptance.

**Recommendation**

Approve

**Type** Motion

**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>