



**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.

Type	Ordinance
Budgeted	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>



Clerk's Office
Village of Westmont

MINUTES OF THE BOARD MEETING HELD **Thursday, June 11, 2026**

Mayor Nero called the meeting to order at **6:03 P.M.**

WESTMONT VILLAGE BOARD MEETING ROLL CALL:

PRESENT:	Mayor Nero	<u>P</u>	Clerk A. Szymski	<u>P</u>
TRUSTEES:	Barker	<u>A</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>P</u>	Liljeberg (I.T.)	<u>P</u>
Chief Gruen (Police Department)	<u>P</u>	D.C. Thompson (Police Department)	<u>A</u>	Altic (Finance Director)	<u>P</u>
Chief Riley (Fire Department)	<u>P</u>	D.C. Fitzgerald (Fire Department)	<u>A</u>	Mielcarski (Gov't Services)	<u>P</u>
Richards (Deputy Village Clerk)	<u>A</u>	Babyar (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:

- None

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>5</u>
TRUSTEE BARKER	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
TRUSTEE GUZZO	<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>
TRUSTEE PARRILLI	<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>
TRUSTEE SCALES	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>

REPORTS

Mayor Nero

- Holladay Properties is coordinating a community meeting to invite the public to meet and discuss the potential projects at 1 N. Cass. This is not a Village meeting, but the Village agreed to help promote the meeting as this is an important project for our community. Everyone is invited to attend.
- The Independence Day Celebration will be at TY Warner Park. The Park District is presenting fireworks, games, food & fun along with a drone show for the first time in celebration of the birthday/anniversary of our great nation.
- Recognition of Glen Liljeberg IT Director from 2001- 2026 for 25 years of dedicated services to the community.

Clerk Szymski

- Village office closures Village Hall and other Village offices will be closed June 19th and July 3rd.

Trustee Guzzo

- Fire Public Safety Committee Meeting. The next meeting will be July 23rd 4:30 at Village Hall. Everyone is invited to attend.
- Updates from Leopardo Construction on the new facility, the staffing updates, and the annual compliance report. The demolition of the building is nearing completion.

Trustee Scales

- Community Development Committee updates 2026 dates are July 9th and September 17th for the next Community Development meeting dates.
- Planning & Zoning Commission hearing last night

- Last night, the Planning and Zoning Commission held a public hearing on the Village's proposals to rezone the downtown area into three new zoning districts. Public input was an integral part of the process, and the commission heard comments from residents before voting to recommend approval of all items. These recommendations are expected to go before the Village Board at its July 9th meeting. Please continue to monitor the Village's website for confirmation of the meeting date.

Trustee Parrilli was absent, her report was given by Mayor Nero

- The next Public Works Committee is August 20th.
- Special thanks to Public Works for all the plants around Village Hall, beautiful new trees, bushes and flowers, we thank them.
- The storms for this evening and the recent storms, that Flood Brothers offers residential brush pick up of up to five bundles per week free of charge. Please check the website for more details.

Trustee Plowman

- The next Police Public Safety Committee meeting is August 6th in this building at 4:30.
- The 9pm Routine a recent News Release was published regarding the 9pm Routine. It's a friendly reminder from our Police Department to make it a daily routine to check your home, garage and cars every night. Lock your vehicle even if your vehicle is inside your garage. Lock your garage check to make sure that your garage and side door are locked. Check your mail and pick up your mail everyday. Lock your house, make sure all doors and windows are locked before going to bed, and see something say something. If you see something suspicious do not hesitate to call 911.
- Citizen's Police Academy registration is now open. Details and sign up are on the Village website and PD Facebook page.

Trustee Liddle

- The next Administration Finance Committee meeting will be June 25th at Village Hall at 4:30. Everyone is invited to attend.
- Westmont Cruisin' Nights was canceled tonight due to the incoming storm, however next week is the big one of the year. It's going to include the Fire Department, the Police Department, Public Works and all the other cars as well.
- Taste of Westmont is July 9th - 12th. There are many volunteer opportunities still available, more details can be found on westmontevents.com. Mark Farner, the original lead singer for Grand Funk Railroad, will be performing on Saturday night, Chicago's best tribute band Dancing Queen performing the music of ABBA will be Friday night, the country's best Chris Stapleton tribute band Tennessee Whiskey will be performing on Saturday night, and country music artist Alli Walker is performing Saturday night. There will also be over 100 musicians performing over the weekend. The new South Stage will be located on Cass North of Burlington, so check it out. Great food, great vendors, all ages carnival, and more. Go to westmontevents.com for more information.

Trustee Barker was absent, his report was given by Trustee Liddle

- The next EIC meeting will be July 6th.
- Call for artists and performing artists. A call for dance, theater, music, art for the Vision & Vibe Fest has been published. Please see the website for more information and to sign up.

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 following:
 - Minutes of the Village Board held on **May 28, 2026**.

(B) FINANCE ORDINANCE

- Finance Ordinance # 12 **\$ 2,685,853.26**

(C) PURCHASE ORDERS: None

(D) TOTAL OF PURCHASE ORDER(S) AND FINANCE ORDINANCE(S): **\$2,685,853.26**

(E) COMMUNITY EVENTS - INDEPENDENCE DAY CELEBRATION - 2026

Board to consider an ordinance approving the following requests from the Westmont Park District regarding the annual 4th of July celebration at Ty Warner Park on July 4, 2026:

1. 4th of July special event traffic plan — various one-ways and street closures around Ty Warner Park from 6 a.m. to 11 p.m.
2. Amplified Sound Permit
3. Tent permit fee waiver
4. Food Truck fee waiver

Motion by **Trustee Liddle** to consider the consent agenda.
Seconded by **Trustee Scales** and the motion passed.

VOTE ON MOTION #1

Ayes: Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Barker, Parrilli

UNFINISHED BUSINESS - None

NEW BUSINESS

(2) INCREASE IN CLASS 3 LIQUOR LICENSES BY ONE

Deputy Liquor Commissioner Mulhearn and Mr. Patel addressed the Village Board.

Motion by **Trustee Scales** 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.

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

VOTE ON MOTION #2

Ayes: Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Barker, Parrilli

(3) BNSF LEASE AGREEMENT TERMINATION

Attorney Zemenak and Public Works Director Ries addressed the Village Board.

Motion by **Trustee Liddle** to consider an ordinance terminating the lease agreement with BNSF for certain parcels related to the Westmont BNSF Station Renovation project.

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

VOTE ON MOTION #3

Ayes: Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Barker, Parrilli

(4) IOS STATEMENT OF WORK - FIRE DEPT. ASSESSMENT PROGRAM

Attorney Zemenak and Deputy Liquor Commissioner Mulhearn addressed the Village Board.

Motion by **Trustee Scales** to consider an ordinance approving a Statement of Work with Industrial/Organizational Solutions, Inc. ("IOS") for an assessment program for the Westmont Fire Department.

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

VOTE ON MOTION #4

Ayes: Guzzo, Liddle, Plowman, Scales

Nays: None

Absent: Barker, Parrilli

MISCELLANEOUS

- None

(5) REQUEST FOR EXECUTIVE SESSION - at 6:27 p.m

Mayor Nero requested a motion to adjourn to Executive session to discuss the purchase or lease of property for the use of the public body pursuant to section 2(c)(5) of the open meetings act.

Motion made by **Trustee Liddle**.

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

VOTE ON MOTION #5

Ayes: Guzzo, Liddle, Plowman, Scales

Nays: None
Absent: Barker, Parrilli

(6) ADJOURN EXECUTIVE SESSION TO RECONVENE REGULAR MEETING

Board to consider a motion to adjourn at 6:47pm

Motion made by **Trustee Liddle**.
Seconded by **Trustee Plowman** and the motion passed.

VOTE ON MOTION #6

Ayes: Guzzo, Liddle, Plowman, Scales
Nays: None
Absent: Barker, Parrilli

(16) ADJOURNMENT - 6:47 pm

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

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

VOTE ON MOTION #4

Ayes: Guzzo, Liddle, Plowman, Scales
Nays: None
Absent: Barker, Parrilli

MEETING ADJOURNED AT 6:47 P.M.

ATTEST:

APPROVED:

Amanda Szymiski, Village Clerk

Steven T. Nero, Mayor

Dated this 25th day of June, 2026

**FIRST AMENDMENT TO AGREEMENT (DOCUMENT A133-2019) BETWEEN
VILLAGE OF WESTMONT AND LEOPARDO CONSTRUCTION, INC.**

THIS FIRST AMENDMENT (“Amendment”) is dated this 25th day of June, 2026 and is entered into between the Village of Westmont (“Owner”) and Leopardo Construction, Inc. (“Construction Manager”).

WHEREAS, Owner and Construction Manager are parties to an agreement dated March 1, 2026 (Document A133-2019)(the “Agreement”) for the construction of a new Village of Westmont Fire Department Headquarters at 6015 S. Cass Avenue, Westmont, Illinois (the “Project”); and

WHEREAS, Construction Manager has prepared and submitted Exhibit A – Guaranteed Maximum Price Agreement – to the Agreement to Owner for its review and approval; and

WHEREAS, Construction Manager has also prepared and submitted Exhibits B, D, F, and G to the Agreement to Owner for its review and approval; and

WHEREAS, Owner and Construction Manager desire to enter into this First Amendment to the Agreement which accepts and approves Exhibits A, B, D, F, and G to Agreement and which amends the list of Exhibits contained in Section 15.2.7 of the Agreement.

NOW, THEREFORE, in consideration of the mutual obligations and covenants contained herein and as set forth in the Agreement, the parties agree as follows:

1. Recitals. The above-stated Recitals are restated and incorporated into this Section 1 as though fully set forth herein.
2. Exhibit A – GMP Agreement. Exhibit A to the Agreement, “Guaranteed Maximum Price Agreement,” a copy of which is attached hereto as Exhibit “A”, is hereby approved. Owner shall indicate its acceptance by executing the Guaranteed Maximum Price Agreement.
3. Exhibit B – Additional Terms for Public Contract. Exhibit B to the Agreement, “Additional Terms for Public Contract,” a copy of which is attached hereto as Exhibit “B”, is hereby approved.
4. Exhibit D – Construction Manager’s General Conditions Categories. Exhibit D to the Agreement, “Construction Manager’s General Conditions Categories,” a copy of which is attached hereto as Exhibit “C”, is hereby approved.
5. Exhibit F – Schedule. Exhibit F to the Agreement, “Schedule”, a copy of which is attached hereto as Exhibit “D”, is hereby approved.
6. Exhibit G – Construction Manager’s Hourly Rates for Additional Work. Exhibit G to the Agreement, “Construction Manager’s Hourly Rates for Additional Work”, a copy of which is attached hereto as Exhibit “E”, is hereby approved.

7. Amendment to Section 15.2.7 of Agreement. Section 15.2.7 of the Agreement is amended to revise the list of Exhibits to the Agreement as follows:

Exhibit A – Guaranteed Maximum Price Agreement

Exhibit B – Additional Terms for Public Contract

Exhibit C – Insurance Requirements for Owner’s Separate Contractors

Exhibit D – Construction Manager’s General Conditions Categories

Exhibit E – [Exhibit removed and included as part of Exhibit A]

Exhibit F – Schedule

Exhibit G – Construction Manager’s Hourly Rates for Additional Work

8. Other Terms, Conditions, and Exhibits Remain. All other terms, conditions, and Exhibit of the Agreement not amended by this First Amendment shall remain in full force and effect.

9. Execution in Counterparts. This Amendment may be executed in two (2) counterparts, each of which shall be deemed an original, but both of which shall constitute one and the same Amendment.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute this First Amendment on the date set forth above.

OWNER:

Village of Westmont,
an Illinois municipal corporation

CONSTRUCTION MANAGER:

Leopardo Construction, Inc.,
an Illinois corporation

By: _____

Print Name: James Gunther

Title: Village Manager

By: _____

Print Name: Leigh McMillen

Title: Executive VP of Operations

EXHIBIT "A"

EXHIBIT A TO AGREEMENT - GUARANTEED MAXIMUM PRICE AGREEMENT

EXHIBIT A

AGREEMENT made as of the 25th day of June in the year 2026

BETWEEN the Owner:
 Village of Westmont
 31 West Quincy Street
 Westmont, IL 60559

And the Construction Manager
 Leopardo Construction
 5200 Prairie Stone Parkway
 Hoffman Estates, IL 60192

For the following Project:
 Westmont Fire Station #183
 6015 S. Cass Avenue
 Westmont, IL 60559

Dear Village of Westmont,

Please find below Exhibit A for work associated on the above-referenced project. Additionally, please note the scope of work, qualifications, and exclusions for this portion of the project and an itemized listing of the services provided for this portion of the work.

The Contract Sum is guaranteed by the Construction Manager not to exceed Twenty-Five Million Three Hundred Twenty-Eight Thousand Four Hundred Forty-Nine Dollars (\$25,328,449) for the complete GMP scope, each subject to additions and deductions by Change Order as provided in the Contract Documents.

Provided below in Section 2.0 is an itemized statement of Exhibit A organized by trade categories, allowances, contingencies, the Construction Manager’s Fee, and other items that comprise Exhibit A.

Exhibit A is based upon the following drawings and general information enumerated as follows:

- 1.0 **Exhibit A: Second Partial GMP Documents:** Exhibit A is based upon the following documents:

Document:	Issue Date:
ISSUED FOR BID SPECS_ WESTMONT FD 05.11.2026	05/11/2026
Westmont Fire Issue for Bid – 05 11 2026	05/11/2026
Westmont Fire Station #183 BP #2 Addendum #1	05/18/2026
Westmont Fire Station #183 BP #2 Addendum #2	05/22/2026
Westmont Fire Station #183 BP #2 Addendum #3	06/01/2026

- 2.0 **Exhibit A Schedule of Values** – See Owner Recap at the end of Exhibit A.
- 3.0 **GMP Baseline** – GMP is based on the following categories of cost. This forms the baseline for monitoring scope changes in the future.
 - a. **GMP Documents** – GMP is based on the documents prepared by 845 Design Group and noted in section 1.0 of this document.
 - b. **Agreed Upon Changes** – During the process of preparing the GMP, the Architect/Engineer (A/E) and LCI may have agreed to modifications to the design originally documented in the A/E’s documents. For items, which this occurs, LCI estimated quantities and quality levels take precedence over the A/E’s documents as basis for GMP.

PASSIONATELY PURSUING CONSTRUCTION EXCELLENCE.

5200 Prairie Stone Parkway
 Hoffman Estates, Illinois 60192
 847.783.3000

- c. **LCI Assumptions** – In cases where the design is inadequately defined on the A/E’s documents, LCI will make assumptions upon which to base cost. Since scope variances cannot be determined by comparing future design documents to A/E’s documents, LCI’s assumed quantities and quality levels, shall take precedence over the A/E documents as a basis of the GMP.
- 4.0 **Inflation / Market Escalation** – We have not included any costs for escalation. Bidders are required to hold their bid value for 90 days from submission.
- 5.0 **Bonds / Subcontractor Default Insurance** – A performance and payment bond is included for the Full GMP value, and we have included enrolling the project in our subcontractor default insurance program.
- 6.0 **Contingency** – GMP includes a Construction Contingency to be used at the discretion of LCI for construction related conditions and is not intended to serve as an Owner Contingency. The Construction Contingency does not provide for Owner requested changes during construction. Owner contingency is included in the GMP value that will be utilized for owner and design requested changes or unforeseen conditions.
- 7.0 **Schedule** – The schedule is based upon a construction start date of 06/30/2026 and a substantial completion date of 10/12/2027. Schedule durations and milestone dates are contingent upon receiving the building permit by 6/30/2026 and ComEd completing all required utility work, including re-feeding neighboring properties and relocating the utility pole on Cass Avenue, in a timely fashion that does not affect Leopardo critical path. Failure to complete this work within the required timeframe may impact the overall project schedule, including the substantial completion date.
- 8.0 **Sales Tax** – This GMP excludes all cost associated with State of Illinois sales tax. Owner is to provide LCI with their tax-exempt ID number, to be used by the subcontractors when purchasing permanent or temporary materials for use in construction.
- 9.0 **Allowances** – In cases where the design has not been developed sufficiently to GMP quantities, a stipulated dollar allowance shall be the basis of the GMP. Allowances are included in the GMP. Allowances shall cover the total cost of material, labor, and equipment. This includes material delivery, unloading and handling at the site, installation costs, overhead, profit, and all other expenses contemplated for stated allowance.

1. Weather Conditions	\$ 135,000
2. Surveying.....	\$ 35,440
3. Unsuitable Soils.....	\$ 150,000
4. Material Testing.....	\$ 100,000
5. Floor Preparation	\$ 89,459
6. FFE.....	\$ 1,000,000
7. ComEd/Nicor Utility Fees	\$ 150,000
8. Owner Contingency	\$ 375,000

- 10.0 **Alternates** – Alternates shall cover the total cost of material, labor, and equipment. This includes material delivery, unloading and handling at the site, installation costs, overhead profit, and all other expenses contemplated for stated alternate. Below items assume scope of work occurs concurrently with the base scope of work. The alternate below is currently included in the GMP:

1. Deduct Generator Relocation.....	\$ (279,502)
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- 11.0 **Clarifications** – The following clarifications are outlined to coincide with the GMP.

Division 1

General Requirements

- 1. The GMP is based on all work being performed on standard shift time. Overtime and/or shift premiums are not included in the GMP.
- 2. All services performed by others (inspections, etc.) in support of the work shall be made available without cost to LCI.
- 3. Pricing is based on the uninterrupted flow of work in accordance with the schedule. Delays due to others are not anticipated or included. Any delay beyond the control of LCI, which affects the critical path, shall be caused by an increase in cost and extension of time.
- 4. The GMP is based on a one-year warranty of the work commencing upon substantial completion of turnover of various areas to the Owner. The GMP excludes all cost associated with extended warranties beyond what is stated in volume 1 and individual scope trade.
- 5. GMP does not include allowances or set asides relating to code deficiencies and/or interpretations by authorities having jurisdiction.



6. Project commencement and completion date shall be contingent upon issuance of a building permit, fully executed owner contract, verification of project financing, and confirmation of long lead item delivery dates (whichever is the latest).
7. Project area shall be left broom clean.
8. Impact fees, tap fees, termination fees are by Owner.
9. Our General Conditions are based on being able to begin construction on the date shown in the schedule. Any delay beyond the control of LCI, which affects the critical path, may be caused by an increase in cost and extension of time.
10. This proposal is based on a 1-year workmanship warranty for the work commencing upon substantial completion.
11. We have not included furnishing and installing any items that are noted "by Owner" on the drawings.
12. We have included installation of Owner provided items where specified for contractor to install.
13. Pricing does not anticipate additional costs for tariffs, taxes and/or premiums associated with volatility in the current economic climate.
14. The individual line items contained with the GMP are not guaranteed. Leopardo Construction guarantees only the total guaranteed maximum cost and reserves the right to adjust any individual line items at its discretion.

Division 2

Surveying

1. See allowance #2 for surveying allowance included in the base bid.

Earthwork & Site Utilities

1. We have included the following:
 - a. Site, building, and utility excavation are based on the following criteria:
 - i. No undercutting assumed.
 - ii. Assumed to design depths only.
 - iii. We have included an allowance for unsuitable soil for required undercuts during construction.
2. We have excluded the following:
 - a. Soil remediation of any kind.
 - b. Removal of any existing unforeseen underground structures or elements.
 - c. Subtitle D hazardous material dumping.
 - d. Includes dewatering of all excavations caused by surface drainage of average daily rainfall (as defined by the National Weather Service or other mutually agreed-to-meteorological service). The following water and moisture control measures are not included in this GMP except for the allowance stated above.
 - i. Removal of excess ground water (springs, underground streams, high ground water tables, etc.)
 - ii. Demucking, discing, and drying of saturated soils. Removal or replacement of same granular materials.
 - iii. Wellpointing or major site dewatering.
 - iv. Lime stabilization or other treatments used to absorb ground moisture.
 - v. Removal, replacement, or reconnection of existing field drainage tiles.
 - vi. Sheet piling, shoring, and underpinning of any kind.
 - e. Removal and haul off of existing fill, topsoil, debris until natural undisturbed soil is reached.

Division 6

General Trades

1. We have included level 4 finish at all new drywall surfaces.
2. We have included level 5 finish only at gypsum ceiling above light cove areas per finish note 1/A120.0.
3. We have included TV installations. Furnishing TV is excluded.
4. We have included an additional layer of 5/8" Type X drywall at exterior walls where there is Metal Framing.

Division 7

Air Barrier / Waterproofing

1. We have included Tremco 250GC for below grade waterproofing.



Enclosure Consultant Allowance

- 1. See allowance #6 for enclosure consultant allowance included in the base bid.

Division 9

Floor Preparation

- 1. See allowance #7 for floor preparation allowance included in the base bid.

Division 10

Fire Extinguisher Cabinets

- 1. We have included furnish and install fire extinguisher cabinets and mounting brackets. Fire extinguishers are to be provided by the Fire Department.
- 2. We have excluded furnishing and installing of emergency phones.

Corner Guards

- 1. We have included corner guards shown in the drawings.

Division 15

Plumbing

- 1. We have included re-hooking up water lines from the existing temp fire station to the new location.

Division 16

Site & Building Electrical

- 1. At this moment, it is still unclear as to the final ComEd design for the new transformer is. For purposes of this GMP, Leopardo has included three 4” conduits running from the new proposed transformer location to a general location in the neighbors backyard to the North. It is the understanding that the ComEd portion of this work shall be covered under the ComEd Utility Allowance within the GMP.
- 2. We have included low voltage conduits, cable trays, raceways, etc. to all locations for tele/data, AV, security, alerting monitors, etc. All wiring and devices are to be furnished by Owner.

12.0 **Exclusions** – the following items are not included in the construction GMP.

- 1. Identification, removal, and disposal of contaminated and/or hazardous materials of any kind.
- 2. Premium costs for building green, LEED certification, commissioning, programming, and consulting costs beyond what is stated.
- 3. Special insurance
- 4. Land approvals
- 5. Solar systems
- 6. Broker and management fees
- 7. Temporary jobsite security / night watchman, temporary security systems
- 8. Design fees
- 9. Fitness equipment
- 10. AV. Security, TV/alerting monitors
- 11. Low voltage tele/data wiring
- 12. Emergency phones
- 13. Irrigation

Leopardo Construction, Inc. appreciates the opportunity to present our GMP.

Sincerely, **LEOPARDO CONSTRUCTION, INC.**

ACCEPTED: _____ DATE: _____

ACCEPTED:  _____ DATE: 6/25/2026
Jeffrey Montanari, Project Executive

Owner Bid Summary Report



ITEM CODE & DESCRIPTION	LINE TOTALS
DIVISION 1 - General Conditions	
Preconstruction Services	\$24,000
Temporary Fire Station	\$190,000
General Conditions	\$1,054,000
Weather Conditions	\$135,000
DIVISION 2 - Site Construction	
02210 Earthwork/Site Utilities	\$1,483,800
02511 Asphalt Paving	\$63,260
02527 Site Concrete	\$325,650
02831 Fences & Gates	\$106,260
02900 Landscaping/Permeable Pavers	\$162,768
02060 Surveying	\$35,440
02050 Material Testing	\$100,000
02210 Unsuitable Soils	\$150,000
02600 Utility Expediter	\$55,000
02071 Building Demolition	\$187,000
DIVISION 3 - Concrete	
03300 Concrete	\$1,138,000
DIVISION 4 - Masonry	
04202 Masonry	\$1,526,000
DIVISION 5 - Metals	
05110 Structural Steel	\$1,068,246
DIVISION 6 - Wood & Plastics	
06400 Architectural Millwork & Woodworking	\$467,000
DIVISION 7 - Thermal & Moisture Protection	
07250 Sprayed/Intumescent Fireproofing	\$0
07195 Air Barriers	\$167,500
07510 Membrane Roofing	\$699,500
DIVISION 8 - Doors & Windows	
08361 Sectional Overhead Doors	\$270,975
08811 Miscellaneous Glazing	\$499,000
08811 Enclosure Consultant	\$35,000
DIVISION 9 - Finishes	

Owner Bid Summary Report



ITEM CODE & DESCRIPTION	LINE TOTALS
09252 General Trades	\$2,196,121
09510 Acoustical Ceilings	\$139,456
09310 Ceramic and Hard Tile	\$179,670
09660 Carpet, Resilient Flooring and Base	\$113,983
09720 Epoxy and Sealed Concrete	\$229,600
09900 Painting & Wallcovering	\$248,000
09695 Floor Preparation - Misc.	\$89,459
DIVISION 10 - Specialties	
10430 Building / Exterior Signage	\$170,121
10505 Lockers & Benches	\$42,613
10350 Flagpoles	\$19,619
DIVISION 11 - Equipment	
DIVISION 12 - Furnishings	
12530 Window Treatment	\$32,584
DIVISION 13 - Special Construction	
DIVISION 14 - Conveying Systems	
14001 Elevators	\$142,500
DIVISION 15 - Mechanical	
15300 Fire Protection	\$175,795
15400 Plumbing	\$1,082,000
15500 H.V.A.C.	\$3,708,000
DIVISION 16 - Electrical	
16001 Electrical	\$3,088,582

Owner Bid Summary Report



ITEM CODE & DESCRIPTION	LINE TOTALS	
00000 Furniture and Appliances	\$1,000,000	
00000 ComEd/Nicor/Utility Fees	\$150,000	
00000 Owner/Design Contingency	\$375,000	
TRADE SUB-TOTAL	\$23,126,502	
Subcontractor Default Insurance	\$217,235	
Permits & Fees Allowance	\$60,000	
Labor & Performance Bonds	\$234,037	
Insurance Program	\$236,378	
PROJECT SUB-TOTAL	\$23,874,152	
Builder's Risk Insurance	\$70,986	
PROJECT SUB-TOTAL	\$23,945,138	
Construction Contingency	\$838,080	
PROJECT SUB-TOTAL	\$24,783,218	
Contractor's Fee	\$545,231	
PROJECT SUB-TOTAL	\$25,328,449	Leopardo's GMP

		Owner's Soft Costs	
Technology, Equipment and Low Voltage		\$595,000	
Design Fees		\$960,000	
PROJECT TOTAL		\$26,883,449	Total Project Budget

EXHIBIT "B"

EXHIBIT B TO AGREEMENT - ADDITIONAL TERMS FOR PUBLIC CONTRACT

EXHIBIT B TO AGREEMENT (AIA DOCUMENT A133-2019)

THIS EXHIBIT B TO AGREEMENT (AIA DOCUMENT A133-2019) ("Exhibit B") between Owner, Village of Westmont, and Construction Manager, Leopardo Construction ("CM"), contains additional contractual requirements of the Construction Manager that are mandated by Owner for its Work on the Project.

1. **Nondiscrimination.** During all times when the Agreement is in effect, Construction Manager agrees to adhere to the following requirements regarding Nondiscrimination:

NONDISCRIMINATION

A. CM shall, as a party to a public contract:

- (1) Refrain from unlawful discrimination in employment and undertake affirmative action to assure equality of employment opportunity and eliminate the effects of past discrimination;
- (2) By submission of this Agreement, the CM certifies that it is an "equal opportunity employer" as defined by Section 2000(e) of Chapter 21, Title 42, U.S. Code Annotated and Executive Orders #11246 and #11375, which are incorporated herein by reference. The Equal Opportunity clause, Section 6.1 of the Rules and Regulations of the Department of Human Rights of the State of Illinois, is a material part of any contract awarded on the basis of this Agreement.

B. It is unlawful to discriminate on the basis of race, color, sex, national origin, ancestry, age, marital status, physical or mental handicap or unfavorable discharge for military service. CM shall comply with standards set forth in Title VII of the Civil Rights Act of 1964, 42 U.S.C. Secs. 2000 et seq., The Human Rights Act of the State of Illinois, 775 ILCS 5/1-101 et. seq., and The Americans With Disabilities Act, 42 U.S.C. Secs. 12101 et. seq.

2. **Sexual Harassment Policy.** During all times that the Agreement is in effect, Construction Manager agrees to have in place, maintain, and enforce a Sexual Harassment Policy as follows:

SEXUAL HARASSMENT POLICY

A. The CM, as a party to a public contract, shall have a written sexual harassment policy that:

- (1) Notes the illegality of sexual harassment;
- (2) Sets forth the State law definition of sexual harassment;
- (3) Describes sexual harassment utilizing examples;
- (4) Describes the CM's internal complaint process including penalties;

- (5) Describes the legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission and how to contact these entities; and
- (6) Describes the protection against retaliation afforded under the Illinois Human Rights Act.

3. Equal Employment Opportunity. During all times that the Agreement is in effect, Construction Manager agrees to adhere to the following requirements regarding Equal Employment Opportunity:

EQUAL EMPLOYMENT OPPORTUNITY

A. In the event of the CM's non-compliance with the provisions of this Equal Employment Opportunity Clause, the Illinois Human Rights Act or the Rules and Regulations of the Illinois Department of Human Rights ("Department"), the CM may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the Agreement may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation or this Agreement. During the performance of this Agreement, the CM agrees as follows:

- (1) That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, sexual orientation, sexual identity or an unfavorable discharge from military service; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.
- (2) That, if it hires additional employees in order to perform this Agreement or any portion thereof, it will determine the availability (in accordance with the Department's Rules and Regulations) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.
- (3) That, in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military services.
- (4) That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the CM's obligations under the Illinois Human Rights Act and the Department's Rules

and Regulations. If any such labor organization or representative fails or refuses to cooperate with CM in its efforts to comply with such Act and Rules and Regulations, CM will promptly so notify the Department and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations thereunder.

- (5) That it will submit reports as required by the Department's Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.
- (6) That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Department for purpose of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.
- (7) That it will include verbatim or by reference the provisions of this clause in every subcontract it awards under which any portion of the Agreement's obligations are undertaken or assumed, so that such provisions will be binding upon such subcontractor. In the same manner as with other provisions of this Agreement, the CM will be liable for compliance with applicable provisions of this clause by such subcontractors; and further it will promptly notify the contracting agency and the Department in the event any subcontractor fails or refuses to comply therewith. In addition, the CM will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivision or municipal corporations.

4. Drug Free Work Place. During all times that the Agreement is in effect, Construction Manager agrees to adhere to the following requirements regarding maintaining a Drug Free Work Place:

DRUG FREE WORK PLACE

(A) CM, as a party to a public contract, certifies and agrees that it will provide a drug free workplace by:

- (1) Publishing a statement: (1) Notifying employees that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance, including cannabis, is prohibited in the Owner's or CM's workplace, including the Project site. (2) Specifying the actions that will be taken against employees for violations of such prohibition. (3) Notifying employees that, as a condition of employment for performing work pursuant to this Agreement, the employee will: (A) abide by the terms of the statement; and (B) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

- (2) Establishing a drug free awareness program to inform employee's about: (1) the dangers of drug abuse in the workplace; (2) the CM's policy of maintaining a drug free workplace; (3) any available drug counseling, rehabilitation and employee assistance programs; (4) the penalties that may be imposed upon employees for drug violations.
- (3) Providing a copy of the statement required above to each employee engaged in the performance of the Agreement and to post the statement in a prominent place in the workplace.
- (4) Notifying the Owner within ten (10) days after receiving notice of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction from an employee or otherwise receiving actual notice of such conviction.
- (5) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by any employee who is so convicted as required by section 5 of the Drug Free Workplace Act.
- (6) Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.
- (7) Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

5. Prevailing Wage Act. During all times that the Agreement is in effect, Construction Manager agrees to adhere to the following requirements regarding the Prevailing Wage Act:

PREVAILING WAGE ACT

- A. CM agrees to comply with the Illinois Prevailing Wage Act, 820 ILCS 130/1 *et seq.*, for all work completed under this Agreement. CM agrees to pay the prevailing wage and require that all of its subcontractors pay prevailing wage to any laborers, workers or mechanics who perform work pursuant to this Agreement or related subcontract. For applicable rates, go to the State of Illinois – Department of Labor website and use the most current DuPage County rate.
- B. CM and each subcontractor shall keep or cause to be kept an accurate record of names, occupations and actual wages paid to each laborer, workman and mechanic employed by the CM or subcontractor in connection with the Agreement. This record shall be open to inspection at all reasonable hours by any representative of the Owner or the Illinois Department of Labor and must be preserved for four (4) years following completion of the Agreement.
- C. In the event this is an Agreement for a “fixed public works” project, as defined in 820 ILCS 130/2, CM agrees to post at the job site in an easily accessible place, the prevailing

wages for each craft or type of worker or mechanic needed to execute the Agreement or work to be performed.

D. In the event this is an Illinois public works project as defined under the Prevailing Wage Act, 820 ILCS 130/2, the CM and all subcontractors must submit certified payroll records to Owner on a monthly basis. **WITHOUT THIS PAPERWORK, NO INVOICE SHALL BE PAID BY OWNER.** The CM and all subcontractors must also submit a statement affirming that the records are true and accurate, that the wages paid to each worker are not less than the prevailing rate, and that the CM and subcontractor are aware that filing false records is a Class B misdemeanor. The records must include the name, address, telephone number, social security number, job classification, hours of work, hourly rate, and start and end time of work each day for every worker employed on the public work. The Owner reserves the right to check the pay stubs of the workers on the Project. The Owner further cautions that payment for any services rendered pursuant to this Agreement may be predicated upon receipt of said records.

E. Any bond furnished by CM as security for performance shall include a provision as will guarantee faithful performance of the Illinois Prevailing Wage Act, 820 ILCS 130/1, et seq.

6. W-9 Form. Simultaneous with Construction Manager's execution of the Agreement and delivery of the executed Agreement to Owner, Construction Manager shall complete and deliver to Owner the following W-9 Request Form:

VENDOR W-9 REQUEST FORM

The law requires that we maintain accurate taxpayer identification numbers for all individuals and partnerships to whom we make payments, because we are required to report to the I.R.S all payments of \$600 or more annually. We also follow the I.R.S. recommendation that this information be maintained for all payees including corporations.

Please complete the following substitute W-9 letter to assist us in meeting our I.R.S. reporting requirements. The information below will be used to determine whether we are required to send you a Form 1099. Please respond as soon as possible, as failure to do so will delay our payments.

BUSINESS (PLEASE PRINT OR TYPE):

NAME: Leopardo Construction

ADDRESS: 5200 Prairie Stone Pkwy

CITY: Hoffman Estates

STATE: Illinois

ZIP: 60192

PHONE: 847.783.3000 FAX: 847.783.3001

TAX ID #(TIN): 36-3046570

(If you are supplying a social security number, please give your full name)

REMIT TO ADDRESS (IF DIFFERENT FROM ABOVE):

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____ ZIP: _____

TYPE OF ENTITY (CIRCLE ONE):

- | | |
|----------------------|---|
| Individual | Limited Liability Company –Individual/Sole Proprietor |
| Sole Proprietor | Limited Liability Company-Partnership |
| Partnership | Limited Liability Company Corporation |
| Medical Corporation | <u>Illinois Subchapter - S Corporation</u> |
| Charitable/Nonprofit | Government Agency |

SIGNATURE: *Leigh McMillen*
Leigh McMillen, Executive Vice President

DATE: August 26, 2025

7. Apprenticeship and Training Certification. Simultaneous with Construction Manager's execution of the Agreement and delivery of the executed Agreement to Owner, and only if State grant funds or Motor Fuel Tax funds are used for the Project, Construction Manager shall complete and deliver to Owner the following Apprenticeship and Training Certification:

Apprenticeship and Training Certification

(Does not apply to federal aid projects. Applicable only to maintenance and construction projects that use Motor Fuel Tax funds or state grant monies)

Name of Construction Manager ("CM"): Leopardo Construction

In accordance with the provisions of Section 30-22 (6) of the Illinois Procurement Code, the CM certifies that it is a participant, either as an individual or as part of a group program, in the approved apprenticeship and training programs applicable to each type of work or craft that the CM will perform with its own forces. The CM further certifies for work that will be performed by subcontract that each of its subcontractors submitted for approval either (a) is, at the time of such bid, participating in an approved, applicable apprenticeship and training program; or (b) will, prior to commencement of performance of work pursuant to this Agreement, begin participation in an approved apprenticeship and training program applicable to the work of the subcontract. The Illinois Department of Labor, at any time before or after award, may require the production of a copy of each applicable Certificate of Registration issued by the United States Department of Labor evidencing such participation by the CM and any or all of its subcontractors. Applicable apprenticeship and training programs are those that have been approved and registered with the United States Department of Labor. The CM shall list in the space below, the official name of the program sponsor holding the Certificate of Registration for all of the types of work or crafts in which the CM is a participant and that will be performed with the CM's forces. Types of work or craft work that will be subcontracted shall be included and listed as subcontract work. The list shall also indicate any type of work or craft job category that does not have an applicable apprenticeship or training program. **The CM is responsible for making a complete report and shall make certain that each type of work or craft job category that will be utilized on the Project is accounted for and listed. Return this with the Agreement.**

Leopardo participates in the apprenticeship programs with the unions that we are signatory to including:

Carpenters

- Chicago Regional Council of Carpenters Local 1 Expiration: 5/31/2029

Laborers

- Construction and General Laborers' District Council Expiration: 5/31/2026

Painters & Tapers

- Painters/Tapers and Decorators Local 14 Expiration: 5/31/2027
- Painters/Tapers and Decorators Local 30 Expiration: 5/31/2025

The requirements of this certification and disclosure are a material part of the Agreement, and the CM shall require this certification provision to be included in all approved subcontracts. In order to fulfill this requirement, it shall not be necessary that an applicable program sponsor be currently taking or that it will take applications for apprenticeship, training or employment during the performance of the work of this Agreement.

Print Name and Title of Authorizing Signature: Leigh McMillen, Executive Vice President

Signature: 

Date: August 26, 2025

8. Buy America Certification. Simultaneous with Construction Manager's execution of the Agreement and delivery of the executed Agreement to Owner, and only if Federal funds are used for the Project, Construction Manager shall complete and deliver to Owner the following Buy America Certification:

BUY AMERICA CERTIFICATION

Certification requirement for procurement of steel, iron, or manufactured products when Federal funds (Grant Agreement or Cooperative Agreement) are used.

Instructions:

CM to complete the Buy America Certification listed below. CM shall certify EITHER COMPLIANCE OR NON-COMPLIANCE (not both). This Certification MUST BE submitted with the executed Agreement by Vendor.

Special Note: Make sure you have signed only one of the above statements – either Compliance OR Non-Compliance (not both).

Certificate of Compliance

The CM hereby certifies that it **will meet** the requirements of 49 U.S.C. 5323(j)(1), as amended, and the applicable regulations in 49 CFR Part 661.

Signature 

Company Name Leopardo Construction

Title Executive Vice President

Date August 26, 2025

Certificate of Non-Compliance

The CM hereby certifies that it **cannot comply** with the requirements of 49 U.S.C. 5323(j)(1), as amended, and 49 C.F.R. 661, but it may qualify for an exception pursuant to 49 U.S.C. 5323(j)(2)(A), 5323(j)(2)(B), or 5323(j)(2)(D), and 49 C.F.R. 661.7.

Signature 

Company Name Leopardo Construction

Title Executive Vice President

Date August 26, 2025

AFTER THIS CERTIFICATE HAS BEEN EXECUTED, THE CM MAY NOT SEEK A WAIVER.

9. Suspension or Debarment Certificate. Simultaneous with Construction Manager's execution of the Agreement and delivery of the executed Agreement to Owner, Construction Manager shall complete and deliver to Owner the following Suspension or Debarment Certificate:

Suspension or Debarment Certificate

Non-Federal entities are prohibited from contracting with or making sub-awards under covered transactions to parties that are suspended or debarred or whose principals are suspended or debarred. Covered transactions include procurement for goods or services equal to or in excess of \$100,000.00. Contractors receiving individual awards for \$100,000.00 or more and all sub-recipients must certify that the organization and its principals are not suspended or debarred.

By submitting this offer and signing this certificate, the CM certifies to the best of its knowledge and belief, that the company and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any federal, state or local governmental entity, department or agency.

2. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction, or convicted of or had a civil judgment against them for a violation of Federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (2) of this certification: and

4. Have not within a three-year period preceding this application/proposal/contract had one or more public transactions (Federal, State or local) terminated for cause or default.

If the CM is unable to certify to any of the statements in this certification, CM shall attach an explanation to this certification.

Company Name: Leopardo Construction

Address: 5200 Prairie Stone Pkwy

City: Hoffman Estates Zip Code: 60192

Telephone: (847) 783.3000 Fax Number: (847) 783.3001

E-mail Address: LAMcMillen@leopardo.com

Authorized Company Signature: 

Print Signature Name: Leigh McMillen Title of Official: Executive Vice President

Date: August 26, 2025

10. Nondiscrimination. The failure of Construction Manager to timely and fully comply with the requirements set forth in this Exhibit B to the Agreement constitutes a material breach of the Agreement. Upon such breach, the Owner may terminate this Agreement by written notice to Construction Manager, and it may seek any and all forms of legal and equitable relief against the Construction Manager for such breach.

EXHIBIT "C"

**EXHIBIT D TO AGREEMENT - CONSTRUCTION MANAGER'S GENERAL
CONDITIONS CATEGORIES**

Village of Westmont
 Fire Station 183
 6.18.2026



Exhibit D General Conditions

Projected Staffing Costs During Construction
 17 Months

STAFFING	Hours	\$/Hr	COST/WK
Executive Vice President	2	\$ -	\$ -
Project Executive	8	\$ 150	\$ 1,200
Senior Project Manager	24	\$ 140	\$ 3,360
Senior Superintendent	40	\$ 150	\$ 6,000
Project Engineer	20	\$ 90	\$ 1,800
Project Assistant	2	\$ 75	\$ 150
Project Accountant	2	\$ 75	\$ 150
Safety Manager	2	\$ 115	\$ 230
Monthly Items			\$ 6,186
Field Office Rental/Furniture/Equipment/Supplies			\$ -
Internet/Phone Service			\$ -
First Aid and Fire Extinguishers			\$ -
Shipping and Mailing			\$ -
Reproduction			\$ -
Projected Staffing Cost Per Month			\$ 62,000

EXHIBIT "D"

EXHIBIT F TO AGREEMENT - SCHEDULE

Line	Activity ID	Activity Description	Duration	Start	Finish	Overall % Complete	Actual Start	Actual Finish	Actual % Complete
101	15-103100106	Underground Plumbing & Electrical	15d	00/05/26	10/21/26	0.00%			0.00%
102	15-103100106	Mech. Pendants, Equipment Ductwork	5d	12/05/26	12/15/26	0.00%			0.00%
103	15-103100206	MEP Rough	30d	12/14/26	01/22/27	0.00%			0.00%
104	15-103100206	Overhead & Blind Doors	15d	01/25/27	02/12/27	0.00%			0.00%
105	15-103100206	Vehicle Exhaust	10d	01/15/27	02/06/27	0.00%			0.00%
106	15-103100206	Painting	5d	03/01/27	03/05/27	0.00%			0.00%
107	15-103100206	Acoustic Wall Panels	3d	03/01/27	03/03/27	0.00%			0.00%
108	15-103100100	Wire Mesh Cage Install on Mezzanine	5d	03/05/27	03/12/27	0.00%			0.00%
109	15-103100206	Epoxy Flooring	10d	03/05/27	03/19/27	0.00%			0.00%
110	15-103100206	Doors and Hardware	5d	03/22/27	03/26/27	0.00%			0.00%
111	15-103100404	Area A (Month)	2M	06/29/26	10/21/27	0.00%			0.00%
112	15-103100206	Area A Structure and Enclosure	15d	06/29/26	08/02/27	0.00%			0.00%
113	15-103100206	Forming & Foundation Walls	30d	06/29/26	09/25/26	0.00%			0.00%
114	15-103100106	Slab Pour	5d	10/19/26	10/23/26	0.00%			0.00%
115	15-103100306	Structural Steel, CMR Walls and Trusses	30d	10/26/26	12/04/26	0.00%			0.00%
116	15-103100206	Shoring	10d	12/07/26	12/16/26	0.00%			0.00%
117	15-103100106	Roofing Insulation and Membrane (Leave Unfinished at Temp. Weather Type)	10d	12/21/26	01/01/27	0.00%			0.00%
118	15-103100206	Air Barrier	10d	12/21/26	01/01/27	0.00%			0.00%
119	15-103100206	Masonry Veneer	15d	01/04/27	01/22/27	0.00%			0.00%
120	15-103100306	Cladding	15d	01/25/27	02/12/27	0.00%			0.00%
121	15-103100206	Fiber Cement Panels	20d	02/15/27	03/12/27	0.00%			0.00%
122	15-103100206	Finish Roofing Tie In	5d	03/15/27	03/19/27	0.00%			0.00%
123	15-103100206	Concrete	10d	03/22/27	04/02/27	0.00%			0.00%
124	15-103100206	Area A Interior Buildout and MEP	18d	09/29/26	06/11/27	0.00%			0.00%
125	15-103100106	Underground Plumbing & Electrical	15d	09/29/26	10/16/26	0.00%			0.00%
126	15-103100306	Chiller Delivery Area A	6d	12/21/26	12/21/26	0.00%			0.00%
127	15-103100206	Interior Framing & MEP Rough	25d	12/21/26	01/22/27	0.00%			0.00%
128	15-103100206	Rock Walls	7d	01/25/27	02/02/27	0.00%			0.00%
129	15-103100206	Sand/Trip Walls	10d	02/02/27	02/16/27	0.00%			0.00%
130	15-103100206	First Coat Paint	3d	02/11/27	02/18/27	0.00%			0.00%
131	15-103100206	Ceiling Grid & Overhead MEP Trim	20d	02/22/27	03/19/27	0.00%			0.00%
132	15-103100206	Ceiling Tiles	5d	02/22/27	03/06/27	0.00%			0.00%
133	15-103100206	Epoxy Flooring	20d	03/29/27	04/23/27	0.00%			0.00%
134	15-103100206	Carpet Base / Porcelain Tile	5d	04/26/27	04/30/27	0.00%			0.00%
135	15-103100306	LVT / Vinyl Tile / Rubber Flooring / Steel Stairs	6d	04/26/27	05/05/27	0.00%			0.00%
136	15-103100206	Milwork & Lockers	10d	05/03/27	05/14/27	0.00%			0.00%
137	15-103100206	Accessories/Viewings/Reception/Wait Panels/ETC	10d	05/11/27	05/28/27	0.00%			0.00%
138	15-103100206	Doors and Hardware	10d	05/15/27	05/11/27	0.00%			0.00%
139	15-103100206	Project Closeout	66d	07/11/27	10/11/27	0.00%			0.00%
140	15-103100106	Test and Balance	10d	07/11/27	07/06/27	0.00%			0.00%
141	15-103100106	Commissioning	10d	07/27/27	08/03/27	0.00%			0.00%
142	15-103100206	Washer Dryer	30d	08/10/27	09/09/27	0.00%			0.00%
143	15-103100206	Punchlist/Final Inspections	15d	08/21/27	10/11/27	0.00%			0.00%
144	15-103100206	Substantial Completion	9d	10/12/27	10/22/27	0.00%			0.00%

Westmont Fire Owner Schedule

Exhibit F

Activity Bar Target Bar Progress Bar Critical Bar Summary Bar Milestone

Date Revision Checked Approved

6/25/2026 Tyler Naasar Leigh McMillen

EXHIBIT "E"

**EXHIBIT G TO AGREEMENT – CONSTRUCTION MANAGER’S HOURLY RATES
FOR ADDITIONAL WORK**

Exhibit G



A. Hourly billing rates by position

- a. Executive Vice President | Included at no charge
- b. Project Executive | \$150/hour
- c. Senior Project Manager | \$140/hour
- d. Senior Superintendent | \$150/hour
- e. Project Engineer | \$90/hour
- f. Project Assistant | \$75/hour
- g. Project Accountant | \$75/hour
- h. Safety Manager | \$115/hour



VILLAGE OF WESTMONT
Board of Trustees Memorandum
June 25, 2026

Item for Board of Trustees Consideration:

Board to consider an ordinance approving a request from Richard Strohmaier Jr. for the property at 29 North Washington Street, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for two patios.

Planning & Zoning Commission Recommendation:

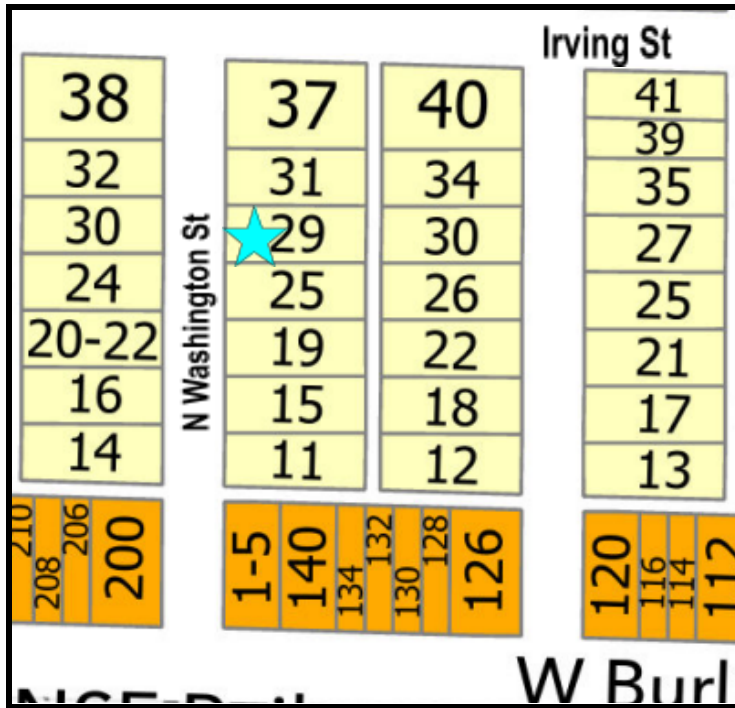
The Planning & Zoning Commission held a public hearing on this case during its regular meeting on June 10, 2026. At that meeting, the Commission recommended approval (5-0-2, with two members absent) with the condition that the site plan be revised to include only one patio and a walkway from the second 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.

I. BACKGROUND OF ITEM

- A. Location: 29 North Washington Street is located westside of Washington Street between West Burlington Avenue and Irving Street. The property is improved with a single-unit detached home and attached garage. The lot is approximately 60' by 150', with a total area of approximately 9,000 square feet.



Aerial Map - 29 North Washington Street (source: DuPage County Parcel Viewer)



Zoning Map - 29 North Washington Street

B. Zoning Designations:

SUBJECT PROPERTY: R-3 Single-Unit Residential District

ALL ADJACENT PROPERTIES: R-3 Single-Unit Residential District

C. Neighborhood Characteristics

The property is located in the A.T. McIntosh & Co.'s Fairmont Heights Subdivision, which was recorded in 1920. This subdivision includes a majority of the lots in the northwest quadrant of the Village's Downtown area. Almost all of the residential lots in this subdivision are 9,000 square feet in area.

II. **PETITIONER REQUEST:**

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%.

III. **ZONING ANALYSIS**

A. Zoning and Comprehensive Plan Designations

The Comprehensive Plan designates the current and future land use in this area as single-family

detached residential, with an appropriate zoning designation of R-3 Single-Unit Residential District. This variance request does not directly conflict with either the land use plan or overall vision of the Comprehensive Plan.

B. Entitlement Requests

The petitioners have provided project narratives and supporting documentation for the following request, including the necessary responses to the Variance Standards. Any corresponding standards for entitlement approval consideration can be referenced in item V(B).

- **Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for two patios.**

Lot coverage is defined as the following per Chapter 95, Section 16.08:

***Lot coverage:** Lot coverage is measured as the percentage of a lot covered by buildings, structures and permanent impervious surfaces.*

Total lot coverage is calculated by taking the total combined footprint of these improvements, dividing it by the total lot area, and then multiplying the result by 100 to express it as a percentage.

Chapter 95, Section 2.05 - Lot and Building Regulations			
Maximum Lot Coverage Permitted	Existing Lot Coverage	Proposed Lot Coverage	Difference (Proposed - Existing)
35%	~ 34.93%	~ 42% (rounded up from 41.8%)	~7%
3,150 Square Feet	~3,143 Square Feet	~3,763 Square Feet	~620 Square Feet

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.

Chapter 95, Section 2.05 states that detached residences in the R-3 district have a 35% lot coverage maximum. Additionally, if a proposed project results in lot coverage between 35% and 40%, it may qualify for administrative approval rather than requiring a formal variance—so long as the property is not located within a designated building moratorium area, a known drainage problem zone, or a defined drainage sub-basin. This property is not eligible for administrative approval to 40%, as the petitioners are requesting a lot coverage of 42% (rounded up from 41.8%), which can only be approved through a variance. The proposed increase in lot coverage is approximately 7% or 620 square feet from the existing lot coverage.

Even if the proposed lot coverage was 40% or less, administrative approval still could not be granted. This is because the front yard of the subject property is within a Low Depressional Area (LDA), which also encompasses several adjacent properties. 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 and all utility connections are

floodproofed. These details will be reviewed by engineering staff at the time of permitting. Furthermore, all gas, mechanical, and electrical installations must be floodproofed

The petitioner cites that the hardship exists due to the original builder maximizing the allowable 35% footprint, leaving no remaining lot coverage for outdoor living space. Additionally, to mitigate potential stormwater impacts, the applicant proposes utilizing permeable pavers to allow for on-site water infiltration and prevent additional runoff onto adjacent properties

The proposed structures all comply with the zoning bulk and development regulations outlined in Chapter 95 - Zoning with the exception of the total lot coverage.

C. Variance Standards

The Variance Standards, detailed below, must be applied to this request:

*(H) **Standards and Review Criteria:** No variance may be approved or recommended for approval unless authorized review and decision-making bodies have made findings of fact based upon the evidence provided by the applicant the variance being sought satisfies each of the standards set forth in this section (Sec. 14.06(H)).*

- (1) **Particular Hardship or Practical Difficulty:** The applicant must demonstrate that requiring strict compliance with the regulation for which a variance is sought would create a particular hardship or a practical difficulty.*
- (2) **Unique Physical Condition:** The applicant must demonstrate that the subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the subject lot rather than the personal situation of the current owner of the lot.*
- (3) **Not Self-Created:** The applicant must demonstrate that the unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner before acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action for which no compensation was paid.*
- (4) **Denied Substantial Rights:** The applicant must demonstrate that requiring strict compliance with the regulation for which a variance is sought would deprive the subject property owner of substantial rights commonly enjoyed by owners of other lots subject to the same regulation.*
- (5) **Not Merely Special Privilege:** The applicant must demonstrate that the alleged particular hardship or practical difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from use of the subject property.*
- (6) **Zoning Ordinance and Comprehensive Plan:** The applicant must demonstrate that the variance would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of this zoning ordinance and the comprehensive plan.*
- (7) **Essential Character of the Area:** The applicant must demonstrate that the variance would not result in a use or development of the subject property that:
 - (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity;*
 - (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;*
 - (c) Would unduly increase the danger of flooding or fire;*
 - (d) Would unduly tax public utilities, facilities, or services in the area; or*
 - (e) Would endanger the public health or safety.**

(8) **No Other Remedy:** *The applicant must demonstrate that there is no means other than the requested variance by which the alleged hardship or practical difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.*

IV. SUMMARY

The petitioners are seeking a variance for lot coverage, proposing to construct two (2) patios, a pergola, and a stepper path totaling approximately 620 square feet of new lot coverage. This construction would increase the lot coverage from approximately 34.9% to approximately 42%, exceeding the 35% maximum permitted in the R-3 Single-Unit Residential District. The Planning and Zoning Commission recommended approval 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.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on May 21, 2026.
- B. Code References: Chapter 95, Sections 2.05 and 14.06.

VI. DOCUMENTS ATTACHED:

- 1. Findings of Fact
- 2. Publication notice appearing in the May 21, 2026 Westmont Suburban Life.
- 3. Engineering PZC Review comments from EZA Engineering, dated May 12, 2026
- 4. Petitioner Attachments received May 6, 2026 (Edited for VB):
 - a. Planning and Zoning Development Application, including responses to the Variance Standards
 - b. Narrative
 - c. Site Plan prepared by C.B. Conlin Landscapes
 - d. Plat of Survey
 - e. Proof of Ownership

Certificate of the Publication

Westmont Suburban Life

Description: 29 N WASHINGTON ST
2326039

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 one 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 05/21/2026

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 Jennifer Heintzelman, its Director of Public Notices, at Westmont, Illinois, on 21st day of May, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: Jennifer Heintzelman
its Director of Public Notices

Account Number 10074602

Amount \$102.54

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, June 10, 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 Richard Strohmaier Jr. for the property at 29 North Washington Street, Westmont, Illinois, 60559, for the following:
1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for two patios.
PIN: 09-09-219-003
More Common Location: 29 North Washington Street, Westmont, Illinois, 60559
Village Code(s) Applicable: Chapter 95, Section 2.05; 14.06
Additional information, including meeting materials, may be available on the Village's Website following the publication of the meeting agenda.
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 May 21, 2026) 2326039



VILLAGE OF WESTMONT – ENGINEERING PZC REVIEW

PROJECT	CASE NO.	REVIEW NO.	STATUS
29 N. Washington Street – Lot Coverage Variance	PZC 020 2026	PZC 1	-

EZA Engineering received the following permit submittal documents on May 7, 2026:

DOCUMENT	PREPARED BY	SHEETS	DATE
PZC Application	Strohmaier	20	-

The above documents have been preliminarily reviewed for compliance with the Village of Westmont Code of Ordinances (Village Code) and the DuPage Countywide Stormwater and Flood Plain Ordinance (DCSFPO). Please consider the following comments:

GENERAL COMMENTS

1. This property is located within sub-basin R-P5-2b, which contains a Low Depressional Area (LDA). Several residential lots are within this LDA, including 29 N. Washington Street. The associated Base Flood Elevation (BFE) is 752.0. This LDA is the reason the 35-40% lot coverage administrative approval was not granted.
2. The applicant is proposing to construct the patios with permeable pavers. Engineering staff does not object to this variance request, provided the pergola does not have a louvered roof. Additionally, all electric/mechanical/gas improvements should be floodproofed up to an elevation of 753.0 (12” above the BFE).

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JUNE 10, 2026

PZC 020-2026: Richard Strohmaier, 29 N. Washington Street, Westmont.

Request for a variance to exceed the maximum lot coverage allowed in the R-3 Single-Unit Residential District for two proposed patios.

(1) Particular Hardship or Practical Difficulty

The applicant must demonstrate that requiring strict compliance with the regulation for which a variance is sought would create a particular hardship or a practical difficulty.

FINDINGS: Petitioner purchased the property with the existing lot coverage of nearly 35%. The property currently contains no outdoor living space improvements, such as a deck or patio. Without this variance, Petitioner would be unable to have any outdoor living and functional leisure space of note. Petitioner is unable to remove or alter existing improvements (i.e., house, driveway, small front walkway) to reduce the existing lot coverage in order to accommodate the proposed patios. Moreover, without this variance, Petitioner would be unable to realize the same enjoyment of their property that other properties owners in the R-3 District enjoy.

(2) Unique Physical Condition

The applicant must demonstrate that the subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the subject lot rather than the personal situation of the current owner of the lot.

FINDINGS: The property is unique in that the builder constructed the house and driveway to the maximum allowed lot coverage, leaving no ability for a property owner to add outdoor improvements and amenities. The property is also unique because the back yard of the property can accommodate small improvements, such as the proposed patios, without creating any adverse stormwater impacts.

(3) Not Self-Created

The applicant must demonstrate that the unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner before acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action for which no compensation was paid.

FINDINGS: The builder of this property was allowed to build to the maximum lot coverage without the inclusion of any outdoor living improvements, which are considered essential and commonplace for today's homes. Surrounding properties all have outdoor improvements, such as patios, decks, and swimming pools. Neither Petitioner, nor any predecessor owner, has added any improvements to increase the existing lot coverage. The Petitioner was not aware of the existing lot coverage or the Village's maximum-allowed lot coverage regulation when they purchased the property, and Petitioner assumed that he could add a modest outdoor living space improvement to the property.

(4) Denied Substantial Rights

The applicant must demonstrate that requiring strict compliance with the regulation for which a variance is sought would deprive the subject property owner of substantial rights commonly enjoyed by owners of other lots subject to the same regulation.

FINDINGS: Surrounding properties all have livable outdoor space in the form of decks, patios, or similar improvements. Most surrounding properties are located on lots that are the same size or smaller than Petitioner's property. Without this variance, the Petitioner would not be able to enjoy the same functional outdoor living space as surrounding properties, and the Petitioner is proposing very modest-sized patios consisting of permeable pavers.

(5) Not Merely Special Privilege

The applicant must demonstrate that the alleged particular hardship or practical difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from use of the subject property.

FINDINGS: There is a heightened awareness of the benefits that come from outdoor living and functional outdoor living spaces. Having small, functional patios to accommodate the Petitioner's family and guests is not a special privilege or a lavish and unnecessary amenity. Petitioner is proposing modest-sized patios totaling 620 square feet, which will accommodate Petitioner's reasonable needs and which are consistent with the livable outdoor space of surrounding properties.

(6) Zoning Ordinance and Comprehensive Plan

The applicant must demonstrate that the variance would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of this zoning ordinance.

FINDINGS: The proposed patios are consistent with single-family residential use allowed in the zoning district, and the patios are intended for the Petitioner's personal use, enjoyment, privacy, and well-being.

(7) Essential Character of the Area

The applicant must demonstrate that the variance would not result in a use or development of the subject property that:

- (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity;*
- (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;*
- (c) Would unduly increase the danger of flooding or fire;*
- (d) Would unduly tax public utilities and facilities in the area; or*
- (e) Would endanger the public health or safety.*

FINDINGS: The proposed patios will not be detrimental to the public welfare and will not adversely impact the use, enjoyment, development, or value of surrounding properties. The patios are intended for the Petitioner’s private enjoyment, and outdoor improvements of this nature are a common feature of single-family homes in the area. The patios will enhance the usability of the property, and they are consistent with the outdoor living spaces of surrounding properties. The proposed patios will be modestly sized and made of permeable pavers, and they will not impair light or air to surrounding properties. The proposed patios will not increase the danger of flooding or create other adverse stormwater impacts to surrounding properties or the public. The proposed patios will not increase the risk of fire. The proposed patios will not impact public utilities and facilities in any manner, and they will not endanger the public health or safety.

(8) No Other Remedy

The applicant must demonstrate that there is no means other than the requested variance by which the alleged hardship or practical difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

FINDINGS: The Petitioner is unable to decrease the size of the house, driveway, or existing front walkway in order to accommodate these modest-sized patios. The property contains a small front porch, but it is not feasible for the Petitioner to eliminate or reduce the size of this front porch as it is tied to the roofline of the house. The front porch is not a suitable alternative to a new rear deck as the front porch does not offer privacy or sufficient and functional outdoor living space for a family and guests.

PZC Case Number (office use only):	PZC 020-2026
------------------------------------	---------------------

Petitioner

Petitioner Name:	C.B. CONLIN LANDSCAPES	Property Owner Name:	RICHARD STROHMAIER
Petitioner Address:	28W490 95TH STREET	Owner Address:	[REDACTED]
City, State and Zip	NAPERVILLE, IL 60567	City, State and Zip:	[REDACTED]
Phone:	[REDACTED]	Phone:	[REDACTED]
Email:	[REDACTED]	Email:	[REDACTED]

Subject Property

Property Address (Subject Property):		29 N WASHINGTON ST. WESTMONT, IL 60559					
Property Identification Number(s) PIN(s):		09-09-219-003					
Lot Width	60	Lot Depth	150	Lot Area:	9000	Lot Acreage:	
Current Zoning:	R3		Current Use:	RESIDENTIAL			
Description of Request/Project Title:		ZONING LOT COVERAGE VARIANCE: R-3 Single-Unit Residential District (Chapter 95, Section 2.05)					
<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>Lot 22 in Block 15, in Arthur T. Mcintosh and Company's Fairmont Heights, being a subdivision in the Northeast Quarter of Section 9, Township 38 North, Range 11 East of the Third Principal Meridian, according the plat thereof recorded September 22, 1920 as document no. 144403, 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:

Richard K Strohmaier Jr

Print Name of **Petitioner**

Richard K Strohmaier Jr 5/6/26

Signature of **Petitioner** and Date

OWNER SIGNATURE

(if different than the petitioner):

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):

Application for Variance

In some cases, properties may not be able to meet the strict standards of the zoning ordinance due to unique conditions. In these cases, an exception to the rule, called a variance, can be requested and granted when particular conditions are met. The petitioner has the responsibility of justifying the request to both the Planning and Zoning Commission and the Village Board. There is a set of standards for variances and the applicant must demonstrate a hardship that they did not create.

Proposed Project and Variance Details

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

We are proposing to install two Permeable Paver Patios. One patio will be at the back sliding door entrance and the second will be a smaller patio at the garage door entrance. In addition we will be installing a Pergola ontop of the main paver patio. Per Zoning Ordinance the maximum lot coverage in the R-3 Single-Unit Residential District (Chapter 95, Section 2.05) is set at 35%, the proposed patio would make the lot coverage to 42%, which makes this not compliant.

Findings of Fact

The Village of Westmont is obligated to make specific findings of fact for all variance applications according to the Village Zoning Ordinance and Illinois State Statutes. The Planning and Zoning Commission must find evidence that the request meets the eight standards of variance defined in the Village's Zoning Ordinance. **Applicants are REQUIRED to submit written evidence and/or analysis of the standards for EACH variance below.** Additionally, **applicants are strongly encouraged to review the standards of variance in preparation of a defense for their variance request** during the Planning and Zoning Commission public hearing.¹ If multiple variances are being requested, respond to **each standard separately**. Attach as many sheets as necessary.

¹ Standards for Variations pursuant to Chapter 95 - Zoning, Sec. 14.06(H) Standards and Review Criteria

- 1. **Practical Hardship or Practical Difficulty:** The applicant must demonstrate that requiring strict compliance with the regulation for which a variance is sought would create a particular hardship or particular difficulty.

"Strict adherence to the 35% lot coverage limitation for the R-3 district creates a particular hardship for this property because the unique physical characteristics of the residence to lot ratio being set at the maximum allowed. Thus preventing the homeowner from creating any reasonable outdoor living space. It appears that at the time the home was built the builder maximized the footprint of the home at the expense of any future outdoor living space. We are proposing to install a permeable paver patio which allows for water infiltration into the ground rather than runoff, which aligns with the environmental protection intent of the zoning ordinance. It will not impede water flow onto our neighbors, nor increase flood risks. Strict compliance of this ordinance deprives the homeowner of the same enjoyment of their property that neighbors in similar R-3 homes currently enjoy. The inability to enjoy the backyard not only limits the use of the home but effects the quality of life of the homeowner.

- 2. **Unique Physical Condition:** The applicant must demonstrate that the subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the subject lot rather than the personal situation of the current owner of the lot.

The pre existing condition of this property or the unique physical condition of this property is that it was built to it's maximum allowance. Because the builder maximized the coverage this hardship was not self-created. These conditions are not shared by surrounding properties. The variance will not alter the character of the neighborhood but it will increase the functional use of the outdoor space. Attractive, well-designed yards create a more welcoming environment, boosting the overall aesthetic appeal of the entire neighborhood. This hardship prevents reasonable use of the property

- 3. **Not Self-Created:** The applicant must demonstrate that the unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner before acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action for which no compensation was paid.

The homeowner was unaware of the lot coverage limitation that the builder had created. The builder was allowed by the City to build the home at the max allowable lot coverage of 35%. Currently the existing home, porch, driveway and front walkway total 3,143 s.f. making the existing lot coverage at the maximum allowed of 35%. This design flaw by the builder has hindered the ability of the homeowner to create an outdoor living space for themselves. The proposed permeable paver patios are a total of 619s.f. The pre existing condition of this property or the unique physical condition of this property is that it was built to it's maximum allowance. Because the builder maximized the coverage this hardship was not self-created. These conditions are not shared by surrounding properties. The variance will not alter the character of the neighborhood but it will increase the functional use of the outdoor space.

- 4. **Denied Substantial Rights:** The applicant must demonstrate that requiring strict compliance with the regulation for which a variance is sought would deprive the subject property owner of substantial rights commonly enjoyed by owners of other lots subject to the same regulation.

Requiring strict compliance of this Zoning ordinance would deprive the subject property owner of substantial rights commonly enjoyed by owners. The permeable paver patio that is being proposed to be installed is not of an elaborate nature, rather a very modest minimal Paver Patio just enough to allow the reasonable use and enjoyment of the property.

- 5. Not Merely Special Privilege:** The applicant must demonstrate that the alleged particular hardship or practical difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from use of the subject property.

The hardship is not merely a personal desire or a "special privilege" not shared by others, but rather a unique physical limitation of the property that prevents any reasonable use of the outdoor living space. The hardship is rooted in the land itself because of the way that the property was built. The permeable paver patio that is being proposed to be installed is not of an elaborate nature, rather a very modest minimal Paver Patio just enough to allow the reasonable use and enjoyment of the property. To have an outdoor living space to enjoy the home is something that is available to all owners within the R3 District. , the homeowner is merely asking for the same ability.

- 6. Zoning Ordinance & Comprehensive Plan:** The applicant must demonstrate that the variance would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of the zoning ordinance and the comprehensive plan.

The proposed paver patio respects the intent of the local regulations and does not negatively impact the neighborhood. The proposal represents the smallest deviation from the zoning ordinance needed to achieve a reasonable use of the land and in no way is the homeowner applying for an over-development plan. The proposed paver patio would be installed using permeable pavers to keep the impervious surface ratios to the minimum and to ensure proper stormwater management, particularly if the municipality treats permeable pavers as part of the lot coverage calculation. The homeowner proposes to install permeable pavers in order to prevent drainage issues, or runoff issues that could impact adjacent properties. The variance will not alter the character of the neighborhood or create threats to public health, safety, and welfare, such as blocking traffic visibility or reducing existing fire safety standards.

- 7. Essential Character of the Area:** The applicant must demonstrate that the variance would not result in a use or development of the subject property that (1) would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity, (2) would materially impair an adequate supply of the light and air to the properties and improvements in the vicinity, (3) would unduly increase the danger of flooding or fire, (4) would unduly tax public utilities, facilities, or services in the area, or (5) would endanger the public health or safety.

Unlike traditional pavers and concrete, permeable pavers prevent standing water, puddles, and mosquito breeding, which improves the enjoyment of the property and surrounding area. Thus proving that there would be no Material Detriment to Public Welfare or Neighborhood. There would also be no Material Impairment of Light and Air as Permeable pavers allow air to pass through to the soil, which can help maintain healthier, more diverse vegetation compared to solid concrete or traditional pavers, improving the immediate environment. There will also not be any Undue Increase in Flooding or Fire. Pavers are fireproof and do not pose a fire risk. Permeable pavers manage stormwater by allowing it to soak into the ground rather than running off, reducing the load on municipal systems and preventing erosion. Permeable pavers help Reduced Stormwater Load: By allowing water to infiltrate on-site, these systems reduce the burden on public drainage systems and stormwater infrastructure. Decreased Water Usage: Permeable surfaces can provide water for landscaping, reducing the demand for municipal water supply. The patio will be installed by professionals to meet safety codes, ensuring a level surface and ensuring the safety of all.

- 8. No Other Remedy:** The applicant must demonstrate that there is no means other than the requested variance by which the alleged hardship or practical difficulty can be avoided or remedies to a degree sufficient to permit a reasonable use of the subject property.

There is no means other than the requested variance. Unlike traditional pavers or concrete, permeable pavers prevent standing water, puddles, and mosquito breeding, which improves the enjoyment of the property and surrounding area. Because the property stands at the maximum allowed of impervious area or the maximum lot coverage; the homeowner took that into consideration and decided to propose the patio to be installed as permeable pavers to help maintain as much of the pervious area as possible as permeable paver patios are porous, enabling water to pass through and soak into the soil below. All considerations were made to maintain as much of the existing pervious area as possible as well as not to disrupt the neighborhood of additional water flow or flooding and considering public safety of any additional water flows.

Variance application Cover Letter

29 N. Washington St. Westmont, IL 60559

We are proposing to install two Permeable Paver Patios. One patio will be at the back sliding door entrance, and the second will be a smaller patio at the garage door entrance. In addition, we will be installing a Pergola on top of the main paver patio. The materials to be used would be Permeable Pavers.

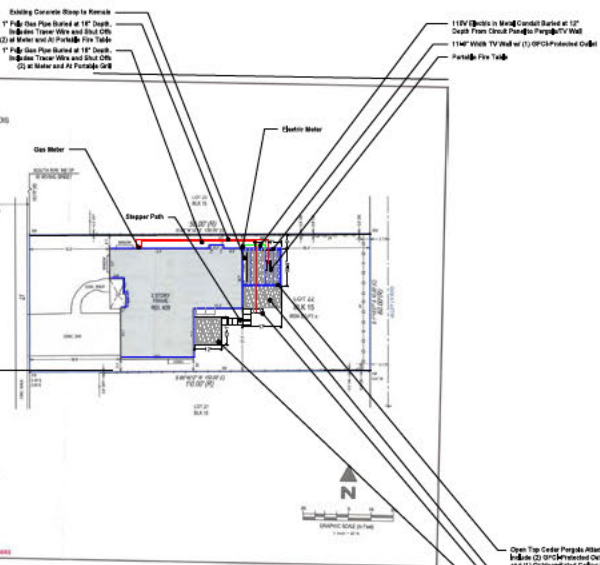
LOT COVERAGE CALCULATIONS:

- Existing impervious area (House, Porch, Driveway and front walkway) = 3,143 s.f.
- Total Lot = 9,000
- Existing Lot Coverage = 34.93%
- Proposed Permeable Paver patios total = 619 s.f.
- Total Proposed impervious area = **3,762.6 s.f.**
- Total Proposed Lot Coverage = **41.8%**

Per Zoning Ordinance, the maximum lot coverage in the R-3 Single-Unit Residential District (Chapter 95, Section 2.05) is set at 35%, the proposed patio would make the lot coverage to 42%, which makes this not compliant

Laura Carrera

Permit Technician



Note:
Existing Drainage Patterns
Will Not Be Altered Due to
Construction

CREONLIN
LANDSCAPE
INC.

PO Box 6096
28w400 95th Street
Naperville, Illinois 60567

Phone: (630) 416-8998
Fax: (630) 416-9123
www.ccreonlin.com

LAND TRUST
CONSTRUCTION

PROPERTY ADDRESS:
28W400 95TH STREET, NAPERVILLE, ILLINOIS 60567

APPROXIMATE DATE: 2024-01-15

DATE ISSUED: 2024-01-15

REVISIONS:

PROJECT BY: LAND TRUST CONSTRUCTION

SCALE: 1" = 10'

DATE: 01/15/24

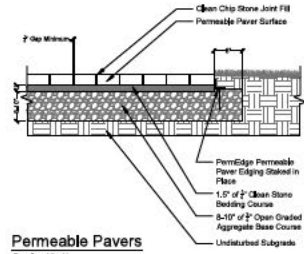
PROJECT: 28W400 95TH STREET, NAPERVILLE, ILLINOIS 60567

DESIGNED BY: LAND TRUST CONSTRUCTION

PROJECT NO: 28W400 95TH STREET, NAPERVILLE, ILLINOIS 60567

EXACTA
SURVEYSTARS

Original Impervious Calculations	New Impervious Calculations
Proposed Impervious Area	House, Garage & Porch: 2,345sf
Drives, Garage & Porch: 2,345sf	Driveway: 1,150sf
Drives & Walks: 1,150sf	Permeable Pavers: 507sf
Roof: 1,500sf	Total Impervious: 2,539sf
Total Impervious: 5,145sf	
Includes 12" overhang	
Impervious Coverage Change	
Proposed Impervious: 2,539sf	
Existing Impervious: 2,281sf	
Net Change: 258sf	
Lot Coverage:	
Existing (House, Fences, Driveway, Front Walk): 3,115sf	
Total Lot: 10,250sf	
Existing Lot Covered: 30%	
Proposed Permeable Pavers: 507sf	
Total Proposed Lot Coverage: 41.3%	



Permeable Pavers
Scale: 1"=1'

Permit Submittal
The Strohmayer Residence
15700 W. 15th Street
Naperville, Illinois 60563

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North

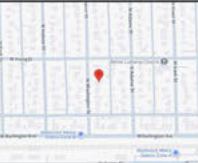
Drawing Scale:
1" = 10'

Designer:
Scott Luchetti

Drawing Date:
January 21, 2024

Sheet Number:
L1.0

Sheet 1 of 1



PROPERTY ADDRESS:
29 N WASHINGTON STREET, WESTMONT, ILLINOIS 60559

SURVEY NUMBER: 2509.5272

DATE SIGNED: 09/25/25 FIELD WORK DATE: 9/24/2025

REVISION DATE(S):
(REV.1 9/25/2025)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND
SEAL.

Michael J. Lopez



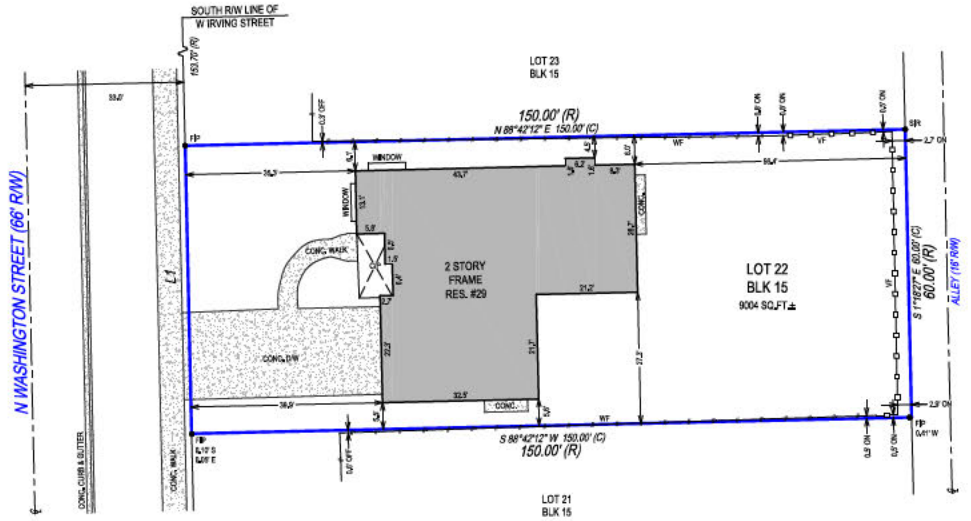
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-3229
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008



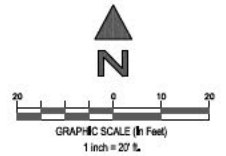
ExactaLand Surveyors, LLC
POB # 184008059
0773.303.4011
316 East Jackson Street | Morris, IL 60450



2509.5272
PLAT OF SURVEY
DUPAGE COUNTY, ILLINOIS



LINE TABLE:
L1 60.00' (R)
N 1°18'27\"/>



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



VILLAGE OF WESTMONT
Board of Trustees Memorandum
June 25, 2026

Item for Board of Trustees Consideration:

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 the following:

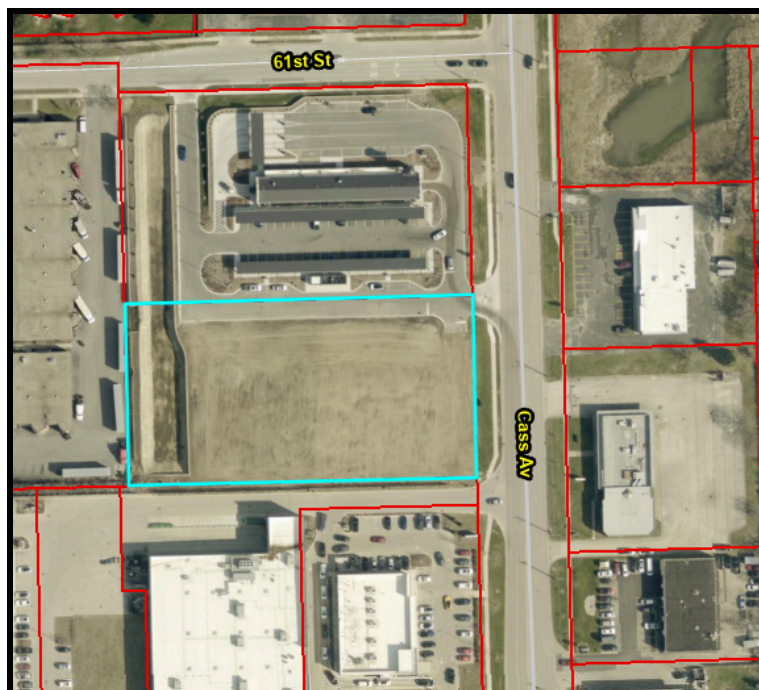
1. Major Site Plan Approval for a Day Care Center in the C-1 Commercial District.

Planning & Zoning Commission Recommendation:

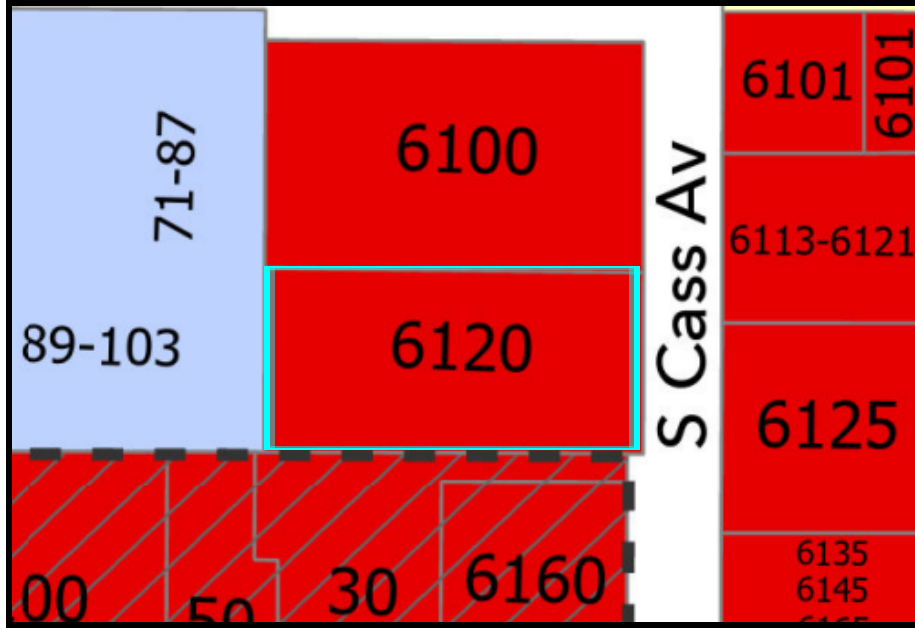
The Planning & Zoning Commission reviewed the major site plan during its regular meeting on May 13, 2026, and voted to continue the request to the next regular meeting. The purpose of the continuance was to allow the petitioner to evaluate alternative traffic flow designs to alleviate pressure on the 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.

I. BACKGROUND OF ITEM

- A. Location: 6120 South Cass Avenue is located southwest of the intersection of Cass Avenue and 61st Street. The subject property is about 201 feet wide by 437 feet deep, or 1.79 acres in area. The site was formerly improved with a multi-tenant commercial building, but was torn down and subdivided in 2023 when Encore Car Wash redeveloped the property. Encore developed the northern lot with a car wash, and left the southern lot vacant for future commercial development.



Aerial Map - 6120 South Cass Avenue (source: DuPage County Parcel Viewer)



Zoning Map - 6120 South Cass Avenue

B. Zoning Designations:

SUBJECT PROPERTY	C-1 Commercial
NORTH & EAST	C-1 Commercial
WEST	O/R Office/Research
SOUTH	C-1 Commercial/Planned Development

C. Neighborhood Characteristics

The lot is located in the Encore Car Wash Subdivision, which was recorded in 2023. The subject property is within the South Westmont Business District, just north of Market Centre. The South Westmont Business District is home to a wide range of commercial businesses, including grocery stores, quick service restaurants, and auto-oriented businesses, among many others.



Street View - 6120 South Cass Avenue (view from Cass Avenue)

II. PETITIONER REQUEST:

The petitioner has requested approval of a major site plan for the construction of a day care center in the C-1 Commercial District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is C-1 Commercial, which is intended to encourage retail and sales tax generating uses. The Comprehensive Plan designates the future land use in this area as Corridor Commercial, which should “...provide for businesses to both serve the daily needs of Westmont residents as well as a destination for the larger market.” The subject property is located within the 63rd & Cass subarea’s Commercial Redevelopment Area. In this part of the subarea, it is recommended that building architecture be high quality to create a unique subarea within the context of Westmont and surrounding communities.

Additionally, the property is within a Gateway & Corridor encompassing portions of South Cass Avenue and 63rd Street. The Commercial Design Guidelines state that “*Commercial development along the Village’s primary corridors contribute significantly to the overall image and character of the Village, and impacts the way residents and visitors perceive the community.*” Commercial development should abide by these guidelines.

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.

- **Major Site Plan Approval for a Day Care Center in the C-1 Commercial District.**

Site Plan approval is mandated by Chapter 95, Section 14.05 when certain thresholds are met. This specific application requires a major site plan review because the total gross floor area of the building and outdoor area exceeds 10,000 square feet. Site plans involve the adoption of the site plan, landscaping plan, and building elevations by the Village Board.

Final action to approve or deny a major site must be based on whether the new or modified improvements shown on the site plan, as proposed, comply with the regulations of the zoning ordinance and all other applicable village ordinances and regulations. In reviewing and acting on major site plans, review and decision-making bodies may also consider and be guided in the reasonable exercise of their discretion by the following standards and criteria (Ch. 95, Sec. 14.05(G)(1)):

- (a) *Whether the proposed plans will protect the public health, safety, and welfare;*
- (b) *Whether the proposed plans will avoid substantial injury to the value of other property in the area;*
- (c) *Whether the proposed plans will provide for protection of community appearance and the function of the natural environment, including floodplains, soil and geologic characteristics, and preservation of vegetation;*
- (d) *Whether the proposed plans comply with all applicable village and county stormwater regulations; and*
- (e) *Whether the proposed plans comply with adopted building and site design guidelines*

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 review and decision-making bodies should focus on the criteria listed above when formulating a decision.

The petitioner has provided exhibits that include architectural site plans including building elevations, engineering plans, and a landscape plan.

Principal and Accessory Uses:

While the proposed daycare center is a permitted use in the C-1 District, the petitioner has submitted a narrative detailing daily operations, including anticipated hours, staffing, and patron volume and is summarized below.

Operating Monday through Friday from 6:00am to 6:30pm, the tenant, an early education provider active in both the UK and the US, serves children from 6 weeks to 6 years of age, with a curriculum focused on holistic development.

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).

Building and Site:

The design manages traffic flow on site was revised by the recommendation of the PZC to prevent conflict and backups along Cass Avenue as vehicles enter the property.

The proposed layout features a parking lot at the rear of the site and an additional parking lot located along the north property line against the main drive aisle. Access to the site consists of an entry point off South Cass Avenue, with no drive aisle along the southern or eastern property line. Village staff, including planning, engineering, and the Fire Prevention Bureau, are satisfied with the proposed site plan traffic flow pattern.

The minimum off-street parking requirement for daycare centers is 0.5 spaces for each staff member. With a proposed staff of 28, the requirement is at least 14 spaces. The project provides a total of 44 parking spaces (ADA included), which surpasses the minimum requirement for this specific use.

The outdoor play area measures approximately 11,043 square feet and is enclosed by a 6-foot-high wood privacy fence. The building, play area, fence, and parking lot all meet the minimum setback requirements and bulk standards.

Building 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. Lap fiber cement siding is utilized for the southern and eastern elevations, which are less visible to the public. Furthermore, the site plan indicates that the dumpster will be effectively screened by a gate and brick veneer walls situated at the parking lot's northwest corner, complying with the Village's design guidelines.

In addition to the architectural plans, the petitioner submitted a photometric plan demonstrating compliance with Village lighting standards. The design utilizes downcasted lighting to ensure minimal light trespass onto adjacent properties.

Landscaping:

The proposed landscape plan provides substantial screening and perimeter landscaping along the visible rights-of-way and complies with the minimum landscape requirements; however, minor revisions are needed in regards to the landscape plan prior to permit submission.

If the Village Board desires to recommend approval, staff recommends amending the motion to include the following conditions:

- Recommend landscaping next to parking stalls have 2' clearance for doors and vehicle overhangs.
- The Eastern Red Cedar label by rear parking lot is incorrect and shall be rectified.
- Missing Plant labels shall be rectified in the northeast planting bed.
- Recommend evergreen shrubs around the utility equipment in the northeast planting bed.

IV. SUMMARY

The petitioner is requesting Major Site Plan approval to operate a daycare center that includes a new principal building, outdoor play area, and parking facilities in the C-1 Commercial District. The request largely 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.

V. LEGAL

- A. Notification: No notification is required for this request.
- B. Code References: Chapter 95, 14.05

VI. DOCUMENTS ATTACHED:

1. Petitioner Attachments received March 11, 2026 (Edited for VB):
 - a. Planning & Zoning Development Application
 - b. Project Narrative
 - c. Major Site Plan undated prepared by Veenstra & Kimm Inc. (for approval)
 - d. Building Elevations date April 20, 2026 prepared by Krieger Klatt Architects (for approval)
 - e. Updated Photometric Plan prepared undated by Veenstra & Kimm Inc,
 - f. Updated Fire Truck Turning Radius Exhibit undated prepared by Veenstra & Kimm Inc.

PZC Case Number (office use only):	PZC 010-2026
------------------------------------	---------------------

Petitioner

Petitioner Name:	814 Services LLC	Property Owner Name:	Encore CW LLC (Under contract by applicant)
Petitioner Address:	1695 Twelve Mile Rd. Suite 100	Owner Address:	6120 S Cass Ave.
City, State and Zip	Berkley, MI 48072	City, State and Zip:	Westmont, IL 60559
Phone:	708-528-8437	Phone:	
Email:	Meaghan@814cre.com	Email:	

Subject Property

Property Address (Subject Property):				6120 S Cass Ave. Westmont, IL			
Property Identification Number(s) PIN(s):				046406000 09-16-406-036			
Lot Width	200'	Lot Depth	375' 386'	Lot Area:	77,972	Lot Acreage:	1.79
Current Zoning:		C-1		Current Use: Vacant			
Description of Request/Project Title:				13,500 sq ft childcare facility with 9,400 sq playground and 30 parking spaces			
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format):				LOT 1 IN THE FINAL PLAT OF ENCORE CAR WASH SUBDIVISION, BEING A RESUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE SOUTH 855 FEET AND ALSO EXCEPTING THE WEST 885.60 FEET THEREOF), ACCORDING TO THE PLAT RECORDED APRIL 27, 2023, AS DOCUMENT NO. R2023-025542, IN DUPAGE COUNTY, ILLINOIS.			
<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.

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PETITIONER SIGNATURE:

Meaghan O'Connor



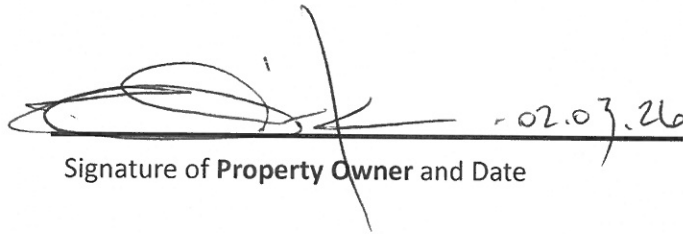
Print Name of Petitioner
On behalf of 814 CRE LLC

Signature of Petitioner and Date

OWNER SIGNATURE

(if different than the petitioner):

ENCORE CW, LLC.
CHRIS KANE



Print Name of Property Owner

Signature of Property Owner and Date

Member

Proposed Project Detailed Description

State the scope of the work, noting the gross floor area, number of dwelling or commercial units, etc. Attach such diagrams, drawings or other information as may be useful to the Planning and Zoning Commission in understanding the request.

An approximately 13,500 sq ft childcare facility with 9,400 sq playground and 30 parking spaces. The facility's estimated total capacity would be about 173 students and approximately 28 total staff.

Minimum Submittal Requirements - Checklist

The below documents are required for all site plans, unless otherwise stated by Village staff. Documents may be waived or added based on the context of the requested plan.

- Original signed application with all original signatures and required responses
- Cover letter explaining the request, entitlements sought, and list of application materials
- Plat of Survey (prepared by an Illinois Registered Land Surveyor) showing all existing conditions
- Copy of deed, lease, or similar document to provide proof of parcel ownership or site control
- A check payable to "Village of Westmont" with proper application fee per Appendix C
- Escrow deposit and additional payment if requested by staff
- Site and landscaping plans drawn to scale and large enough to clearly show all the applicable information required to determine compliance with Section 14.05(D) of the Zoning Ordinance. A template to be used for the site plan and the landscaping plan is attached to this application

All required items shall be submitted together. Staff review will not begin until it has been determined that all required items have been submitted and are complete. All documents shall be folded to fit into a legal size folder.

It is strongly recommended that the applicant schedule a pre-application meeting with the Planning & Zoning Division prior to submitting to understand the required documents and timeline.

N. Family Narrative

814 Services LLC is under contract to purchase a +/-1.79 acre vacant parcel located at 6120 S Cass Avenue (Property Identification Number 916406036) and is submitting for a Major Site Plan review. This application is for a proposed approx.13,000 SF childcare facility including 8,998 SF of playground and 38 parking stalls. In advance of this application a Pre-Application meeting was held on October 29th, 2025 with Scott Williams. The subject property is zoned C-1 with day care centers listed as a permitted as-of-right use.

The tenant is a provider of early education in the UK and now the US. The company offers its services for children ages 6 weeks to 6 years old. The curriculum emphasizes child development through holistic approaches focusing on

Tenant Curriculum

The provider offers full early education and care for children ageing from 6 weeks to 6 years. They employ the company's proprietary curriculum, which combines traditional, teacher-guided learning with more child-initiated play. The curriculum also incorporates current research on child development and emphasizes building character in students. Their learning philosophy consists of four major components—theme-based learning, which uses topics of interest to children to place concepts in context; an academic curriculum which focuses on school readiness in math, language, and literacy; enrichment programs, which include music, arts, gardening, and foreign language, among other activities; and character development. The N Family approach supports each students development by preparing them for the modern world and focusing on holistic health, self-expression, global responsibility, and encouraging inventive ideas.

The Company also places an emphasis on parent communication to foster the connection between home and school, which creates continuity in the children's educational experience. Schools provide orientation sessions for parents of new students, a variety of parenting and educational resources online, and regular communication with parents through newsletters, conferences, and school events.

General Tenant Operations

The tenant would operate Monday through Friday from 6:00am to 6:30pm. The approximate 13,480 SF building, with a play area approximately 3,420 SF. Each classroom is designed to accommodate infants, toddlers, and pre-school children, with the appropriate required number of staff for each classroom, per Illinois state day care licensing code. The total number of students in the building will depend upon the local interest & enrollment numbers for this facility, however the current assessment is that maximum capacity would allow for 173 students and 28 teachers.

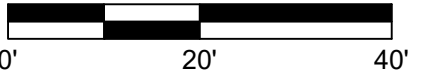
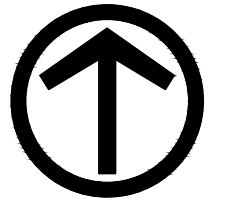
Peak on-site traffic flow will occur during primary drop off/pick up times in the mornings and evenings -between 6:00am and 9:00am, and between 3:00pm and 6:30pm, respectively. All parents/guardians are required to park their vehicle and escort the child into the facility for “drop-off” and “pick-up”.

Deliveries are conducted with small cargo cars and single rear axle trucks. No Loading zone is required.

Playground areas are age-specific and playground equipment is disinfected before and after each use.

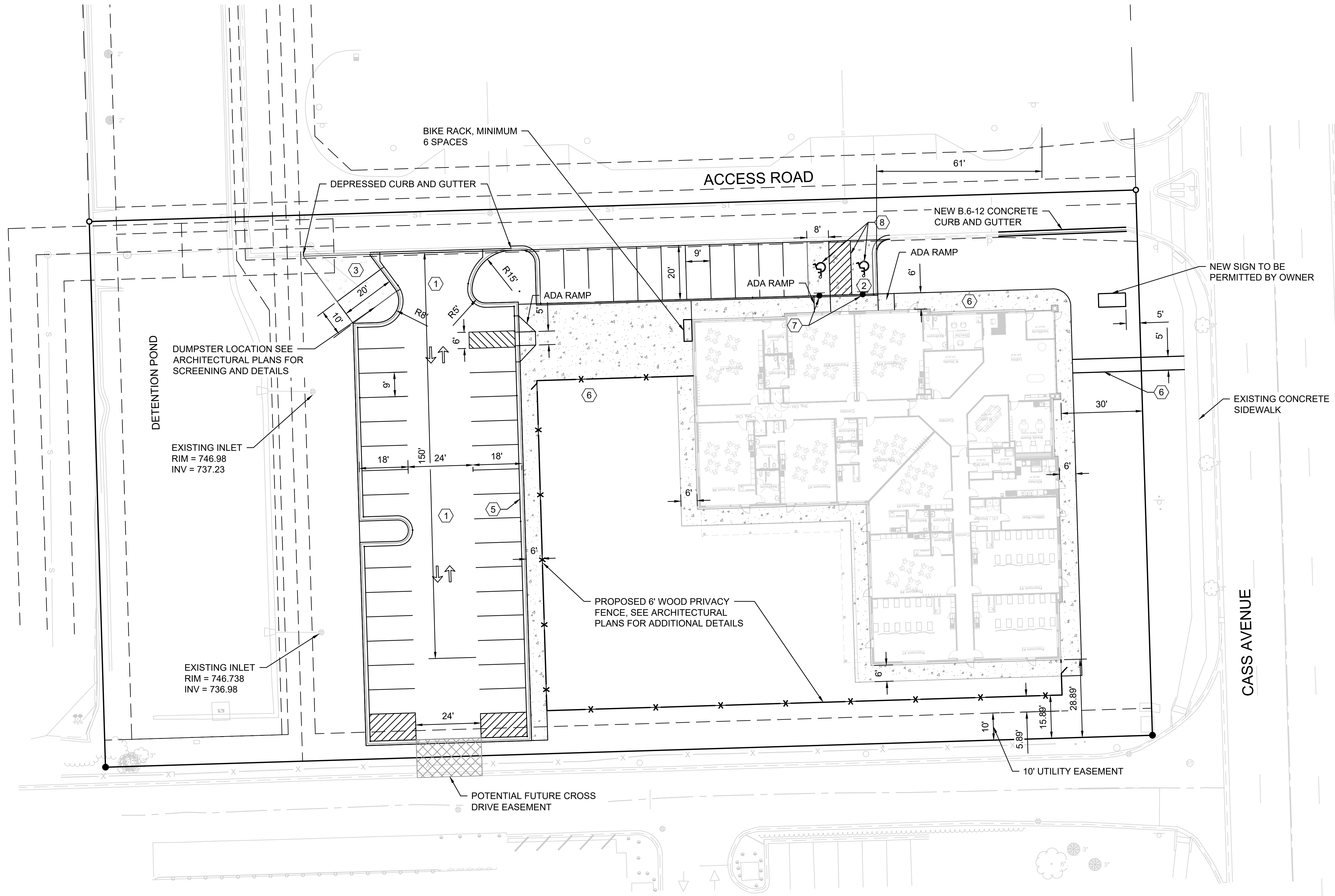
SPECIFICATIONS

SPECIFICATIONS SHALL BE THOSE OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, EIGHTH EDITION" (SSWSMC), ADOPTED, 2020 AND THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED JANUARY 1, 2022.



KEY NOTES:
(SEE TYPICAL DETAILS ON SITE DETAIL SHEET)

- ① - 3" STANDARD ASPHALT PAVEMENT
- ② - 5" STANDARD DUTY CONCRETE PAVEMENT
- ③ - 8" HEAVY DUTY CONCRETE PAVEMENT
- ④ - 4" PARKING STRIPE, WHITE
- ⑤ - CONC. CURB REVERSE GUTTER, TYPE B-6.12
- ⑥ - 5" CONCRETE SIDEWALK
- ⑦ - ACCESSIBLE PARKING SIGN
- ⑧ - ACCESSIBLE PARKING STRIPING



PLOTTED: Tuesday, May 26, 2026 1:29:51 PM

X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan
FILE PATH: ip01.kleinfelder.com\lab\share\07000797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DSCADD_ProdDrawings\7971 C-1 - C-6 Civil Drawings.dwg

X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan
FILE PATH: ip01.kleinfelder.com\lab\share\07000797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DSCADD_ProdDrawings\7971 C-1 - C-6 Civil Drawings.dwg

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	SKUPER
		CHECKED	RDALTON
		APPROVED	ELEE
		DATE	05/26/2026
		ISSUED FOR	REVIEW



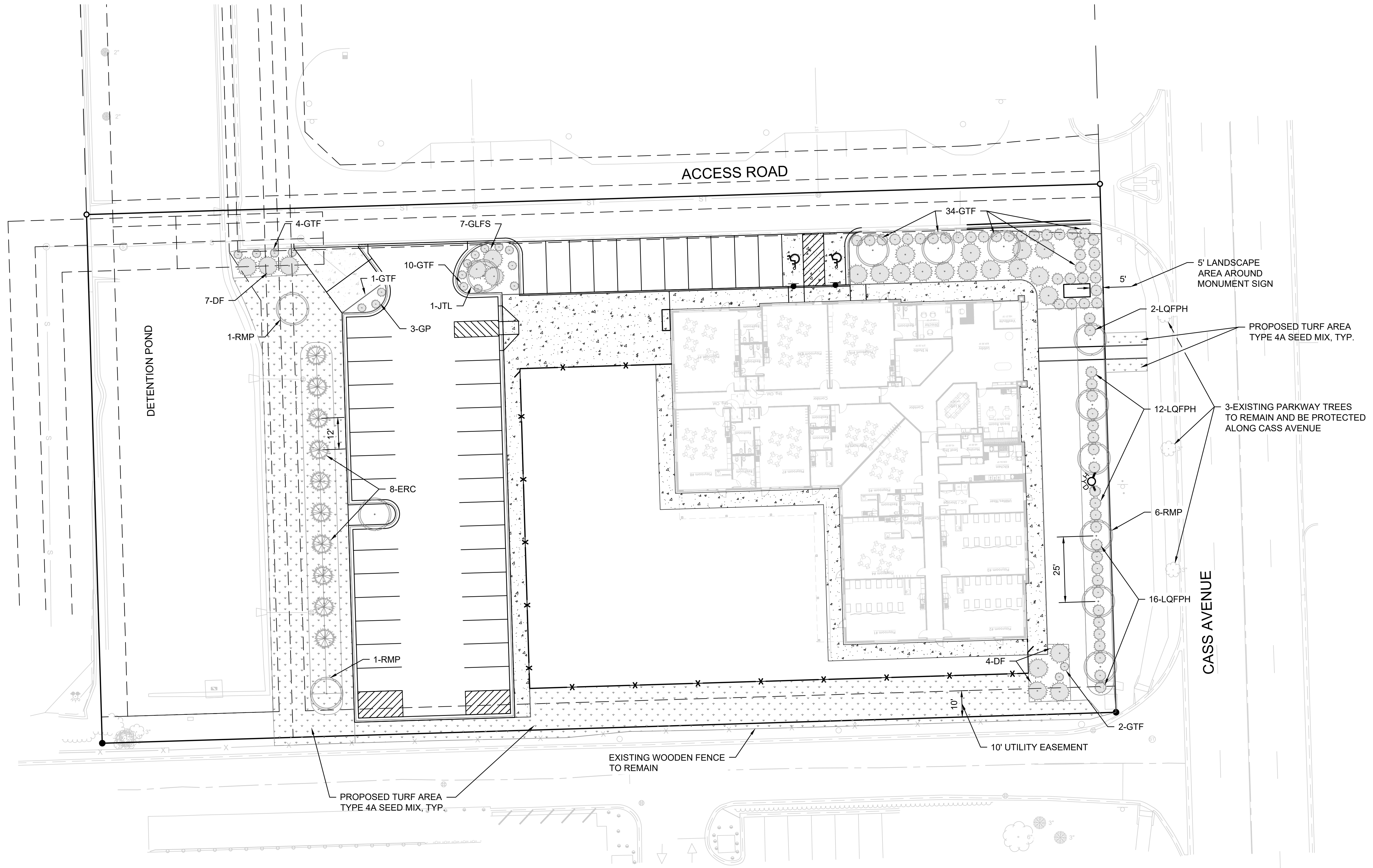
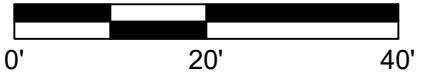
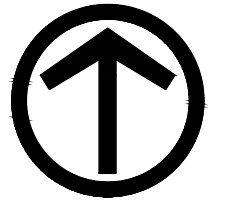
6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

GEOMETRIC SITE PLAN

SHEET NO.	C-4
PROJECT	7971

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	SKUPER
		CHECKED	RDALTON
		APPROVED	ELEE
		DATE	05/26/2026
		ISSUED FOR	REVIEW

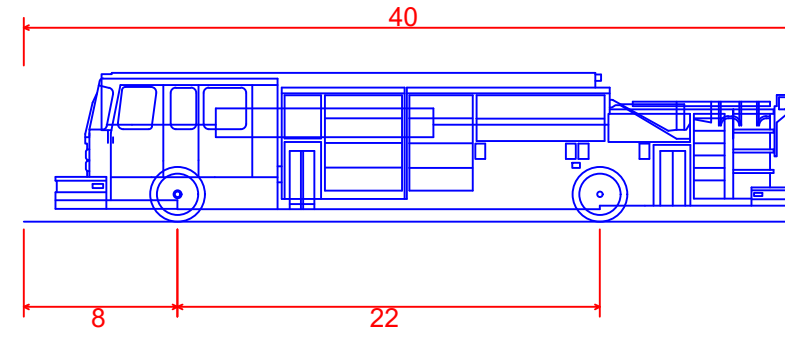
VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
 814 SERVICES, LLC

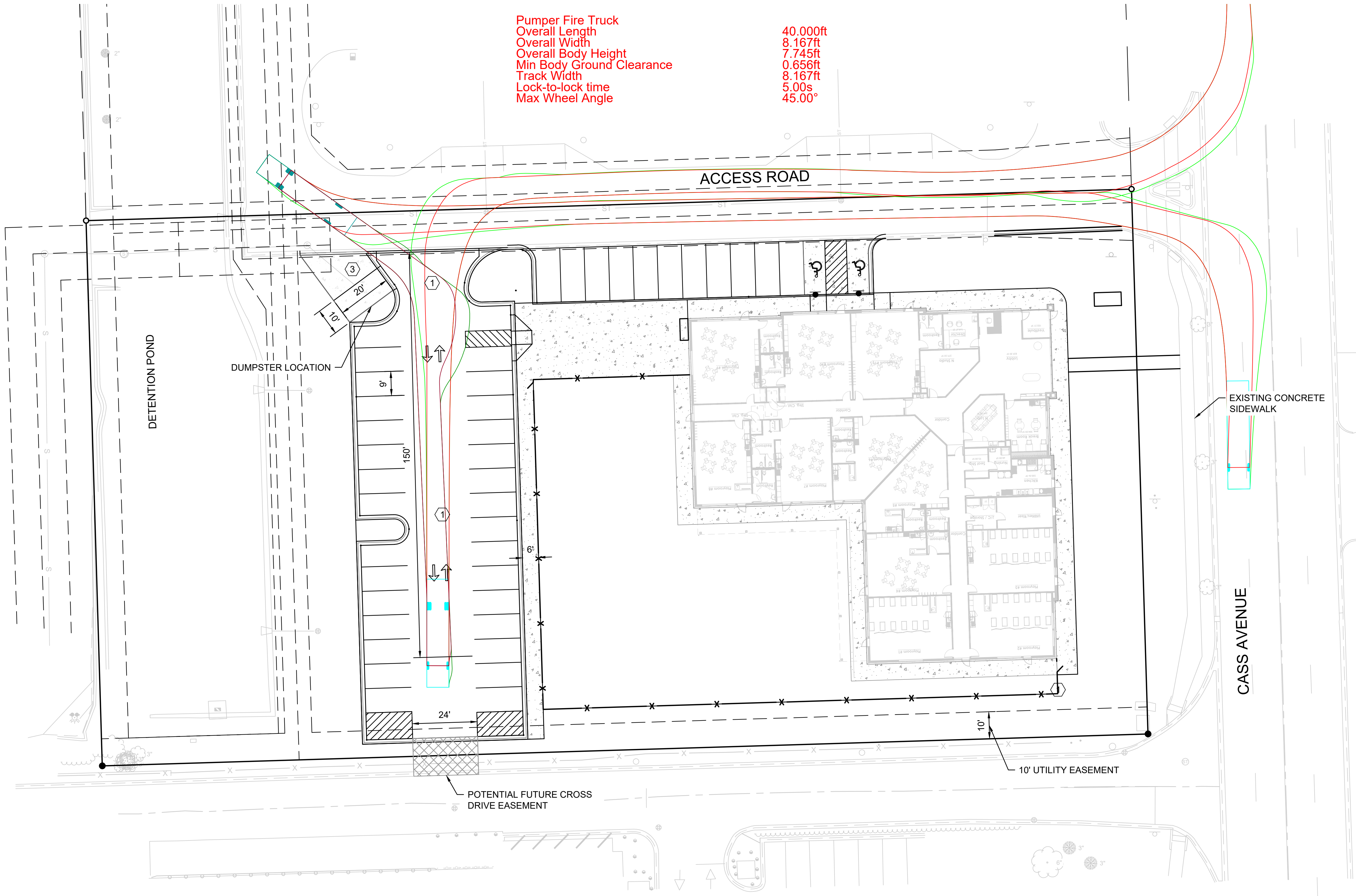
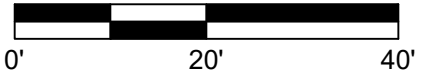
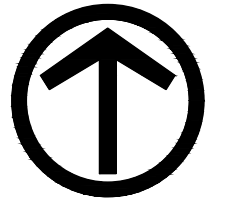
552 W. Boughton Road • Bolingbrook, IL 60440
 319-466-1000 • 1-800-241-8000

LANDSCAPE PLAN

SHEET NO.	L-1
PROJECT	7971



Pumper Fire Truck
 Overall Length 40.000ft
 Overall Width 8.167ft
 Overall Body Height 7.745ft
 Min Body Ground Clearance 0.656ft
 Track Width 8.167ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	SKUPER
		CHECKED	RDALTON
		APPROVED	ELEE
		DATE	05/26/2026
		ISSUED FOR	REVIEW



6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
 814 SERVICES, LLC
 552 W. Boughton Road • Bolingbrook, IL 60440
 319-466-1000 • 1-800-241-8000

FIRE TRUCK PATH

SHEET NO.	1
PROJECT	7971

Certificate of the Publication

Westmont Suburban Life

Description:909 OAKWOOD DR
2326035

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 one 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 05/21/2026

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 Jennifer Heintzelman, its Director of Public Notices, at Westmont, Illinois, on 21st day of May, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: Jennifer Heintzelman
its Director of Public Notices

Account Number 10074602

Amount \$94.38

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, June 10, 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 Community Unit School District 201 for the property at 909 Oakwood Drive, Westmont, Illinois, 60559, for the following:
1. Special Use Permit for an electronic message board sign for Westmont High School in the R-3 Single-Unit Residential District.
PIN: 06-34-400-016
More Common Location: 909 Oakwood Drive, Westmont, Illinois, 60559
Village Code(s) Applicable: Chapter 95, Sections 11.05 (C)(2); 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 May 21, 2026) 2326035

PZC Case Number (office use only):	PZC 018-2026
------------------------------------	--------------

Petitioner

Petitioner Name:	CUSD201	Property Owner Name:	Ron O'Connor
Petitioner Address:	133 s. Grant	Owner Address:	133 S. Grant
City, State and Zip	Westmont, IL 60559	City, State and Zip:	Westmont, IL 60559
Phone:	630-468-8000	Phone:	630-468-8005
Email:	jsmith@cusd201.org	Email:	roconnor@cusd201.org

Subject Property

Property Address (Subject Property):	909 Oakwood Dr.		
Property Identification Number(s) PIN(s):	06-34-400-016		
Lot Width	Lot Depth	Lot Area:	Lot Acreage:
Current Zoning:	R-3	Current Use:	School
Description of Request/Project Title:	Replacement of current monument sign with a new monument sign including a digital LED display.		
<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>Legal description: That portion of the Southeast quarter of section 34, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of said Southeast Quarter; thence West on the South line of said of said Southeast Quarter 1848.50 feet to a point that is 796.50 feet East of the South Quarter corner of said Section; thence North parallel with the West line of said Southeast quarter, 840.0 feet; thence East parallel with the said South line of Southeast Quarter; 1848.39 feet to the East line of said Southeast Quarter; thence South on said line, 840 feet to the Place of Beginning (except the South 40 feet thereof), in DuPage County, Illinois.</p> <p>Also; Out- Lot "C" in Oakwood Unit Three, being a subdivision of part of the Southeast ¼ of Section 34, Township 39 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois, according to the Plat of Subdivision recorded in the Office of the Recorder of Deeds of DuPage County on April 13, 1978 as Document no R78-30634, which Plat of Subdivision was amended by Certificate of Correction recorded on August 10, 1978 as Document No. R78-74958</p>		

Project Team - please provide if known, otherwise it is not required

Name:	Joe Smith
Title:	Director of Facilities
Company:	CUSD201
Address:	133 S. Grant
City, State and Zip	Westmont, IL 60559
Phone:	708-269-1338
Email:	jsmith@cusd201.org

Name:	Luis Ortega
Title:	Contractor
Company:	M&B Enterprises and Ventures LLC (DBA Sign Outlet)
Address:	5516 Cal Sag rd.
City, State and Zip	Alsip, Il 60803
Phone:	708-824-2222
Email:	luis@signoutletusa.com

Name:	
Title:	
Company:	
Address:	
City, State and Zip	
Phone:	
Email:	

Name:	
Title:	
Company:	
Address:	
City, State and Zip	
Phone:	
Email:	

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:

CUSD 201

Print Name of **Petitioner**

Signature of **Petitioner** and Date

OWNER SIGNATURE
(if different than the petitioner):

Ronald O'Connor

Print Name of **Property Owner**

 4/24/20
Signature of **Property Owner** and Date
Asst. Supt / Buscon



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 018-2026

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.

Scope of work;
Replacing current marquee sign at the entrance of Westmont High School with a new LED digital display marquee sign. Sign will be installed in the same location as previous sign, matching similar dimensions and footprint.

Specific special use request;
Chapter 95, Sec. 11.05(C)(2) and Sec. 14.04(H)

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.

Specific special use request;
Chapter 95, Sec. 11.05(C)(2) and Sec. 14.04(H)

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.

The proposed location is desirable because it is the same location as the previous sign which already complies with proper layout and dimensions for Village code. It is also in a location that would be easily visible without causing distraction or obstructions. The sign board will really help us communicate multiple messages to people in the area.

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.

We have a very similar, almost exact, sign board installed across the street at the Jr. High that has not had any community complaints or issues with. Community members have made comments about how much they appreciate the schedule that the sign runs on and the dimming capabilities of the sign that really help keep light pollution down.

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.

The addition of the digital sign will not impede any sort of developments or other improvements that could be made in the future.

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, the new sign will not require any changes to any of these areas of concern.

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.

Yes, this process is the same process we underwent when we did the Jr. High digital sign application process.

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.

Specific special use request;
Chapter 95, Sec. 11.05(C)(2) and Sec. 14.04(H)



Community Unit School District 201

Serving families of Westmont, Clarendon Hills and Downers Grove since 1972

RECEIVED APR 24 2026

**Administrative Offices
Early Childhood Program**
*133 South Grant Street
Westmont, Illinois 60559
Phone: 630.468.8000
Fax: 630.969.9022*

**Manning
Elementary School**
*200 North Linden Avenue
Westmont, Illinois 60559
Phone: 630.468.8050
Fax: 630.969.2492*

**Miller
Elementary School**
*125 West Traube Avenue
Westmont, Illinois 60559
Phone: 630.468.8300
Fax: 630.969.5401*

**Westmont
Junior High School**
*944 North Oakwood Drive
Westmont, Illinois 60559
Phone: 630.468.8200
Fax: 630.654.2203*

**Westmont
High School**
*909 North Oakwood Drive
Westmont, Illinois 60559
Phone: 630.468.8100
Fax: 630.654.2758*

Westmont High School

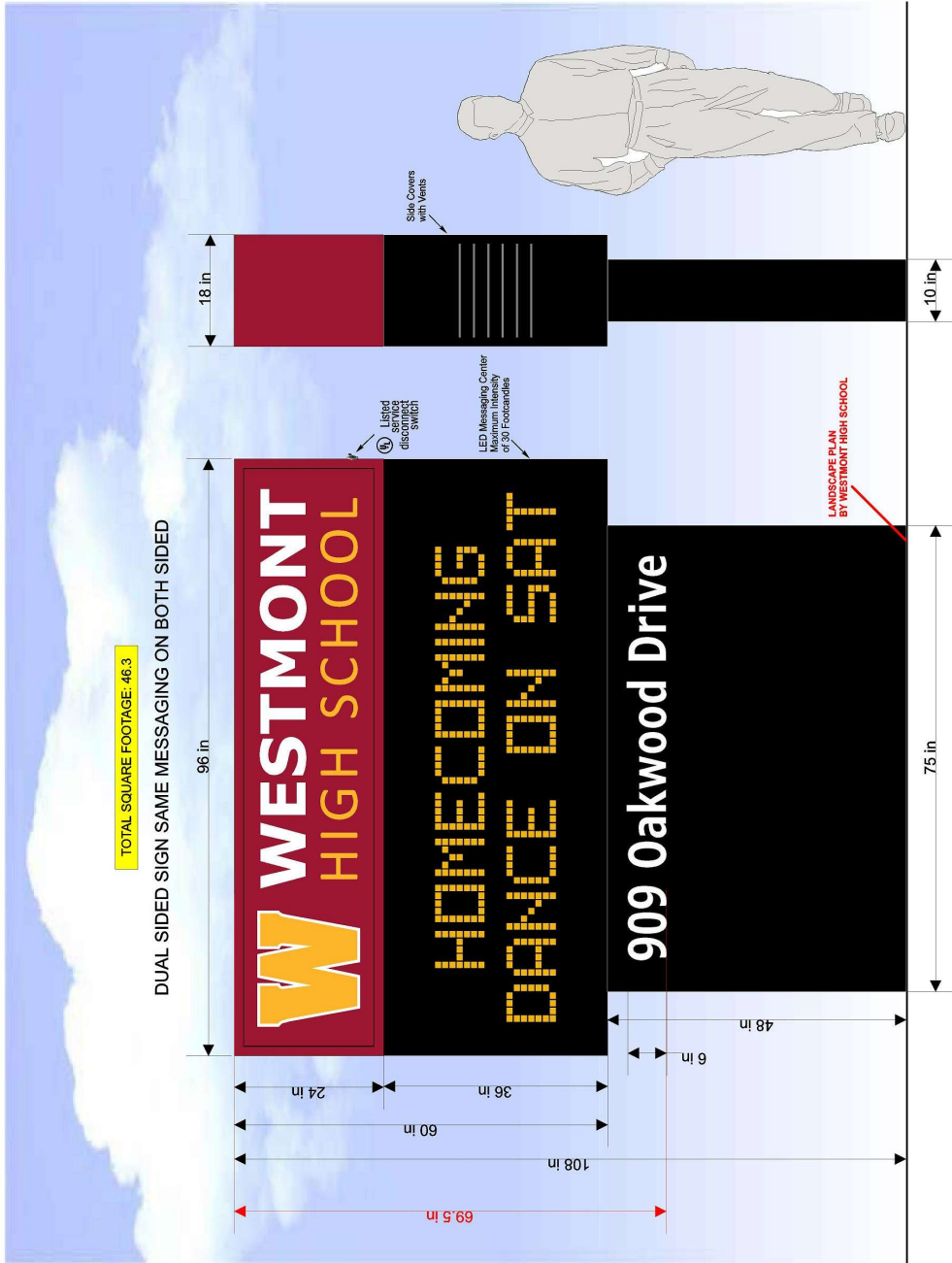
Special Use Permit Request

The installation of the LED Digital Sign board at 909 Oakwood Dr, will meet the following standards stated in Chapter 95, Sec. 11.05(C)(2) and Sec. 14.04(H).

The signboard that will be installed at Westmont High School will follow the same protocols at the Jr. High sign that was installed in 2021. This sign will be used to display messages specific to Westmont High School. It will allow the district to display multiple messages that will relay important information to the community and neighborhood as a whole. This is a tremendous benefit not only to the staff and students but also the neighborhood of Oakwood because they will be able to get vital information about what is going on at the school and things to be aware of. A very important feature of the sign is the automatic dimming capabilities. This will automatically dim the brightness of the sign as the sun goes down and things get darker. It will also turn off at 10:30P.M so that after that time the sign will not be showing anything to help light pollution late at night.

The sign that was installed at Jr. High has been a huge benefit to the district and we are hoping to do the same with the sign installed at Westmont High School.

Joe Smith
Director of Facilities

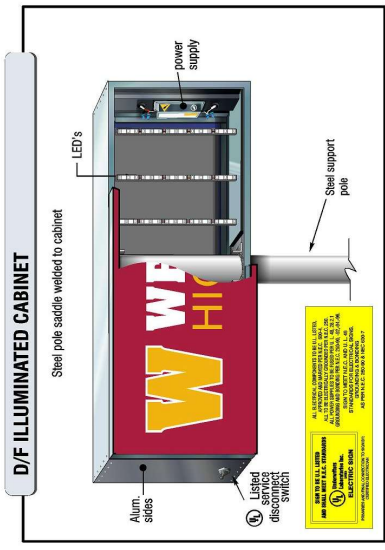


TOTAL SQUARE FOOTAGE: 46.3

DUAL SIDED SIGN SAME MESSAGING ON BOTH SIDED

NOTE:

- EMC WILL COMPLY WITH THE FOLLOWING:
- EMC WILL NOT DISPLAY FLASHING, ANIMATION, ILLUSION OF MOVEMENT, OR SIMILAR DISPLAYS.
- WILL NOT DISPLAY LIVE OR PRE-RECORDED VIDEO
- MESSAGES WILL INSTANTANEOUSLY CHANGE; NO TRANSITIONS ARE ALLOWED.
- MESSAGES WILL NOT CHANGE MORE THAN ONCE EVERY 5 SECONDS.
- EMC WILL COMPLY MAXIMUM LIGHT INTENSITY AND ILLUMINATION REGULATIONS
- WMC WILL INCLUDE DIMMER CONTROLS THAT CAN BE ADJUSTED TO MEET VILLAGE LIGHT EMISSION STANDARDS



D/F ILLUMINATED MAIN ID

- CABINET:** ALUMINUM CONSTRUCTION - TOP CABINET DECORATED POLYCARBONATE FACE INSERTS
- ILLUM:** WHITE LED ILLUMINATION
POWER SUPPLIES TO BE HOUSED IN CABINET
U.L. LISTED
SAFETY SWITCH
CONNECT TO EXISTING 120 V FEED
- MESSAGE CENTER:** DUAL SIDED 36" X 96" - 9MM CIRRRUS LED DISPLAY
CELLULAR CONNECTION
ILLUMINATION 30 FOOT CANDLES
- BASE:** ALUMINUM POLE COVER - TEXT VINYL APPLIED
- SUPPORT:** USE OF EXISTING STEEL SUPPORT POLES

PAINT COLORS		GRAPHIC FILM COLORS	
■	PAINT TO MATCH: PMS 7427 c (TOP CABINET)	■	TRANSLUCENT FILM PRINTED TO MATCH: PMS 7427 c
■	BLACK PAINT - (POLE COVER & EMC CABINET)	■	TRANSLUCENT FILM PRINTED TO MATCH: PMS 1235 c

COMPANY NAME
WESTMONT HIGH SCHOOL

ADDRESS
909 OAK WOOD DR. WESTMONT, IL 60559

CONTACT NAME
LARISSA ZELISKO

PHONE
630.468.8124

EMAIL
LZELISKO@CUSD201.ORG

DATE
02.10.26

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EVERETT DENNISON
CERTIFIED WRAP INSTALLER

3M Scotchprint Graphics

USA INTERNATIONAL SIGN ASSOCIATION

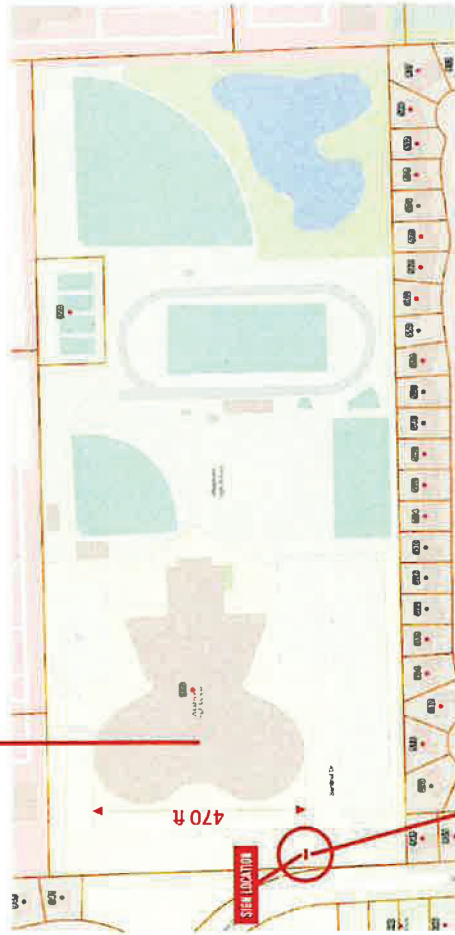
Sign Outlet

5516 Cal Sag Rd, Alsip, IL 60803
P. 708.824.2222
www.signoutletusa.com

SITE PLAN

00248 26

TOTAL BUILDING FRONTAGE: 470 FT



12 FT SET BACK FROM PROPERTY LINE

NOTE:

- REMOVAL OF EXISTING SIGN
- USE OF EXISTING STEEL SUPPORT POLE & FOUNDATION
- CONNECT TO EXISTING 120V FEED

REPLACE EXISTING ILLUMINATED MONUMENT SIGN



USE EXISTING STEEL SUPPORT POLES



TOTAL SQUARE FOOTAGE: 72.3



EXISTING ELECTRICAL



Sign Outlet
 5516 Cal Sag Rd, Alsip, IL 60803
 P. 708.824.2222
 WWW.SIGNOUTLETUSA.COM



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CONTRACTOR NAME
 WESTMONT HIGH SCHOOL

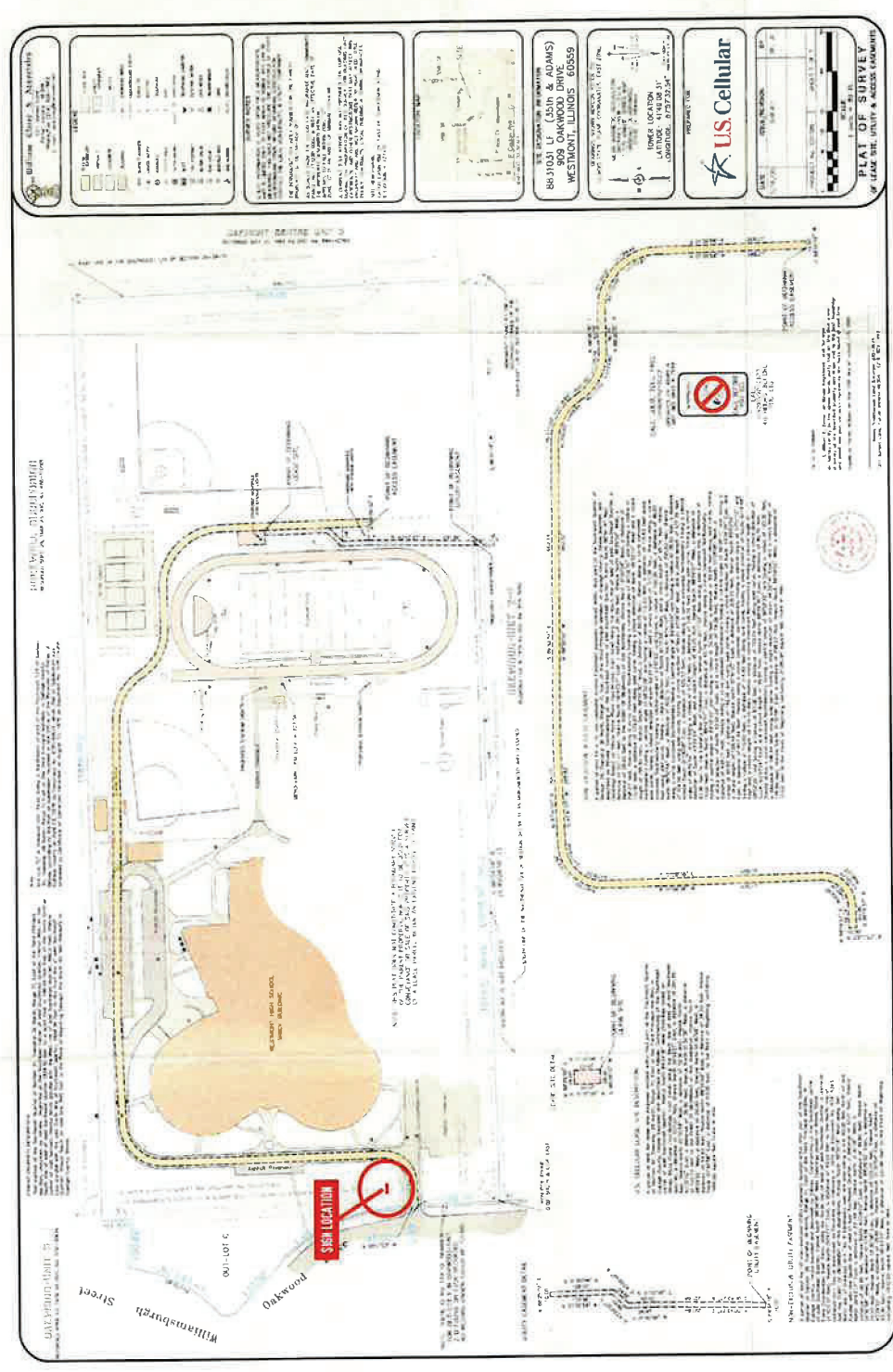
ADDRESS
 909 OAK WOOD DR. WESTMONT, IL 60559

CONTACT NAME
 LARISSA ZELISKO

PHONE
 630.468.8124

EMAIL
 LZELISKO@CUSD201.ORG

DATE
 02.26.26



<p>William Clark Architects 1000 N. 1st St., Suite 100 Westmont, IL 60559 Tel: 630.468.8124 Fax: 630.468.8125 www.williamclark.com</p>	<p>DATE: 03/02/2016 PROJECT: WESTMONT HIGH SCHOOL CLIENT: WESTMONT HIGH SCHOOL DISTRICT</p>	<p>SCALE: 1" = 40'-0"</p>	<p>PROJECT NAME: WESTMONT HIGH SCHOOL CLIENT: WESTMONT HIGH SCHOOL DISTRICT ADDRESS: 909 OAK WOOD DR. WESTMONT, IL 60559</p>	<p>DATE: 03/02/2016 PROJECT: WESTMONT HIGH SCHOOL CLIENT: WESTMONT HIGH SCHOOL DISTRICT</p>	<p>PROJECT NAME: WESTMONT HIGH SCHOOL CLIENT: WESTMONT HIGH SCHOOL DISTRICT ADDRESS: 909 OAK WOOD DR. WESTMONT, IL 60559</p>	<p>PROJECT NAME: WESTMONT HIGH SCHOOL CLIENT: WESTMONT HIGH SCHOOL DISTRICT ADDRESS: 909 OAK WOOD DR. WESTMONT, IL 60559</p>
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COMPANY NAME: WESTMONT HIGH SCHOOL
ADDRESS: 909 OAK WOOD DR. WESTMONT, IL 60559
CONTACT NAME: LARISSA ZELISKO
PHONE: 630.468.8124
EMAIL: LZELISKO@CUSD201.ORG
DATE: 03.02.2016

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ILLINOIS STATE BOARD OF PROFESSIONAL ENGINEERS



VILLAGE OF WESTMONT
Board of Trustees Memorandum
June 25, 2026

Item for Board of Trustees Consideration:

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 the following:

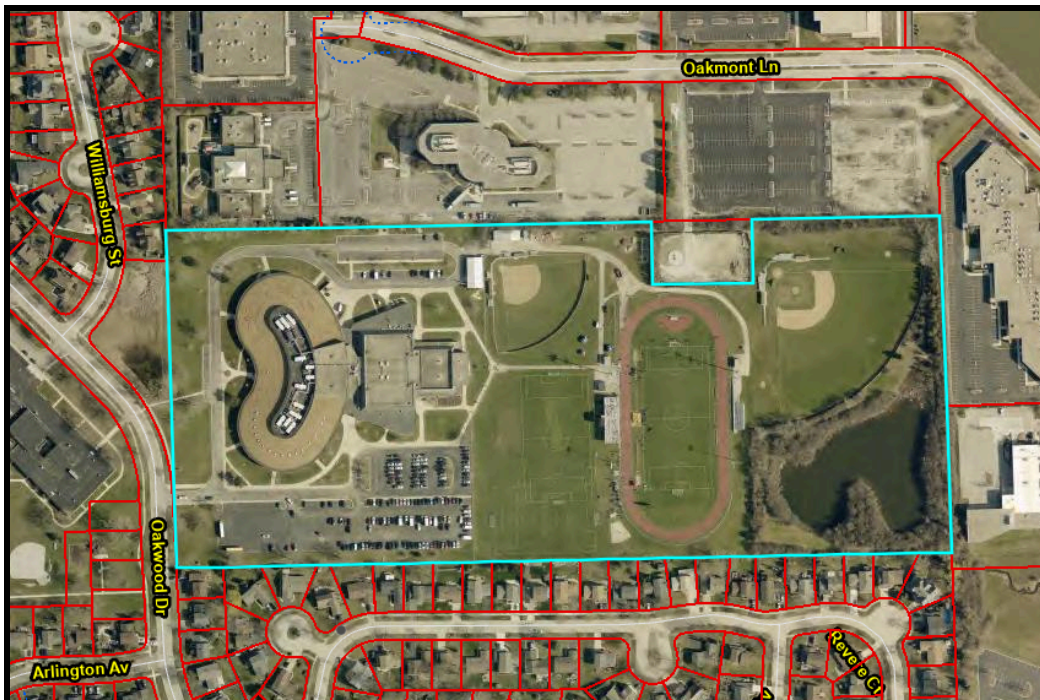
1. Special Use Permit for an electronic message board sign for Westmont High School in the R-3 Single-Unit Residential District.

Planning & Zoning Commission 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).

I. BACKGROUND OF ITEM

- A. Location: 909 Oakwood Drive, commonly known as Westmont High School, is located on the north edge of the Village of Westmont within the Oakwood Subdivision. The subject property is about 33 acres in area, and is improved with a high school and related athletic facilities.



Aerial Map - 909 Oakwood Drive (source: DuPage County Parcel Viewer)

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is R-3 Single-Unit Residential District, which is primarily intended to provide for the construction of detached houses. However, institutions like schools are a permitted use in the zoning district. The Comprehensive Plan designates the future land use in this area as Public/Semi Public, which describes the designation as, "...land used for facilities such as government buildings, community service providers, utilities, and religious institutions...Through this designation the Land Use Plan expresses a desire for these parcels to remain as a public or semipublic use." Electronic message boards are commonly found at institutional uses in the Village, including the Westmont Public Library, Westmont Junior High School, and the south fire station.

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 for an electronic message board sign in the R-3 Single-Unit Residential District.**

Chapter 95, Section 11.05(C)(2) requires that 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.

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.

Regardless of the zoning district, all EMBs must always comply with the following display regulations to minimize negative impacts on adjacent properties and for the safety of right-of-way users:

Electronic Message Board Sign Display Regulations (Sec. 11.05(C)(5-10)):

- (5) *Electronic message board signs may not display flashing, animation, illusion of movement, or similar displays.*
- (6) *Live or pre-recorded video is prohibited.*
- (7) *Messages must instantaneously change; no transitions are allowed.*
- (8) *Messages may not change more than once every 5 seconds.*
- (9) *Electronic message board signs are subject to compliance with maximum light intensity and illumination regulations of this article.*
- (10) *The electronic message board sign module must include dimmer controls that can be adjusted to meet village light emission standards. Proof of such sign module controls must be provided.*

The plans prepared by the petitioner's contractor, Sign Outlet, state that they will comply with these regulations. Further evidence of compliance, as well as the required ground sign landscaping buffer, will be reviewed at the time of permitting. The petitioner further states in their cover letter that the sign will be turned off at 10:30 p.m., however, there is no formal requirement to do so.

In 2021, the Westmont Junior High School at 944 Oakwood Drive received a special use permit for an EMB sign, about one block north from the subject property. The petitioner stated in their application that they have not received any complaints from neighbors, instead receiving compliments on the sign being turned off at night and its ability to be dimmed to minimize potential impacts.

The use must also 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 install a ground sign with an electronic message board in the R-3 Single-Unit Residential District. The electronic message board complies with the requirements of the Zoning Ordinance, does not conflict with 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 May 21, 2026.
- B. Code References: Chapter 95, Sections 11.05(C)(2); 14.04

VI. DOCUMENTS ATTACHED:

1. Findings of Fact
2. Publication notice appearing in the May 21, 2026 Westmont Suburban Life.
3. Petitioner Attachments received April 24, 2026 (Edited for PZC):
 - a. Planning & Zoning Development Application, with responses to the Special Use Standards
 - b. Project narrative
 - c. Proposed sign plans prepared by Sign Outlet
 - d. Plat of Survey

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JUNE 10, 2026

PZC 018-2026: Community Unit School District 201, 909 Oakwood Drive, Westmont

Request for a special use permit to allow an electronic message board sign for Westmont High School in the R-3 Single-Unit Residential District.

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

FINDINGS OF FACT: Section 11.05(C)(2) of the Zoning Ordinance authorizes electronic message board signs as a special use for public or institutional uses in the R-3 Single-Unit Residential District.

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 electronic board message sign will replace an existing monument sign at the same location. This location is well-suited to convey school-related information as it is highly-visible without being obtrusive or blocking sight lines for motorists or pedestrians. Compared to the existing sign, the new sign will have the ability to convey more timely information to students, their families, and the general public about school events, important dates, and other school-related matters, which is in the interest of public convenience and which will contribute the general welfare of the school community and the public at large.

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: Westmont Junior High School utilizes a nearly identical electronic message board sign, which is located across the street from the proposed location of this sign. The sign at the Junior High School has not resulted in any complaints or issues with neighboring residents or with the general public. The lights/messages on the proposed sign will be dimmed at night and/or turned off so as to reduce light pollution and to reduce any adverse impacts to surrounding properties. The proposed sign meets the size limitations of the Zoning Ordinance, it will meet the timing limitations of the Zoning Ordinance regarding the rotation of messages, and it will comply with the Zoning Ordinance's prohibition against flashing lights, strobe lights, and other offensive lights.

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: The surrounding area is fully developed. The approval of a special use permit for this proposed sign will not impede the redevelopment or improvement 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: An electric line of sufficient capacity is already in place and serves the existing monument sign at the same location. The proposed sign does not require other utilities, and the proposed sign does not trigger the need for access roads, parking, drainage, 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 sign will meet all conditions of the Zoning Ordinance, and no variances are required.



VILLAGE OF WESTMONT
Board of Trustees Memorandum
June 25, 2026

Item for Board of Trustees Consideration:

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 the following:

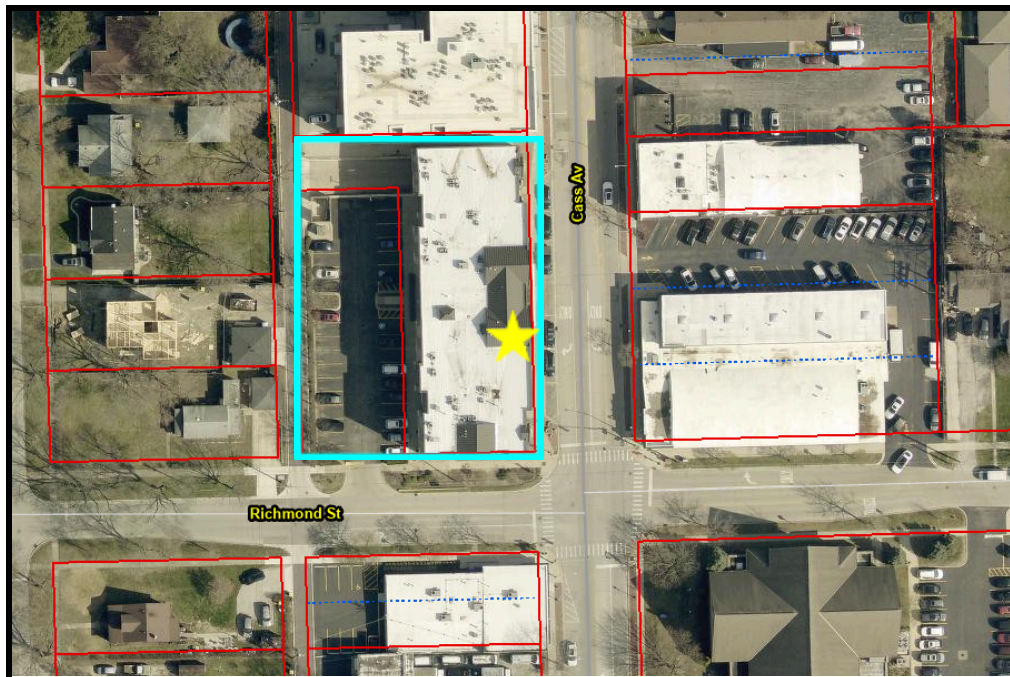
1. Special Use Permit to operate an Indoor Other Participant Entertainment business (mahjong studio) in the B-1 Downtown Edge District.

Planning & Zoning Commission Recommendation:

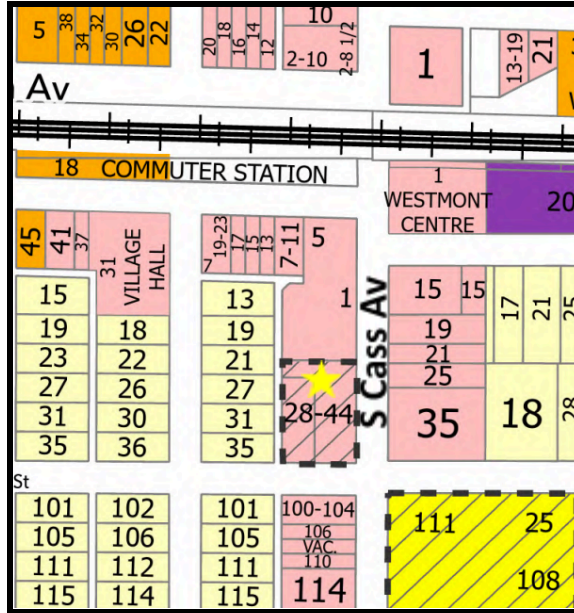
The Planning & Zoning Commission held a public hearing on this case during its regular meeting on June 10, 2026, where the Commission unanimously recommended approval of the request (5-0-2, 2 absent).

I. BACKGROUND OF ITEM

- A. Location: 38 South Cass Avenue is located northwest of the intersection of West Richmond Street and South Cass Avenue. The subject property is about 0.74 acres in area, and is improved with a four-story mixed-use building commonly known as Richmond Station. The ground floor hosts a variety of commercial uses along Cass and Richmond, with dwelling units on the upper stories. The subject unit is located just south of the entrance to the residential lobby.



Aerial Map - 38 South Cass Avenue (source: DuPage County Parcel Viewer)



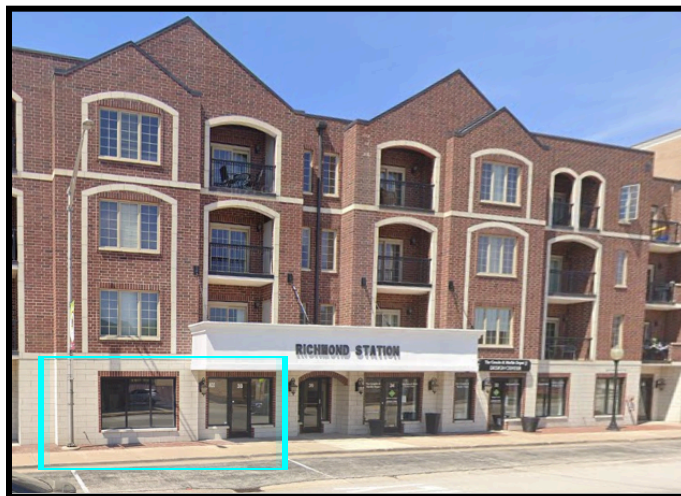
Zoning Map - 38 South Cass Avenue

B. Zoning Designations:

SUBJECT PROPERTY B-1 Downtown Edge District/Planned Development
NORTH, EAST & SOUTH B-1 Downtown Edge District
WEST R-3 Single-Unit Residential District

C. Neighborhood Characteristics

The lot is located in the Richmond Station Consolidation, which was recorded in 2004. The property is near the southern edge of the Village's Downtown, one block south of the Westmont Metra Station. Being in the Downtown, the surrounding area hosts a wide variety of commercial uses like restaurants, retail shops, institutions, and service uses. Within Richmond Station, commercial uses include a hair and makeup salon, interior decorating shop, and an office. The upper stories contain 24 dwelling units. The subject unit is one of the middle commercial units facing Cass Avenue, as shown in the image below.



Street View - 38 South Cass Avenue (source: Google Street View)

II. PETITIONER REQUEST:

The petitioner has requested a Special Use Permit to operate The Mahj House, an indoor other participant entertainment establishment (mahjong studio), in the B-1 Downtown Edge District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is B-1 Downtown Edge District, which is intended to provide for a mix of supporting uses in the downtown area. The Comprehensive Plan designates the future land use in this area as Downtown Mixed-Use, which describes the designation as an area “...[that] should provide for an appropriate variety of land uses.” and that the Downtown should consist of “*primarily mixed-use development that fosters an active pedestrian oriented node*”. More specifically, the Comprehensive Plan identifies the subject property as a part of the Downtown subarea’s civic core. The Plan explains that this block should “[contain] public offices, services, and open space, as well as secondary downtown retail and restaurant activity...”

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 an Indoor Other Participant Entertainment business in the B-1 Downtown Edge District.**

Chapter 95, Section 6.01 requires that all indoor other participant entertainment businesses obtain a Special Use Permit in the B-1 District to assess impacts like traffic, activities, number of employees, and operating hours.

The petitioner proposes to operate The Mahj House at 38 South Cass 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, host open play events, leagues, and the occasional private events. The floor plan submitted shows that the roughly 1,650 square foot space can accommodate up to 40 players across ten tables. However, the petitioner anticipates capping the class sizes between eight (8) to 16 players.

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.

In order to participate in the classes, open plays, and leagues, one must register for a slot ahead of time. The sessions are typically two (2) hours long, where mahjong is played in a calm and strategic manner. As opposed to other entertainment businesses, the petitioner explains in their responses to standards that mahjong is not a loud nor rambunctious game, which should not negatively affect surrounding businesses and residences.

Chapter 95, Section 9.04(B)(1) states that proposed uses in buildings zoned B-1 that existed before December 17, 2020 are not required to provide off-street parking. Richmond Station has a private parking lot containing 20 spaces for tenants, separate from the underground parking garage for residents. Marked on-street parking spaces exist on South Cass Avenue directly in front of the building. The petitioner has provided a traffic impact statement, asserting that by limiting class sizes

to 16, all players should be able to park in the Richmond Station lot. When leagues are hosted, the petitioner expects that some players will carpool, which should reduce demand for parking in the private lot and public on-street 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 The Mahj House, an indoor other participant entertainment business, in the B-1 Downtown Edge 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 May 21, 2026.
- B. Code References: Chapter 95, Sections 6.01; 14.04

VI. DOCUMENTS ATTACHED:

1. Findings of Fact
2. Publication notice appearing in the May 21, 2026 Westmont Suburban Life.
3. Petitioner Attachments received May 6, 2026 (Edited for PZC):
 - a. Planning & Zoning Development Application, with responses to the Special Use Standards
 - b. Project Narrative
 - c. Proposed Floor Plan
 - d. Traffic Impact Statement
 - e. Signed Letter of Intent
 - f. Plat of Survey

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JUNE 10, 2026

PZC 019-2026: The Mahj House, LLC, d/ba The Mahj House, regarding property located at 38 South Cass Avenue, Westmont, Illinois 60559

Request for a special use to allow an indoor other participant entertainment business (mahjong studio) in the B-1 Downtown Edge 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 an “Entertainment, Participant” use, and it specifically allows an “Other Participant Entertainment, Indoor” use, within the category of Commercial Services, as a special use in the B-1 Downtown Edge District. Article VI, Section 6.04(F)(d) describes the types of commercial use that constitute an “Other Participant Entertainment, Indoor” use, and the Petitioner’s proposed indoor mahjong studio qualifies as an “Entertainment, Participant” use and an “Other Participant Entertainment, Indoor” use that is eligible for a special use permit.

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 mahjong gaming studio will provide a structured, low-pressure, appointment-based entertainment use for the public. It will offer accessible programming for adults who seek a community-oriented activity outside of traditional nightlife activities. The use will involve small-group mahjong instruction and guided gameplay, and all sessions will be scheduled and supervised. This use will therefore serve the public convenience and will contribute to 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. The proposed use will involve seated gaming activities, without amplified sound and without late night hours. Due to the small class size and the scheduled sessions, the proposed use is not expected to generate adverse noise, odors, light, traffic, or parking concerns. The proposed use will promote the well-being of its participants, 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 an existing building. The proposed use will not generate adverse impacts on surrounding properties and will compliment surrounding businesses. 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 an existing building, and this tenant space is currently served by adequate utilities, access roads, public and private 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. Adequate public parking is located in the immediate vicinity of the property, and off-street parking is available on the property itself. Due to the limited class size and due to the advance scheduling of classes, this use is not expected to generate adverse traffic in the area or create public parking concerns.

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 B-1 Downtown Edge Business District, and the proposed use meets all other relevant regulations of the Zoning Ordinance.

Certificate of the Publication

Westmont Suburban Life

Description: 38 S CASS AVE
2326038

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 one 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 05/21/2026

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 Jennifer Heintzelman, its Director of Public Notices, at Westmont, Illinois, on 21st day of May, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: Jennifer Heintzelman
its Director of Public Notices

Account Number 10074602

Amount \$98.46

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, June 10, 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 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 the following:
1. Special Use Permit to operate an indoor Other Participant Entertainment business (mahjong studio) in the B-1 Downtown Edge District.
PIN: 09-09-407-023
More Common Location: 38 South Cass Avenue, 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 May 21, 2026) 2326038

PZC Case Number (office use only):	PZC 019-2026
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Petitioner

Petitioner Name:	Melissa Mueller	Property Owner Name:	Richmond Station LLC
Petitioner Address:	[REDACTED]	Owner Address:	P.O. Box 66
City, State and Zip	[REDACTED]	City, State and Zip:	Lions, IL 60534
Phone:	[REDACTED]	Phone:	708-712-5768
Email:	[REDACTED]	Email:	d.richmondstation@gmail.com

Subject Property

Property Address (Subject Property):		38 S Cass Ave Westmont, IL 60559			
Property Identification Number(s) PIN(s):		09-09-407-023			
Lot Width	Lot Depth	Lot Area:	<small>unit is 1935 sqft</small>	Lot Acreage:	
Current Zoning:	B-1	Current Use:	retail - space is vacant		
Description of Request/Project Title:		The Mahj House LLC will be a space members of the community can come and take lessons, attend open plays, play in leagues and have private events.			
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format):		Plat of Survey and legal description sent in separate attachment.			
<p><i>Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.</i></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:

The Mahj House, LLC

Print Name of **Petitioner**

DocuSigned by:
MELISSA MUELLER Manager 4/29/2026
1C9BAA5D67374E6...

Signature of **Petitioner** and Date

OWNER SIGNATURE

(if different than the petitioner):

Richmond Station, LLC

Print Name of **Property Owner**

Mr. Korobovis
Signature of **Property Owner** and Date *5/4/2026*
Manager



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 019-2026

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.

The Mahj House LLC will be a space for members of the community to come and take lessons, attend open plays, participate in leagues and have private events. Specific use will be CH95, Sec. 6.01 "Other Indoor Participant Entertainment" in B-1 District.

No permits, over than signage, will be needed. I will be doing solely cosmetic updates to the space (new flooring, paint/wallpaper, etc) and bringing in furniture.

Business plan and layout of space in separate attachment.

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.

Ch 95, Sec 6.01 "Other Indoor Participant Entertainment" in B-1 District

The Mahj House will adhere to operational standards and all lessons and other activities will all be in my entirely enclosed space. They will also adhere to any noise ordinances.

Capacity restrictions will not be an issue. I spoke with the fire chief and my maximum capacity is 129 which is WELL under the amount I would ever have in the space.

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.

Mahjong is in very high demand and is an activity many people (men and women) are participating in. I plan to partner with the local coffee shops to offer "coffee and mahj" open plays. I'm hoping bringing people to my space will bring more visibility to other restaurants, retail spaces and businesses in Westmont.

- 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.

Mahjong is a very fun and relaxing game. It is not loud, rambunctious or going to cause any issues to surrounding businesses or homes.

- 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.

My space will not affect any development of surrounding property. It would only help by bringing more eyes to potential businesses.

- 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.

Richmond Station alone has roughly 20 spots available for tenants of the building. None of my services are at prime traffic hours (i.e rush hour). In fact, they start after the morning rush and would end before the 4/5 pm rush. Restaurant popular times (weekend nights) are not when any of my services are offered so that shouldn't cause any issues for them. My schedule can also be flexible. If one of my offerings ever caused issues with neighboring businesses, I am happy to adjust times/days as needed. I will suggest participants Uber or carpool for larger gatherings (leagues), but I don't anticipate parking being a problem as I have driven through downtown Westmont quite often and there are always plenty of parking spaces available.

- 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.

Yes, the space complies with all other 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.

None.

Melissa Mueller



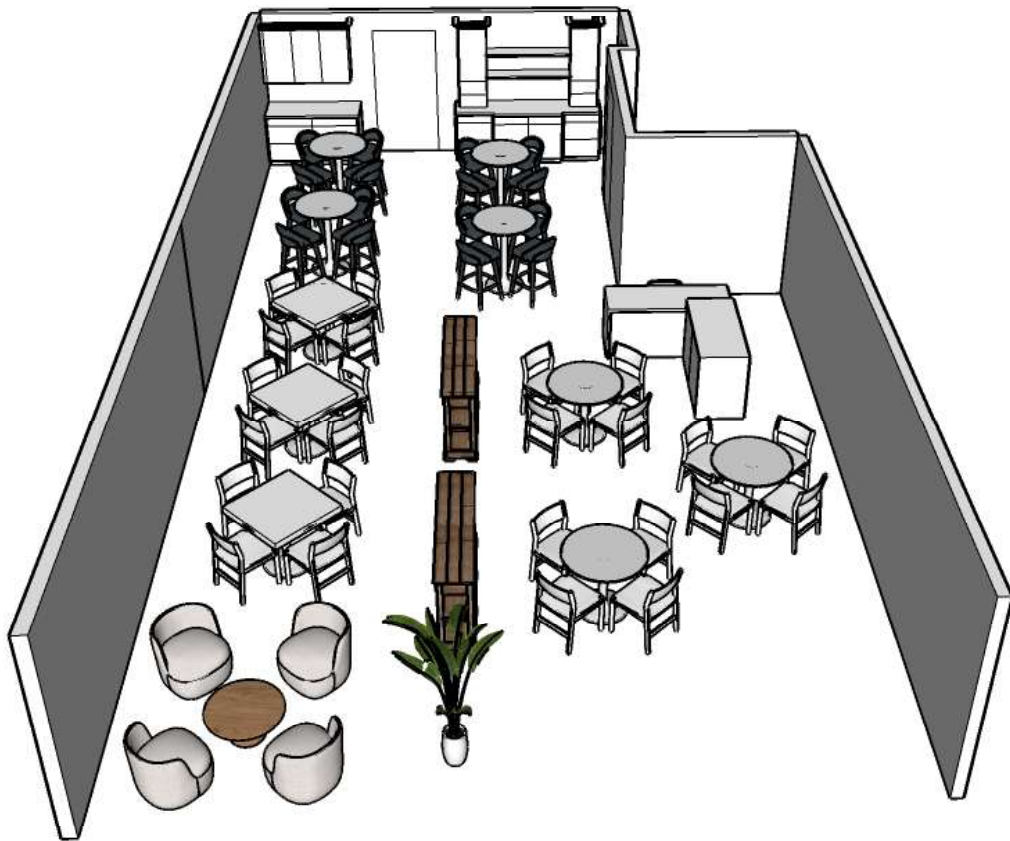
Location of Business:
The Mahj House LLC
38 S Cass Ave
Westmont, IL 60559

Dear Westmont Village Board,

I am writing to express my interest in opening The Mahj House LLC at the desired location above. Included with this cover letter you will find my P&Z Application, Special Use Permit Application, layout of space, plat of survey and traffic impact statement.

The Mahj House LLC will be a space for members of the community to come and share their love of Mahjong. Mahjong has become a highly desirable game bringing men and women together regardless of their level of play. My space will offer lessons for newer players to learn, open plays, leagues, and private events should someone want to rent out my space. I plan to have roughly 10 tables in my space and my hours of operation will vary daily depending on the class, open play or league. All classes, open plays and leagues will be in 2-hour increments. I will offer 2-3 classes per week with 8-12 spots available at each lesson. Lessons will be: Tuesday 10-12, Friday 12:30-2:30 and Sunday 5-7, for example. I aim to have two leagues: one during the daytime on Mondays and one at night on Tuesdays. All classes, leagues and open plays will be reservation based, no walk-ins will be allowed. I do not have any employees currently but may hire independent contractors down the road if demand for classes grow.

As my love of the game has personally grown, I plan to make this space a fun and relaxing environment for participants. I intend to partner with local businesses to bring more exposure to the area through "Coffee & Mahj" open plays for example. My space will comply with all standards for a special use permit and anything I offer can be adjusted or changed if needed. My aim is to make a meaningful impact on the community. I was raised in Downers Grove and now am back raising my children there as well. The Southwest Suburbs have always been my home and I am an active member of the school and community. I am confident my space will be a positive addition to Westmont.



Traffic Impact Statement- The Mahj House LLC

The proposed space at 38 S Cass Ave has roughly 20 spots that are private and specifically for tenants use at Richmond Station. My classes will only have 12-16 spots available so between street parking and the spaces provided with Richmond Station there will be ample spaces. My leagues are at nighttime when parking in the area is generally very open. I have driven downtown during the hours of all planned open plays and leagues and there are many spots available. Being a start up, I do not anticipate all of my chairs being full for open plays and leagues. In the event I needed more than the 20 spots at Richmond Station, there is also parking available on Lincoln, on Quincy, on Burlington, and on Cass. For leagues, it is very common for friends to carpool so that will eliminate spots needed. All opportunities to play are at hours after any morning rush hour and well after the 4/5 pm rush hour. If Mahj House hours ever had a negative impact or caused any problems with a neighboring business, I am capable and willing to adjust my class times as needed.

4/28/2026

RE: Letter of Intent

38 S Cass Ave Unit 38 Westmont, IL 60559

1. **Tenant:** The Mahj House LLC ([Melissa Mueller] – Principal)
2. **Use:** The leased Premises shall be used for Mahjong lessons, open plays, leagues and private events
3. **Premises:** 1,675 sq ft
4. **Lease Term:** Three years and 0 months
5. **Option to renew:** Two renewal options of 2 years at a 10% increase per renewal
6. **Rent Abatement:** 1 month rent abatement
7. **Delivery Date:** Tenant will know on 6/25 whether the village has approved the space for special use. Lease would be contingent upon the village's decision
8. **Rent start date:** July 1st
9. **Base Rent: 1,675 sq ft**

		Period		Monthly rent	Annual rent	Total rent
1	7/1/2026	To	6/30/2027			
2	7/1/2027	to	6/30/2028			
3	7/1/2028	to	6/30/2029			

10. **Escalations:** increase shown above.

11. **Rent Schedule:** Tenant shall pay by the 1st of each month

12. **Security Deposit:** 1 months rent

13. **Tenants Work:** I will be giving the space solely cosmetic updates. I plan to take out the carpet and put in the luxury vinyl flooring. Walls will be painted and some will

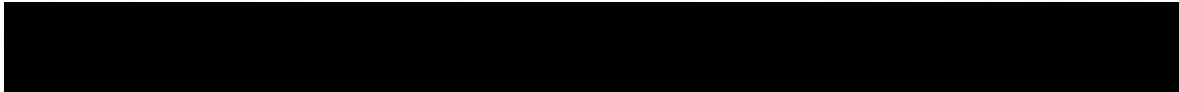
have wallpaper. Bathroom will be cosmetic updates as well including wallpaper and a new mirror/lighting. After that it will just be furnishing the space

14. **Utilities:** Tenant pays for electric and gas and a portion of water/garbage

15. **Insurance:** Tenant will obtain the appropriate insurance for space

16. **Credit Check:** Tenant allows landlord to run a credit/background check if needed

17. **Brokerage:** Tenant is also a licensed real estate agent with @properties.



18. **Parking provided-** front and back are private spaces which are owned by Richmond Station for all tenants.

If the above terms and conditions are acceptable, please acknowledge your interest by executing this letter where indicated and returning it to the undersigned. This Letter of Intent does not constitute a binding contract, and no contract is intended to arise unless and until the Lease is entered into signed by both parties.

Sincerely,

DocuSigned by:
MELISSA MUELLER
1C9BAA5D67374E6...

Agent Name
@properties Commercial

Should the terms of this be acceptable, please sign below.

Please print name, address and contact information for tenants and their broker.

LANDLORD By: Tom Koubovics

TENANT By: MELISSA MUELLER
1C9BAA5D67374E6...

Its:
Date: 05-04-26

Its:
Date: 5/4/2026

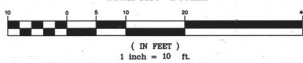
PLAT OF SURVEY OF RICHMOND STATION CONDOMINIUM

P.L.N. 09-09-407-021

800 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE: (630) 918-8282
FAX: (630) 918-8284



GRAPHIC SCALE



BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

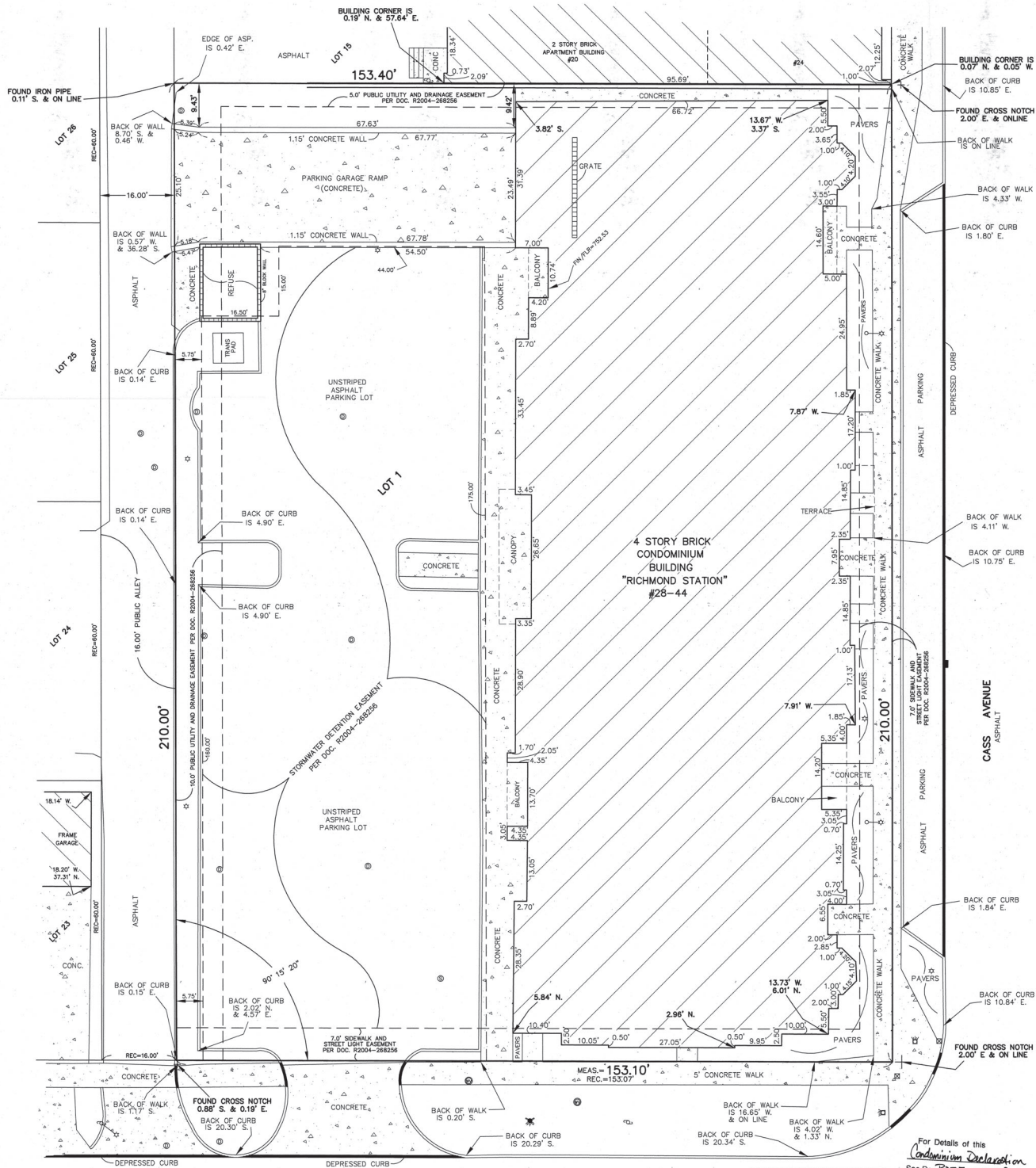
PLAT
R2007-011269
JAN. 18. 2007
1:18 PM

"EXHIBIT B"

LOT 1 IN THE PLAT OF CONSOLIDATION OF RICHMOND STATION, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2004 AS DOCUMENT NO. R2004-268256, IN THE OFFICE OF THE RECORDER, IN DUPAGE COUNTY, ILLINOIS, EXCEPT THAT PART OF THE AREA KNOWN AS THE "COMMERCIAL/RETAIL SPACE" ENCOMPASSED BY THE INTERIOR FINISHED PERIMETER VERTICAL WALLS OF THE FIRST FLOOR, THE FINISHED CONCRETE FLOOR AND THE FINISHED CEILING OF SAID FIRST FLOOR (BUT INCLUDING PARTS OF SAID FIRST FLOOR SUCH AS AREAS SET ASIDE AS COMMON ELEMENTS, IN PARTICULAR, STAIRWAYS, GARBAGE CHUTES, HALLWAY, LOBBY, ELEVATOR AND MAINTENANCE CLOSET AS SHOWN ON EXHIBIT B OF THE RICHMOND STATION CONDOMINIUM PLAT OF SURVEY) AND ALSO EXCEPTING THEREFROM ALL IMPROVEMENTS AND APPURTENANCES ON THE GROUND ON SAID LOT 1 FROM THE EXTERIOR FINISHED PERIMETER VERTICAL WALLS OF THE SAID FIRST FLOOR (FROM GROUND LEVEL TO A VERTICAL ELEVATION OF 762.33) TO THE PROPERTY BOUNDARY LINES OF SAID LOT 1 (EXCLUDING THE PARKING GARAGE RAMP AND ITS 1.15 FOOT CONCRETE WALLS), WHICH SHALL BE INCLUDED AND SUBJECT TO THE CONDOMINIUM DECLARATION, NOT BEING A SUBJECT PART TO THE TERMS OF THE CONDOMINIUM DECLARATION, ALL IN DUPAGE COUNTY, ILLINOIS.

CONTAINING: 32,182.26 SQ. FT., 0.74 AC.

PROPERTY COMMONLY KNOWN AS 28-44 CASS AVENUE, WESTMONT, ILLINOIS.



For Details of this
Condominium Declaration
See Doc. R2007-011269

NO.	DATE	DESCRIPTION	BY
5	12/12/04	LEGAL DESCRIPTION REVISED	MAG
4	11/17/06	- CHANGED AND DIMENSIONED PARKING	AT
3	11/03/06	CHANGED LEGAL DESCRIPTION PER REQUEST	AT
2	10/16/06	CHANGED LEGAL DESCRIPTION PER REQUEST	AT
1	10/02/06	UPDATED LEGAL DESCRIPTION PER FIRE AND WARE CHANGES PER REQUEST	AT

FOR: RICHMOND STATION CONDOS

- LEGEND**
- ⊗ FIRE HYDRANT
 - ⊕ WATER SERVICE SHUTOFF VALVE
 - ⊖ WATER VALVE VAULT
 - ⊙ CLOSED COVER DRAINAGE STRUCTURE
 - ⊚ OPEN COVER DRAINAGE STRUCTURE
 - ⊛ CURB INLET/CATCH BASIN
 - ⊜ SANITARY SEWER MANHOLE
 - ⊞ WATER SHUTOFF VALVE WITH 9" CASING
 - ⊟ ELECTRIC SERVICE VAULT
 - ⊠ TRAFFIC SIGNAL LIGHT
 - ⊡ UTILITY POLE
 - ⊢ LIGHT STANDARD
 - ⊣ TRAFFIC SIGNAL CONTROL VAULT

RICHMOND AVENUE
ASPHALT

B.M. = VILLAGE OF WESTMONT TBM-24
SOUTHEAST BOLT OF FIRE HYDRANT AT SOUTHWEST CORNER OF CASS AVENUE AND QUINCY STREET.
ELEVATION=754.53

BENCHMARK: (DUPAGE COUNTY B.M. STATION # 342 DESIGNATION 34-CASS)
BRONZE DISK SET IN CONCRETE BASE OF TRAFFIC CONTROL LIGHT READ "DUPAGE COUNTY MAPS AND PLATS" LOCATED AT THE NORTHEAST CORNER OF U.S. ROUTE 34 AND CASS AVENUE.
ELEVATION = 746.5071

Document No. R2007-011269
Filed For Record in Recorder's Office of Du Page County, Illinois
On 11/18/2007 At 1:18 PM
Gentile & Associates, Inc.



GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE: (630) 918-8282
FAX: (630) 918-8284
PREPARED FOR: D. THOMAS PROPERTIES, INC.
ORDER NO.: 02-18320-06-CONDREVS
SHEET 1 OF 6

HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE FORMED BY THE INTERIOR FINISHED SURFACE OF FLOORS, CEILINGS, PERIMETER WALLS AND THE LATERAL EXTENSIONS THEREOF.

100-YEAR BASE ELEVATION=3,500' SOUTHWEST OF SOUTHWEST CORNER PROPERTY
BASE FLOOD ELEVATION=721.00

STATE OF ILLINOIS
COUNTY OF DUPAGE S.S.

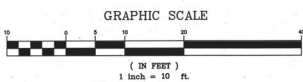
WE, GENTILE AND ASSOCIATES, INC. HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER THE DIRECTION OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

Decemana 2310 A.D. 20 05
BY: [Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2010

PLAT OF SURVEY OF RICHMOND STATION CONDOMINIUM

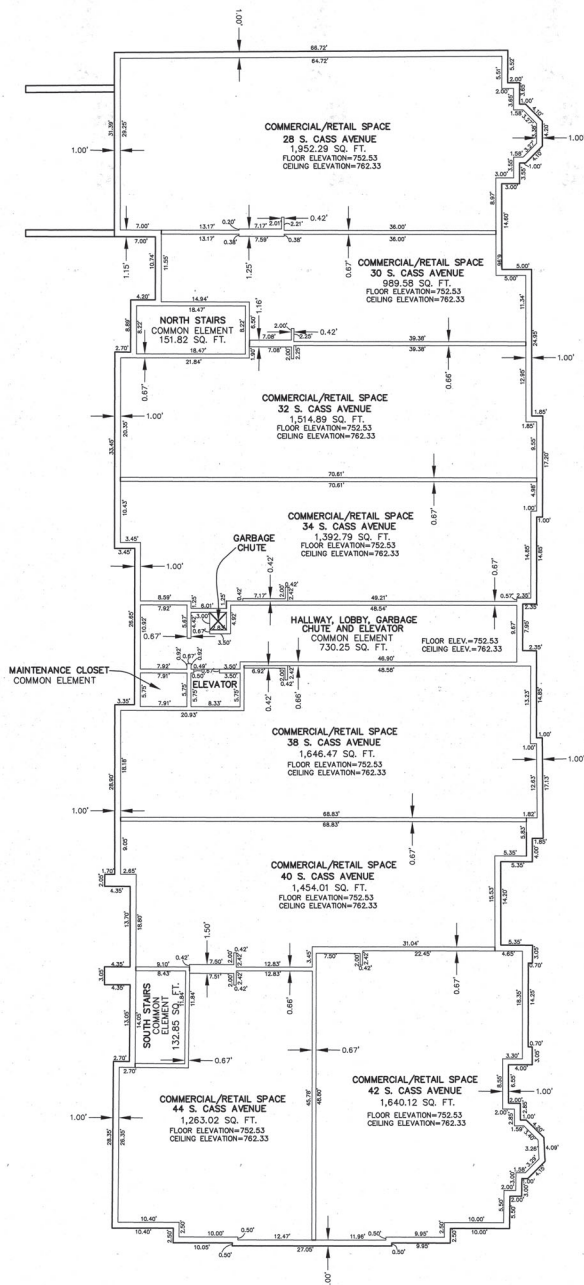
P.I.N. 09-09-407-021

600 E. ST. CHARLES PLACE
LOWLAND, ILLINOIS 60446
PHONE (630) 916-6282
FAX (630) 916-6284



BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
"EXHIBIT B"

"FIRST FLOOR COMMERCIAL/RETAIL"
EXCLUDED FROM RICHMOND
STATION CONDOMINIUM



HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE FORMED BY THE INTERIOR FINISHED SURFACE OF FLOORS, CEILINGS, PERIMETER WALLS AND THE LATERAL EXTENSIONS THEREOF.

FOR: RICHMOND STATION CONDOS



GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

250 E. ST. CHARLES PLACE
LOWLAND, ILLINOIS 60446
PHONE (630) 916-6282
FAX (630) 916-6284
PREPARED FOR: D. THOMAS PROPERTIES, INC.
ORDER NO.: 02-18320-06-CONDREV4
SHEET 3 OF 6

PREPARED BY: BJO/AT

NO.	DATE	DESCRIPTION	BY
3	12/12/06	LABELING OF MAINTENANCE CLOSET ADDED	WAG
4	11/17/06	CHANGED AND DIMENSIONED PARKING	AT
3	11/03/06	CHANGED LEGAL DESCRIPTION PER REQUEST	AT
2	10/15/06	CHANGED LEGAL DESCRIPTION PER REQUEST	AT
1	10/02/06	UPDATED LEGAL DESCRIPTION AND DIM. AND MADE CHANGES PER REQUEST	AT
NO.	DATE	DESCRIPTION	BY

B.M. = VILLAGE OF WESTMONT TBM-24
SOUTHEAST BOLT OF FIRE HYDRANT AT SOUTHWEST
CORNER OF CASS AVENUE AND QUINCY STREET.
ELEVATION = 754.53

BENCHMARK: (DUPAGE COUNTY B.M. STATION # 342
DESIGNATION 34-CASS)
BRONZE DISK SET IN CONCRETE BASE OF TRAFFIC
CONTROL LIGHT READ "DUPAGE COUNTY MAPS AND
PLATS" LOCATED AT THE NORTHEAST CORNER OF U.S.
ROUTE 34 AND CASS AVENUE.

ELEVATION = 746.5071

100-YEAR BASE ELEVATION = 3,500' SOUTHWEST OF
SOUTHWEST CORNER PROPERTY
BASE FLOOD ELEVATION = 721.00

346 R201-0112A

E Des Moines Reconstruction
 Date of Bidding: 6/16/26
 Time: 10:00AM

Route: E Des Moines
 County: DuPage
 Local Agency: Westmont
 Section: 26-00116-00-FF

(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
 Resurfacing between S Cass Avenue and S Warwick Avenue. Reconstruction of the road with the addition of storm sewer between S Warwick Ave and S Richmond Avenue.

Item Number	Unit	Quantity	Engineer's Estimate		Schroeder Asphalt Services, Inc.		Brothers Asphalt Paving, Inc.		R. W. Dumteman Co.		Everlast Backtop		A Lamp		Mardam Construction, Inc.		H. Linden & Sons Sewer and Water 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
56	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 11 FRAME AND GRATE	EACH	\$5,000.00	\$5,000.00	\$4,987.50	\$3,200.00	\$3,200.00	\$3,200.00	\$3,200.00	\$5,382.23	\$5,382.23	\$4,750.00	\$4,920.00	\$4,920.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
55	MANHOLES, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	\$6,000.00	\$6,000.00	\$7,297.50	\$3,865.00	\$3,865.00	\$3,865.00	\$3,865.00	\$7,297.50	\$7,297.50	\$6,950.00	\$6,890.00	\$6,890.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
57	MANHOLES, TYPE A, 5'-DIAMETER, TYPE 6 GRATE	EACH	\$6,000.00	\$6,000.00	\$6,600.00	\$3,680.00	\$3,680.00	\$3,680.00	\$3,680.00	\$7,157.93	\$7,157.93	\$6,285.00	\$5,890.00	\$5,890.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
58	INLETS, TYPE A, TYPE 8 GRATE	EACH	\$2,000.00	\$10,000.00	\$2,047.50	\$10,237.50	\$1,296.00	\$6,480.00	\$6,480.00	\$2,057.86	\$10,289.30	\$1,950.00	\$9,800.00	\$9,800.00	\$3,000.00	\$15,000.00	\$3,000.00	\$15,000.00
59	INLETS, TYPE B, TYPE 5 FRAME, CLOSED LID	EACH	\$3,000.00	\$3,000.00	\$4,042.50	\$2,620.00	\$2,620.00	\$2,620.00	\$2,620.00	\$3,557.42	\$3,557.42	\$3,850.00	\$3,860.00	\$3,860.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
60	INLETS, TYPE B, TYPE 11 FRAME AND GRATE	EACH	\$3,000.00	\$15,000.00	\$3,600.00	\$18,000.00	\$2,225.00	\$11,125.00	\$11,125.00	\$3,663.09	\$18,265.45	\$3,350.00	\$16,750.00	\$16,750.00	\$3,000.00	\$15,000.00	\$3,000.00	\$15,000.00
61	INLETS, TYPE B, TYPE 11V FRAME AND GRATE	EACH	\$3,000.00	\$9,000.00	\$3,600.00	\$10,800.00	\$2,225.00	\$6,675.00	\$6,675.00	\$3,639.64	\$10,918.92	\$3,350.00	\$10,050.00	\$10,050.00	\$3,000.00	\$9,000.00	\$3,000.00	\$9,000.00
62	MANHOLES TO BE ADJUSTED WITH NEW TYPE 11 FRAME, OPEN LID	EACH	\$1,250.00	\$1,250.00	\$1,181.25	\$870.00	\$870.00	\$870.00	\$870.00	\$842.70	\$842.70	\$1,125.00	\$1,120.00	\$1,120.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
63	MANHOLES TO BE ADJUSTED WITH NEW TYPE 11 FRAME AND GRATE	EACH	\$1,250.00	\$3,750.00	\$1,400.00	\$4,200.00	\$990.00	\$2,970.00	\$2,970.00	\$1,067.60	\$3,262.80	\$1,285.00	\$3,855.00	\$3,855.00	\$1,000.00	\$3,000.00	\$1,000.00	\$3,000.00
64	VALVE VAULTS TO BE ADJUSTED	EACH	\$1,000.00	\$6,000.00	\$509.25	\$3,056.50	\$590.00	\$3,540.00	\$3,540.00	\$350.45	\$2,102.70	\$485.00	\$2,910.00	\$2,910.00	\$750.00	\$4,500.00	\$750.00	\$4,500.00
65	NON-SPECIAL WASTE DISPOSAL	CU YD	\$110.00	\$13,750.00	\$150.00	\$18,750.00	\$150.00	\$18,750.00	\$150.00	\$85.10	\$8,137.50	\$95.00	\$11,875.00	\$11,875.00	\$95.00	\$11,875.00	\$95.00	\$11,875.00
66	MOBILIZATION	L SUM	\$100,000.00	\$100,000.00	\$19,725.00	\$19,725.00	\$99,500.00	\$99,500.00	\$99,500.00	\$38,516.81	\$38,516.81	\$101,900.00	\$115,000.00	\$115,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00
67	SIGN PANEL - TYPE 1	SQ FT	\$40.00	\$3,360.00	\$30.00	\$2,520.00	\$19.95	\$1,676.80	\$1,676.80	\$37.50	\$3,484.32	\$35.00	\$2,940.00	\$2,940.00	\$20.00	\$1,680.00	\$20.00	\$1,680.00
68	REMOVE SIGN PANEL ASSEMBLY - TYPE A	EACH	\$75.00	\$975.00	\$28.00	\$364.00	\$21.00	\$273.00	\$273.00	\$177.77	\$2,311.01	\$100.00	\$1,300.00	\$1,300.00	\$100.00	\$1,300.00	\$100.00	\$1,300.00
69	RELOCATE SIGN PANEL ASSEMBLY - TYPE A	EACH	\$250.00	\$1,000.00	\$324.00	\$1,296.00	\$246.75	\$987.00	\$987.00	\$296.28	\$1,185.12	\$200.00	\$800.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00
70	TELESCOPING STEEL SIGN SUPPORT	FOOT	\$20.00	\$4,740.00	\$19.00	\$4,503.00	\$15.23	\$3,609.51	\$3,609.51	\$21.33	\$5,055.21	\$35.00	\$8,225.00	\$8,225.00	\$19.00	\$4,503.00	\$19.00	\$4,503.00
71	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	\$2.00	\$1,012.00	\$6.50	\$3,289.00	\$4.75	\$2,403.50	\$2,403.50	\$4.74	\$2,398.44	\$2.30	\$1,153.80	\$1,153.80	\$5.00	\$2,500.00	\$5.00	\$2,500.00
72	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	\$8.00	\$1,120.00	\$25.75	\$3,605.00	\$19.45	\$2,723.00	\$2,723.00	\$21.33	\$2,986.20	\$6.18	\$1,145.20	\$1,145.20	\$21.00	\$2,940.00	\$21.00	\$2,940.00
73	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-4-12	FOOT	\$30.00	\$118,080.00	\$30.00	\$118,080.00	\$43.31	\$170,488.16	\$170,488.16	\$40.12	\$157,912.32	\$36.00	\$141,866.00	\$141,866.00	\$42.00	\$165,312.00	\$42.00	\$165,312.00
74	TREE, GYMNOCLADUS DIOICUS (KENTUCKY COFFEETREE), 2" CALIPER, BALLED AND BURLAPPED	EACH	\$500.00	\$500.00	\$1,025.00	\$1,025.00	\$992.25	\$992.25	\$945.00	\$945.00	\$888.85	\$888.85	\$800.00	\$800.00	\$1,420.00	\$1,420.00	\$900.00	\$900.00
75	TREE, QUERCUS BICOLOR (SWAMP WHITE OAK), 2" CALIPER, BALLED AND BURLAPPED	EACH	\$600.00	\$1,200.00	\$1,000.00	\$2,000.00	\$960.75	\$1,921.50	\$1,830.00	\$1,830.00	\$888.85	\$1,777.70	\$800.00	\$1,600.00	\$2,720.00	\$2,720.00	\$900.00	\$1,800.00
76	TREE, QUERCUS MUEHLBERGII (CHINKAPIN OAK), 2" CALIPER, BALLED AND BURLAPPED	EACH	\$600.00	\$1,200.00	\$1,000.00	\$2,000.00	\$960.75	\$1,921.50	\$1,830.00	\$1,830.00	\$888.85	\$1,777.70	\$800.00	\$1,600.00	\$2,720.00	\$2,720.00	\$900.00	\$1,800.00
77	TREE, CERES CANADENSIS (EASTERN REDBUD), 2" CALIPER, TREE FORM, BALLED AND BURLAPPED	EACH	\$600.00	\$600.00	\$1,000.00	\$1,000.00	\$950.25	\$950.25	\$905.00	\$905.00	\$888.85	\$888.85	\$650.00	\$650.00	\$1,180.00	\$1,180.00	\$900.00	\$900.00
78	TREE, AMELANCHIER CANADENSIS (SHADBLOW SERVICEBERRY), 2" CALIPER, TREE FORM, BALLED AND BURLAPPED	EACH	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$960.75	\$960.75	\$915.00	\$915.00	\$888.85	\$888.85	\$650.00	\$650.00	\$1,180.00	\$1,180.00	\$900.00	\$900.00
79	WASHOUT BASIN	L SUM	\$3,000.00	\$3,000.00	\$550.00	\$1,650.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,962.83	\$2,962.83	\$1,000.00	\$2,500.00	\$2,500.00	\$600.00	\$600.00	\$600.00	\$600.00
80	RELOCATE EXISTING MAILBOX	EACH	\$500.00	\$7,000.00	\$750.00	\$10,500.00	\$300.00	\$4,200.00	\$4,200.00	\$304.39	\$4,261.46	\$325.00	\$4,550.00	\$4,550.00	\$200.00	\$2,800.00	\$200.00	\$2,800.00
81	TRIAxIAL GEORID REINFORCEMENT, TYPE I	SQ YD	\$10.00	\$12,460.00	\$13.00	\$16,198.00	\$7.00	\$9,720.00	\$9,720.00	\$9.25	\$14,525.50	\$8.50	\$10,591.00	\$10,591.00	\$11.50	\$14,329.00	\$15.00	\$18,690.00
82	TEMPORARY ACCESS (PRIVATE ENTRANCE)	EACH	\$500.00	\$12,500.00	\$200.00	\$5,000.00	\$25.00	\$625.00	\$625.00	\$310.00	\$7,500.00	\$300.00	\$7,500.00	\$7,500.00	\$100.00	\$2,500.00	\$100.00	\$2,500.00
83	TEMPORARY ACCESS (ROAD)	EACH	\$1,500.00	\$3,000.00	\$300.00	\$600.00	\$100.00	\$200.00	\$200.00	\$961.82	\$1,923.64	\$550.00	\$1,100.00	\$1,100.00	\$200.00	\$400.00	\$200.00	\$400.00
84	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 3"	SQ YD	\$40.00	\$24,280.00	\$39.00	\$23,673.00	\$35.00	\$21,245.00	\$21,245.00	\$31.78	\$19,290.46	\$38.00	\$23,066.00	\$23,066.00	\$35.00	\$21,245.00	\$35.00	\$21,245.00
85	CONNECTION TO EXISTING MANHOLE	EACH	\$2,000.00	\$18,000.00	\$950.00	\$8,550.00	\$924.00	\$8,316.00	\$4,095.00	\$4,095.00	\$1,923.64	\$19,537.66	\$880.00	\$7,920.00	\$1,680.00	\$15,120.00	\$2,000.00	\$18,000.00
86	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 11V FRAME AND GRATE	EACH	\$5,000.00	\$5,000.00	\$5,125.00	\$25,625.00	\$4,987.50	\$24,937.50	\$24,937.50	\$5,422.85	\$27,114.25	\$4,750.00	\$23,625.00	\$23,625.00	\$5,000.00	\$25,000.00	\$5,000.00	\$25,000.00
87	SANITARY MANHOLES TO BE ADJUSTED	EACH	\$1,500.00	\$7,500.00	\$1,050.00	\$5,250.00	\$790.00	\$3,950.00	\$3,950.00	\$1,150.53	\$5,752.65	\$1,000.00	\$5,000.00	\$5,000.00	\$2,000.00	\$10,000.00	\$2,000.00	\$10,000.00
88	SANITARY MANHOLES TO BE RECONSTRUCTED	EACH	\$2,500.00	\$2,500.00	\$1,732.50	\$1,732.50	\$1,925.00	\$1,925.00	\$1,925.00	\$2,329.23	\$2,329.23	\$1,650.00	\$1,650.00	\$1,650.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
89	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	L SUM	\$70,000.00	\$70,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$19,554.69	\$19,554.69	\$167,250.00	\$167,250.00	\$167,250.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00
90	TEMPORARY INFORMATION SIGNING	SQ FT	\$25.00	\$2,500.00	\$19.00	\$1,900.00	\$13.13	\$1,313.00	\$1,313.00	\$18.96	\$1,896.00	\$25.00	\$2,500.00	\$2,500.00	\$20.00	\$2,000.00	\$20.00	\$2,000.00
91	TEST HOLE	EACH	\$500.00	\$5,000.00	\$375.00	\$3,750.00	\$367.50	\$3,675.00	\$3,675.00	\$1,333.12	\$13,331.20	\$350.00	\$3,500.00	\$3,500.00	\$1,800.00	\$18,000.00	\$1,800.00	\$18,000.00
92	SANITARY SERVICE TO BE ADJUSTED	EACH	\$2,000.00	\$10,000.00	\$1,100.00	\$5,500.00	\$1,050.00	\$5,250.00	\$5,250.00	\$5,370.67	\$26,853.35	\$1,000.00	\$5,000.00	\$5,000.00	\$2,000.00	\$10,000.00	\$2,000.00	\$10,000.00
93	STORM SEWERS, DUCTILE IRON, TYPE 1 10"	FOOT	\$160.00	\$15,040.00	\$113.00	\$10,620.00	\$101.10	\$9,503.40	\$9,503.40	\$137.73	\$12,946.62	\$105.00	\$9,870.00	\$9,870.00	\$180.00	\$16,920.00	\$180.00	\$16,920.00
94	STORM SEWERS, DUCTILE IRON, TYPE 1 12"	FOOT	\$200.00	\$4,000.00	\$126.00	\$2,520.00	\$118.15	\$2,363.00	\$2,363.00	\$209.33	\$4,186.60	\$120.00	\$2,400.00	\$2,400.00	\$200.00	\$4,000.00	\$200.00	\$4,000.00
95	STORM SEWERS, DUCTILE IRON, TYPE 1 15"	FOOT	\$230.00	\$37,720.00	\$150.00	\$24,600.00	\$141.75	\$23,247.00	\$23,247.00	\$185.06	\$30,349.84	\$135.00	\$22,140.00	\$22,140.00	\$220.00	\$39,600.00	\$220.00	\$39,600.00
96	STORM SEWERS, CLASS B, TYPE 1 8"	FOOT	\$110.00	\$10,010.00	\$98.00	\$9,818.00	\$94.50	\$9,398.33	\$9,398.33	\$91.63	\$8,338.33	\$90.00	\$8,100.00	\$8,100.00	\$110.00	\$10,010.00	\$110.00	\$10,010.00
97	CONSTRUCTION LAYOUT	L SUM	\$20,000.00	\$20,000.00	\$21,000.00	\$21,000.00	\$31,500.00	\$31,500.00	\$30,000.00	\$17,776.99	\$30,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$18,000.00	\$18,000.00	\$40,000.00	\$18,000.00
98	DRAINAGE STRUCTURES TO BE ADJUSTED	EACH	\$5,500.00	\$5,500.00	\$4,950.00	\$4,950.00	\$4,200.00	\$4,200.00	\$4,200.00	\$3,854.95	\$3,854.95	\$4,000.00	\$4,400.00	\$4,400.00	\$950.00	\$9,500.00	\$950.00	\$9,500.00
99	DRAINAGE STRUCTURE TO BE REMOVED	EACH	\$500.00	\$4,500.00	\$375.00	\$3,375.00	\$720.00	\$6,480.00	\$6,480.00	\$1,424.61	\$12,821.49	\$350.00	\$3,150.00	\$3,150.00	\$750.00	\$6,750.00	\$750.00	\$6,750.00
100	STORM SEWER (WATER MAIN REQUIREMENTS) 10 INCH	FOOT	\$150.00	\$6,900.00	\$111.00	\$5,106.00	\$108.15	\$4,974.90	\$									

E Des Moines Reconstruction
 Date of Bidding: 6/16/26
 Time: 10:00AM

Route: E Des Moines
 County: DuPage
 Local Agency: Westmont
 Section: 26-00116-00-FP

(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
 Resurfacing between S Cass Avenue and S Warwick Avenue. Reconstruction of the road with the addition of storm sewer between S Warwick Ave and S Richmond Avenue.

Item Number	Items	Unit	Quantity	Engineer's Estimate		Schroeder Asphalt Services, Inc.		Brothers Asphalt Paving, Inc.		R. W. Dunteman Co.		Everlast Backtop		A Lamp		Mardam Construction, Inc.		H. Linden & Sons Sewer and Water 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
105	WATER MAIN, DUCTILE IRON PIPE, CLASS 52, WITH POLYWRAP, 6" 6" x16" TAPPING VALVE IN 5' DIA. VAULT WITH R1772 FRAME AND CLOSED LID	FOOT	30	\$175.00	\$5,250.00	\$250.00	\$7,500.00	\$246.75	\$7,402.50	\$146.00	\$4,380.00	\$152.18	\$4,565.40	\$235.00	\$7,050.00	\$366.00	\$10,980.00	\$300.00	\$9,000.00
106		EACH	1	\$12,000.00	\$12,000.00	\$18,000.00	\$18,000.00	\$17,700.00	\$17,700.00	\$9,300.00	\$9,300.00	\$13,021.50	\$13,021.50	\$16,855.00	\$16,855.00	\$18,890.00	\$18,890.00	\$30,000.00	\$30,000.00
107	SANITARY SEWER, 8", PVC SDR 26	FOOT	160	\$200.00	\$32,000.00	\$200.00	\$32,000.00	\$200.00	\$32,000.00	\$145.70	\$23,312.00	\$92.97	\$14,875.20	\$190.00	\$30,400.00	\$241.00	\$38,560.00	\$190.00	\$30,400.00
108	FILLING MANHOLES	EACH	1	\$500.00	\$500.00	\$550.00	\$525.00	\$525.00	\$525.00	\$100.00	\$100.00	\$2,413.49	\$2,413.49	\$500.00	\$500.00	\$1,160.00	\$1,160.00	\$500.00	\$500.00
109	CORE SANITARY MANHOLE	EACH	2	\$1,500.00	\$3,000.00	\$1,350.00	\$2,700.00	\$1,312.00	\$2,624.00	\$900.00	\$1,800.00	\$1,742.62	\$3,485.24	\$1,250.00	\$2,500.00	\$1,890.00	\$3,780.00	\$2,000.00	\$4,000.00

June 12, 2026

Mr. Greg Ulreich, P.E., CFM
Village of Westmont
155 E. Burlington Avenue
Westmont, Illinois 60559

Re: Proposal for Phase III – Part Time Inspection and Material Testing Services
Des Moines Street Reconstruction

Dear Mr. Ulreich:

Thomas Engineering Group, LLC (TEG) respectfully submits the following Proposal for Construction Services to the Village of Westmont for the Des Moines Street Reconstruction project. TEG is excited about the opportunity to continue to work with Village staff on this project. We feel that our due diligence, expertise, and experience will provide Westmont with a valuable investment. TEG staff have already assisted the Village by preparing the final design engineering, contract documents, specifications, and estimates, and by performing quality assurance/quality control review of the final plans. Our staff's project involvement and local, relevant experience make TEG an excellent fit for this assignment.

Scope of Services

TEG understands that the Village requires part time inspection services and material testing for the construction of the project. TEG has assembled a construction observation team with professionals that have substantial relevant experience and are experts in community relations, construction staging, and Contractor oversight. TEG's Project Manager, Kent Williams, will be providing administrative and inspection support. During critical and complicated aspects of the project our proposed Project Manager will be on site to support our RE. Our proposed Resident Engineer, Jack Bort, will be inspecting both Residential Alley 7S (separate contract) and Des Moines Street to provide the services outlined in the scope below.

Pre-Construction Tasks:

1. Chair a preconstruction conference with the Contractor, Village, and other parties to discuss the chain of command, communication procedures, goals, objectives, and potential issues.
2. Obtain from the Contractor a list of proposed suppliers and subcontractors. Make recommendations to the Village regarding the suitability of the subcontractors for the proposed work.
3. Review the construction schedule submitted by the Contractor for compliance with the contract.
4. Check and approve, or reject and request resubmittal of, any submittals made by the Contractor for compliance with the contract documents.

Construction Tasks:

1. Keep an inspector's daily report book in the Village's preferred format appropriate for the project, recording hours on the job site, weather conditions, general and specific observations, daily activities, quantities placed, inspections, decisions, and list of visiting officials.



2. Be present when the Contractor is performing work on-site associated with the project for which observation is necessary.
3. Verify all construction staking for the drainage work, sanitary work, curb, pavement installation, and other necessary layouts.
4. Observe the progress and quality of the executed work. Determine if the work is proceeding in accordance with the Contract Documents. TEG shall keep the Village informed of the progress of the work and advise the Village of all observed deficiencies of the work and disapprove or reject all work failing to conform to the Contract Documents.
5. Serve as the Village's liaison with the Contractor working principally through the Contractor's field superintendent.
6. Make all arrangements and measure/survey all cross sections from which the various pay items are to be measured. Checks will be made to determine if the work has been completed in substantial conformance with the plan cross sections.
7. TEG will document (via photographs, video, and written documentation) the Contractor's activities on a daily basis.
8. Cooperate with the Contractor in dealing with the various agencies having jurisdiction over the Project.
9. Review Contractor's progress on a weekly basis and update the progress schedule. Compare actual progress to the Contractor's approved schedule. If the project falls behind schedule, work with the Contractor to determine the appropriate course of action to get back on schedule.
10. Perform weekly traffic control and erosion control checks.
11. Coordinate QA review of QC plans, QA material testing with TEG's material testing sub-consultant. Review, approve, and keep record of all material reports and performance of QA sub-consultant.
12. Prepare payment requisitions and change orders utilizing Village preferred forms. Review applications for payment with the Contractor for compliance with established submission procedure and forward them with recommendations to the Village.
13. Prior to final inspection, submit to the Contractor a list of observed items requiring correction and verify that each correction has been made.
14. Conduct final inspection with the Village and prepare a final punch list of items to be corrected.
15. Verify that all items on the final punch list have been corrected and make recommendations to the Village for project completion and closeout.
16. Maintain a set of Record Drawings on which all changes are noted.



Post-Construction Tasks:

1. Perform final documentation pursuant to Section A in the Documentation Section of the IDOT Construction Manual.
2. Close out project within 30 days after all construction is completed.
3. Review the final Record Drawings provided by the Contractor.
4. Verify that all documentation is accomplished and that all material inspections and certifications have been accounted for and are complete.
5. Compile and submit final documentation. Pursue and complete final close-out.

Fees

We have utilized a direct labor multiplier plus direct costs and material testing/quality assurance costs to calculate our cost estimate for consultant services. While we believe this estimate accurately reflects our understanding of Project described in our Proposal, we understand that the Village may interpret the scope differently and may seek to add, subtract, or modify the scope or level of effort contained herein.

Our overall Part Time Inspection and Material Testing Services fee for the Des Moines Street Reconstruction Project is **\$90,500.00**.

We are truly excited about the opportunity to continue working for Westmont and helping serve your community by providing cost-effective solutions that are context appropriate. We look forward to answering any questions that you may have about our firm, staff, or experience. We are highly confident that our expertise and excitement for providing these municipal services will be readily apparent in our proposal. If you have any questions or require additional information regarding our fee, please e-mail me at kentw@thomas-engineering.com or call me at (630) 338-5061.

Sincerely,

thomas engineering group, llc



Kent Williams
Project Manager

Attachments





Construction Schedule - Thomas Engineering Group
Des Moines Street Reconstruction - Part Time Inspection Services
 Village of Westmont
 Construction Year 2026



Task No.	Task Description	Week																	
		PRE		CONSTRUCTION														POST	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Preconstruction																			
1	Preconstruction Meeting	■																	
2	Notice to Proceed		■																
3	Material Certification & Shop Drawing Submittal & Review	■	■																
Construction																			
4	Traffic Control and Protection			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
5	Mobilization / Layout / Erosion Control / Tree Fence			■															
6	Sawcuts + Removals (HMA + PCC)				■	■													
7	Earth Excavation					■	■	■											
8	Catch Basins + Manholes + Storm Sewers							■	■	■									
9	Geofab + Geogrid + Aggregate Base Course									■	■								
10	PCC C&G (incl. cure time)											■	■						
11	PCC Sidewalk + Driveways + HMA													■	■				
12	Restoration & Landscape and Pavement Markings																■		
13	Punchlist																		
Post Construction																			
14	Project Closeout / Record Drawings																	■	

	Pre		Construction														Post		Total Hours
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
PROJECT MANAGER	4	4	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
RESIDENT ENGINEER	40	40	20	20	20	20	20	20	20	20	20	20	20	20	20	20	40	40	
SURVEYOR			5				5												
QUALITY ASSURANCE (QA)	\$ 500.00		Total Number of Days Requiring QA: 5.5																
																		490	

NOTES:

Anticipated construction start of Des Moines St construction is 07/13/2026

Anticipated construction completion of Des Moines St is 10/30/2026

Thomas Engineering Group, LLC		Village of Westmont - Des Moines Street Reconstruction					
		PART TIME INSEPCTION SERVICES			TOTAL		
		PRE CONSTRUCTION	CONSTRUCTION	POST-CONSTRUCTION			
RATE		TOTAL	TOTAL	TOTAL	JOB HOURS	JOB SALARY	
PROJECT MANAGER	\$ 80.00	8	28	4	40	\$ 3,200.00	
RESIDENT ENGINEER	\$ 55.00	80	280	80	440	\$ 24,200.00	
SURVEYOR	\$ 35.00	0	10	0	10	\$ 350.00	
TOTAL		88	318	84	490	\$ 27,750.00	
					MULTIPLIER		
					3.0	\$ 83,250.00	
					Direct Costs	\$ 4,500.00	
					QA/Testing	\$ 2,750.00	
					TOTAL	\$ 90,500.00	

Direct Costs	Vehicle Days	50	\$90/day		\$ 4,500.00
QA / Testing	QA/ Testing	5.5	\$500/day		\$ 2,750.00



Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

[X] Yes [] No

Table with Resolution Type (Original), Resolution Number, and Section Number (26-00116-00-FP)

BE IT RESOLVED, by the Board of the Village of Westmont

Governing Body Type of the Village of Westmont Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract

For Roadway/Street Improvements:

Table with columns: Name of Street(s)/Road(s), Length (miles), Route, From, To. Row: Des Moines Street, 0.49, , Cass Av, Richmond Av

For Structures:

Table with columns: Name of Street(s)/Road(s), Existing Structure No., Route, Location, Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Resurfacing and Reconstruction of Des Moines Street. Installation of new hot-mix asphalt pavement and concrete curb and gutter, storm sewer and structures, water main and sanitary sewer adjustments, PCC sidewalk, PCC driveway pavement and other associated work.

2. That there is hereby appropriated the sum of one million five hundred thousand

Dollars (\$1,500,000.00) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Amanda Szymski Village Clerk in and for said Village

of Westmont in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Board of Westmont at a meeting held on June 25, 2026

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 25 day of June, 2026

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date Department of Transportation