



**Village of Westmont
VILLAGE BOARD**

31 West Quincy Street, Westmont, Illinois 60559

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**Village Board Meeting
July 9, 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 25, 2026.

Background of Subject Matter

Required Parliamentary Procedure

Type Motion

b. Finance Ordinance #14

i. Total to be announced at the meeting

Type Consent Item

Budgeted

c. Purchase Order(s)

i. Westmont Chamber of Commerce & Tourism Bureau \$30,000.00

Westmont Auto Mile Annual payment

Type Consent Item

Budgeted

ii. M.E. Simpson \$36,987.50

Water Utility System Annual Leak Detection

Type Consent Item

Budgeted Yes

iii. M.E. Simpson \$36,000.00

Water system large water meter testing services, not to exceed

Type Consent Item

Budgeted Yes

iv. Monroe Truck Equipment Inc. \$139,814.00

Freightliner Dump Truck Buildout

Type Consent Item

Budgeted Yes

v. Total of Purchase Orders is \$242,801.50

Type Consent Item

Budgeted

d. Total of Purchase Order(s) and Finance Ordinance(s)

i. Total to be announced at the meeting

Type Consent Item

Budgeted

e. Decrease in Available Class 2 Liquor Licenses

Board to consider an ordinance reducing the number of available Class 2 liquor licenses by one (1) due to the closure of TQLA Westmont, LLC, d/b/a TQLA Mexican Kitchen and Cantina, 19 W. Ogden Avenue, Westmont.

Background of Subject Matter

This restaurant advised the Village that it was permanently closing its business on June 28, 2026, and this restaurant did in fact cease its operations on that date. The Liquor Commissioner has declared TQLA's Class 2 liquor license as forfeited due to this closure. The Village Board is

requested to reduce the number of available Class 2 liquor licenses by one (1) due to this forfeiture and to amend Chapter 10, Section 10-39 of the Village Code to reflect this reduction in available liquor licenses.

Recommendation

Approve

Type Ordinance

8. UNFINISHED BUSINESS

9. NEW BUSINESS

a. Increase in Class 2 Liquor Licenses by One

Board to consider an ordinance increasing the number of available Class 2 liquor licenses by one (1) for Railhaus Hospitality Group LLC d/b/a Rail & Rye at 7 West Quincy, Westmont, IL.

Background of Subject Matter

Railhaus Hospitality Group LLC d/b/a Rail & Rye at 7 W. Quincy has applied for a Class 2 liquor license. Both owners have gone through a background check and no reason to deny them was found. Rail & Rye will be a restaurant. The owner's intention is to make this location their flagship and eventually open other Rail & Ryes in the western suburbs. They may resemble a sports bar, but were clear this is a restaurant.

Recommendation

Approve

Type Ordinance

Budgeted

b. Increase the available Class 19 liquor licenses

Board to consider an ordinance increasing the available number of Class 19 liquor licenses by one for BAM Theater at 520 North Cass Avenue, Westmont.

Background of Subject Matter

BAM Theater has been in business for approximately 1 year and has been successful, offering live theater performances. The request is for the ability to sell alcoholic beverages to customers to enjoy at the theater as an amenity. A background check failed to reveal reasons to deny issuance of a liquor license. Staff will be BASSET trained and alcohol will only be sold during theater events or private parties.

Recommendation

Approve

Type Ordinance

Budgeted

c. Zoning and Land-Use Map Amendments - Downtown Core

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

1. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the B-1 Downtown Edge District to the B-1(A) Downtown Core District.

2-8 ½ North Cass Avenue; 2- 10, 10a, and 10b West Burlington Avenue PIN(s): 09-09- 222-027	19 North Cass Avenue PIN(s): 09-10- 112-011	29-31 North Cass Avenue PIN(s): 09-10- 112-007; 09-10-112-006	38 North Cass Avenue PIN(s): 09-09- 222-014	110 North Cass Avenue PIN(s): 09-09- 215-023	132 North Cass Avenue PIN(s): 09-09- 215-015
10 North Cass Avenue PIN(s): 09-09- 222-026	20 North Cass Avenue PIN(s): 09-09- 222-022	30 North Cass Avenue PIN(s): 09-09- 222-018	39 North Cass Avenue PIN(s): 09-10- 112-003; 09-10-112-002	111 North Cass Avenue PIN(s): 09-10- 108-008	134 North Cass Avenue PIN(s): 09-09- 215-014; 09-09-215-013
13 North Cass Avenue PIN(s): 09-10- 112-014	21 North Cass Avenue PIN(s): 09-10- 112-010	32 North Cass Avenue PIN(s): 09-09- 222-017	41 North Cass Avenue PIN(s): 09-10- 112-001	113 North Cass Avenue PIN(s): 09-10- 108-007	136 North Cass Avenue PIN(s): 09-09- 215-012
14 North Cass Avenue PIN(s): 09-09- 222-025	22 North Cass Avenue PIN(s): 09-09- 222-021	33 North Cass Avenue PIN(s): 09-10- 112-005	42 North Cass Avenue PIN(s): 09-09- 222-013	116-120 North Cass Avenue PIN(s): 09-09- 215-025	12 West Burlington Avenue PIN(s): 09-09- 222-012
15 North Cass Avenue PIN(s): 09-10- 112-013	24 North Cass Avenue PIN(s): 09-09- 222-020	34 North Cass Avenue PIN(s): 09-09- 222-016	100 North Cass Avenue PIN(s): 09-09- 215-024	117 North Cass Avenue PIN(s): 09-10- 108-006	14 West Burlington Avenue PIN(s): 09-09- 222-011
17 North Cass Avenue PIN(s): 09-10- 112-012	25 North Cass Avenue PIN(s): 09-10- 112-009; 09-10-112-008	35 North Cass Avenue PIN(s): 09-10- 112-004	101 North Cass Avenue PIN(s): 09-10- 108-011; 09-10-108-010	124 North Cass Avenue PIN(s): 09-09- 215-018	16 West Burlington Avenue PIN(s): 09-09- 222-010
18 North Cass Avenue PIN(s): 09-09- 222-023; 09-09-222-024	26-28 North Cass Avenue PIN(s): 09-09- 222-019	36 North Cass Avenue PIN(s): 09-09- 222-015	109 North Cass Avenue PIN(s): 09-10- 108-009	128 North Cass Avenue PIN(s): 09-09- 215-017; 09-09-215-016	35 South Cass Avenue PIN(s): 09-10- 303-051
18 West Burlington Avenue PIN(s): 09-09- 222-009	7-11 West Quincy Street PIN(s): 09-09- 407-022	17 West Quincy Street PIN(s): 09-09- 407-002	1 South Cass Avenue PIN(s): 09-10- 300-017	21 South Cass Avenue PIN(s): 09-10- 303-003	
20 West Burlington Avenue PIN(s): 09-09- 222-008	13 West Quincy Street PIN(s): 09-09- 407-004	19-23 West Quincy Street; 7 South Lincoln Street PIN(s): 09-09- 407-001	15 South Cass Avenue PIN(s): 09-10- 303-001	25 South Cass Avenue PIN(s): 09-10- 303-004	

1-5 West Quincy Street PIN(s): 09-09-407-027	15 West Quincy Street PIN(s): 09-09-407-003	15 East Quincy Street PIN(s): 09-10-303-008	19 South Cass Avenue PIN(s): 09-10-303-002	138-140 North Cass Avenue PIN(s): 09-09-215-011
28-44 South Cass Avenue PIN(s): 09-09-407-023; 09-09-430-001; 09-09-430-002; 09-09-430-003; 09-09-430-004; 09-09-430-005; 09-09-430-006; 09-09-430-007; 09-09-430-008; 09-09-430-009; 09-09-430-010; 09-09-430-011; 09-09-430-012; 09-09-430-013; 09-09-430-014; 09-09-430-015; 09-09-430-016; 09-09-430-017; 09-09-430-018; 09-09-430-019; 09-09-430-020; 09-09-430-021; 09-09-430-022; 09-09-430-023; 09-09-430-024				
1 North Cass Avenue Legal Description: LOTS 16 THRU 22 IN BLOCK 13 IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO WESTMONT, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1921 AS DOCUMENT 150101, AND ALSO, THE VACATED 16 FOOT ALLEY BETWEEN LOT 18 AND LOTS 19 THRU 22 IN AFORESAID BLOCK 13, AND ALSO, THAT PART OF BURLINGTON AVENUE LYING EAST OF CASS AVENUE AND BETWEEN LOTS 7 AND 8 IN BLOCK 12 AND LOTS 16 THRU 19 IN SAID BLOCK 13 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19, THENCE NORTH 01 DEGREES 51 MINUTES 52 SECONDS WEST ALONG THE EAST LINE OF SAID CASS AVENUE 46.02 FEET, THENCE NORTH 89 DEGREES 36 MINUTES 48 SECONDS EAST 25.00 FEET, THENCE NORTH 00 DEGREES 23 MINUTES 12 SECONDS WEST 20.00 FEET TO THE SOUTH LINE OF SAID LOT 8, THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 48 SECONDS WEST 85.00 FEET, THENCE SOUTH 00 DEGREES 23 MINUTES 12 SECONDS EAST 16.00 FEET, THENCE NORTH 89 DEGREES 36 MINUTES 48 SECONDS EAST 181.50 FEET, THENCE SOUTH 00 DEGREES 23 MINUTES 12 SECONDS EAST TO THE NORTH LINE OF SAID LOT 16, THENCE SOUTH 89 DEGREES 36 MINUTES 48 SECONDS WEST ALONG THE NORTH LINES OF SAID LOTS 16 THRU 19 A DISTANCE OF 290.32 FEET TO THE POINT OF BEGINNING, AND ALSO, THAT PART OF LOTS 15 AND 23 IN AFORESAID BLOCK 13 LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 23, THENCE NORTH 89 DEGREES 36 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 23 A DISTANCE OF 351.80 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 23 MINUTES 12 SECONDS WEST 150.00 FEET, THENCE NORTH 28 DEGREES 54 MINUTES 39 SECONDS EAST 28.61 FEET TO THE NORTH LINE OF SAID LOT 15, ALL IN DUPAGE COUNTY, ILLINOIS				

2. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the M-1 Limited Manufacturing District to the B-1(A) Downtown Core District.

20-26 East Quincy Street PIN(s): 09-10-300-014; 09-10-300-016

3. Comprehensive Plan Map Amendment to change the future land use designation of the properties listed below, all in Westmont, Illinois, 60559, from Single Family Attached Residential to Downtown Mixed-Use.

20-26 East Quincy Street PIN(s): 09-10-300-014; 09-10-300-016

4. Zoning Map Amendment to rezone the split-zoned property listed below, in Westmont, Illinois, 60559, from the B-1 Downtown Edge District and the R-3 Single-Unit Residential District to the B-1(A) Downtown Core District.

139 North Cass Avenue PIN(s): 09-10-108-019

5. Comprehensive Plan Map Amendment to change the future land use designation of the property listed below, in Westmont, Illinois, 60559, from Single Family Detached Residential to Downtown Mixed-Use.

139 North Cass Avenue PIN(s): 09-10-108-019

6. Zoning Map Amendment to rezone the split-zoned property listed below, in Westmont, Illinois, 60559, from being partially unzoned and from the R-5

General Residential District to the B-1(A) Downtown Core District.
18 West Quincy Street PIN(s): 09-09-502-007

Background of Subject Matter

The Village of Westmont seeks Zoning Map Amendments to rezone the properties to the B-1(A) Downtown Core District, which will eliminate two split-zoned properties. The Village has also requested Comprehensive Plan Amendments from Single Family Detached Residential and Single Family Attached Residential to Downtown Mixed-Use. Like the requested map amendment, the future land use will be more consistent and align with the existing land uses of the property and potential redevelopment opportunities. Following the August 2025 adoption of the B-1(A) Downtown Core and R-7 Downtown Residential districts, the Village is now pursuing rezoning to better align with the 2013 Comprehensive Plan and 2015 Commercial Design Guidelines. The B-1(A) district aims to foster vibrant, dense, main-street storefront development within the downtown, with boundaries generally extending one block from the Westmont Metra Station and reaching north to Norfolk Street.

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 all requests (5-0, 2 absent). At the public hearing, members of the public raised concerns about the B-1(A) northern and eastern boundaries, concerns about redevelopment negatively affecting the existing Downtown character, and concerns about future developments straining traffic and parking. Other members of the public expressed support for the rezoning, hoping to see new development complement and enhance Downtown Westmont.

d. Zoning Map Amendments - Downtown Edge

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

- 1. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the R-5 General Residential District to the B-1 Downtown Edge District.

45 West Quincy Street PIN(s): 09-09-406-001	26 West Burlington Avenue PIN(s): 09-09-221-021	32-34 West Burlington Avenue PIN(s): 09-09-221-017 ; 09-09-221-018	5 North Grant Street PIN(s): 09-09-221-015
22 West Burlington Avenue PIN(s): 09-09-221-022	30 West Burlington Avenue PIN(s): 09-09-221-023	38 West Burlington Avenue PIN(s): 09-09-221-016	

Background of

Subject Matter

Following the August 2025 adoption of zoning amendments that established the "Downtown Edge" (B-1) district, the Village of Westmont is seeking a Zoning Map Amendment to rezone subject properties from R-5 General Residential to B-1. This proposal aligns with the 2013 Comprehensive Plan's vision for mixed-use development that transitions in scale from the intense Downtown Core to adjacent residential areas. Influenced by the 2013 Comprehensive Plan and 2015 Commercial Design Guidelines, the request aims to provide greater clarity for property owners while accommodating

flexible, smaller-scale building types.

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 absent). At the public hearing, a property owner who owns multiple properties in the proposal area voiced support for the rezoning. Members of the public raised concerns about redevelopment negatively affecting the existing Downtown character, and concerns about future developments straining traffic and parking. Other members of the public expressed support for the rezoning, hoping to see new development complement and enhance Downtown Westmont.

e. **Zoning and Land-Use Map Amendments - Downtown Residential**

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

1. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the R-5 General Residential District to the R-7 Downtown Residential District.

100 West Quincy Street PIN(s): 09-09-227-002; 09-09-227-001	321 West Quincy Street PIN(s): 09-09-400-019	139 West Quincy Street PIN(s): 09-09-403-002	208 West Burlington Avenue PIN(s): 09-09-218-023	227 West Quincy Street PIN(s): 09-09-429-001	316 West Burlington Avenue PIN(s): 09-09-216-031
101 West Quincy Street PIN(s): 09-09-404-007	100 West Burlington Avenue PIN(s): 09-09-220-023	140 West Quincy Street PIN(s): 09-09-226-039	210 West Burlington Avenue PIN(s): 09-09-218-019	229 West Quincy Street PIN(s): 09-09-429-002	320 West Burlington Avenue PIN(s): 09-09-216-022
105 West Quincy Street PIN(s): 09-09-404-006	104 West Burlington Avenue PIN(s): 09-09-220-022	141 West Quincy Street PIN(s): 09-09-403-001	212 West Burlington Avenue PIN(s): 09-09-218-018	231 West Quincy Street PIN(s): 09-09-401-004	1-5 North Washington Street PIN(s): 09-09-219-015
107 West Quincy Street PIN(s): 09-09-404-005	106 West Burlington Avenue PIN(s): 09-09-220-021; 09-09-220-020	144 West Quincy Street PIN(s): 09-09-226-038	216 West Burlington Avenue PIN(s): 09-09-218-017	235 West Quincy Street PIN(s): 09-09-401-003	1-5 North Hudson Street PIN(s): 09-09-218-016
109 West Quincy Street PIN(s): 09-09-404-004	112 West Burlington Avenue PIN(s): 09-09-220-019	148 West Quincy Street PIN(s): 09-09-226-037	220 West Burlington Avenue PIN(s): 09-09-217-024	240 West Quincy Street PIN(s): 09-09-224-001	32 East Burlington Avenue PIN(s): 09-10-113-009
113 West Quincy Street PIN(s): 09-09-404-024	114 West Burlington Avenue PIN(s): 09-09-220-018	205 West Quincy Street PIN(s): 09-09-402-005	222 West Burlington Avenue PIN(s): 09-09-217-023	241 West Quincy Street PIN(s): 09-09-401-002	100 East Burlington Avenue PIN(s): 09-10-114-013
115 West Quincy Street PIN(s): 09-09-404-023	116 West Burlington Avenue PIN(s): 09-09-220-017	207 West Quincy Street PIN(s): 09-09-402-004	224 West Burlington Avenue PIN(s): 09-09-217-022	243 West Quincy Street PIN(s): 09-09-401-001	102 East Burlington Avenue PIN(s): 09-10-114-014

117 West Quincy Street PIN(s): 09-09- 404-022	120 West Burlington Avenue PIN(s): 09-09- 220-016	213 West Quincy Street PIN(s): 09-09- 402-003	226 West Burlington Avenue PIN(s): 09-09- 217-021	300 West Quincy Street PIN(s): 09-09- 223-002	108 East Burlington Avenue PIN(s): 09-10- 114-015
119 West Quincy Street PIN(s): 09-09- 404-021	126 West Burlington Avenue PIN(s): 09-09- 219-021	215 West Quincy Street PIN(s): 09-09- 402-002	230 West Burlington Avenue PIN(s): 09-09- 217-020	301 West Quincy Street PIN(s): 09-09- 400-005	114 East Burlington Avenue PIN(s): 09-10- 114-016
121 West Quincy Street PIN(s): 09-09- 404-001	128 West Burlington Avenue PIN(s): 09-09- 219-020	216 West Quincy Street PIN(s): 09-09- 225-001	234 West Burlington Avenue PIN(s): 09-09- 217-025	305 West Quincy Street PIN(s): 09-09- 400-004	205 East Burlington Avenue PIN(s): 09-10- 120-010
125 West Quincy Street PIN(s): 09-09- 403-005	130 West Burlington Avenue PIN(s): 09-09- 219-019	217 West Quincy Street PIN(s): 09-09- 402-019	238 West Burlington Avenue PIN(s): 09-09- 217-016; 09-09-217-017	309 West Quincy Street PIN(s): 09-09- 400-003	17 North Linden Avenue PIN(s): 09-10- 113-008
129 West Quincy Street PIN(s): 09-09- 403-004	132 West Burlington Avenue PIN(s): 09-09- 219-018	219 West Quincy Street PIN(s): 09-09- 402-020	300 West Burlington Avenue PIN(s): 09-09- 216-023; 09-09- 216-024; 09-09- 216-025; 09-09- 216-026	315 West Quincy Street PIN(s): 09-09- 400-002	16 North Warwick Avenue PIN(s): 09-10- 113-016
135 West Quincy Street PIN(s): 09-09- 403-003	134 West Burlington Avenue PIN(s): 09-09- 219-017	221 West Quincy Street PIN(s): 09-09- 401-020	306 West Burlington Avenue PIN(s): 09-09- 216-020; 09-09- 216-019	316 West Quincy Street PIN(s): 09-09- 223-001	16 North Wilmette Avenue PIN(s): 09-10- 114-017
136 West Quincy Street PIN(s): 09-09- 226-040	140 West Burlington Avenue PIN(s): 09-09- 219-016	222 West Quincy Street PIN(s): 09-09- 224-002	310 West Burlington Avenue PIN(s): 09-09- 216-028	312 West Burlington Avenue PIN(s): 09-09- 216-027	19 North Wilmette Avenue PIN(s): 09-10- 115-007
317 West Quincy Street PIN(s): 09-09- 400-018	200 West Burlington Avenue PIN(s): 09-09- 218-021	206 West Burlington Avenue PIN(s): 09-09- 218-022	225 West Quincy Street PIN(s): 09-09- 401-021	314 West Burlington Avenue PIN(s): 09-09- 216-032	
Unaddressed West Quincy Street (Quincy Street Station Homes) PINS(s): 09-09-226-041; 09-09-226-023; 09-09-226-024; 09-09-226-025; 09-09-226-026; 09-09-226-027; 09-09-226-028; 09-09-226-029; 09-09-226-030; 09-09-226-031; 09-09-226-032; 09-09-226-033; 09-09-226-034; 09-09-226-035; 09-09-226-036					

2. Comprehensive Plan Amendment to change the future land use designation of the properties listed below, all in Westmont, Illinois, 60559, from Single Family Detached Residential to Single Family Attached Residential.

32 East Burlington Avenue PIN(s): 09-10-113-009	100 East Burlington Avenue PIN(s): 09-10-114-013	102 East Burlington Avenue PIN(s): 09-10-114-014	114 East Burlington Avenue PIN(s): 09-10-114-016	17 North Linden Avenue PIN(s): 09-10-113-008
16 North Warwick Avenue PIN(s): 09-10-113-016	16 North Wilmette Avenue PIN(s): 09-10-114-017	19 North Wilmette Avenue PIN(s): 09-10-115-007	108 East Burlington Avenue PIN(s): 09-10-114-015	

3. Comprehensive Plan Amendment to change the future land use designation of the property listed below, in Westmont, Illinois, 60559, from Public/Semi Public to Single Family Attached Residential.

205 East Burlington Avenue PIN(s): 09-10-120-010

Background of Subject Matter

In August 2025, the Village adopted comprehensive amendments that established the B-1(A) Downtown Core and R-7 Downtown Residential districts, while renaming the B-1 Limited Business District to "Downtown Edge." The R-7 district was specifically created to effectively manage transitional residential uses on the periphery of downtown—a role the broader R-5 district could not adequately fulfill. This new classification preserves the property rights of existing single-family owners while facilitating more focused redevelopment opportunities. To further align with these goals, the Village of Westmont is requesting a Zoning Map Amendment to rezone the proposal area from R-5 to R-7. Additionally, the Village seeks Comprehensive Plan amendments for the Eastern Section to redesignate future land use from Single Family Detached Residential and Public/Semi-Public to Single Family Attached Residential. If approved, these changes will achieve greater consistency between zoning and land use designations across the entire proposal area.

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 all requests (5-0, 2 absent). At the public hearing, members of the public voiced concerns about redevelopment negatively affecting the existing Downtown character, and concerns about future developments impacting traffic. Other members of the public expressed support for the rezoning, hoping to see new development complement and enhance Downtown Westmont. Many members of the public expressed concerns about if and how existing detached homes will be affected by the rezoning.

f. **Agreement For Consultant Services with Houseal Lavigne Associates, LLC. - Westmont Comprehensive Plan, Downtown Streetscape Master Plan, and Downtown Parking Study**

Board to consider an ordinance approving an agreement with Houseal Lavigne Associates, LLC. and sub-consultants RVi Planning + Landscape Architecture and Kenig, Lindgren, O'Hara, Aboona, Inc., to prepare a Comprehensive Plan, a Downtown Streetscape Master Plan, and Downtown Parking Study.

Background of Subject Matter

The Village of Westmont sought proposals from Illinois-based planning

consultants to prepare a new Comprehensive Plan and Downtown Streetscape Master Plan. The current Comp Plan, adopted in 2013 as an update to the 1998 version, is due for replacement. The new plan will guide community development, economic growth, public investment, and decision-making for the next 15–20 years. Additionally, the consultant will also include a downtown parking study to help guide these two plans within the Village's Downtown. The not-to-exceed price for these services is \$250,000.00, excluding expenses and any supplemental services requested by the Village. The ordinance approving this agreement will authorize staff to finalize edits to the agreement and exhibits, including timeline and scope prior to execution.

Additional Background

The Village issued a Request for Proposals (RFP) on December 15, 2025, and received seven responses. Staff subsequently conducted four interviews before selecting a consultant. However, the initially selected consultant contract was terminated when the Village lost confidence in their capacity to deliver the necessary level of service after several unplanned staffing changes. Subsequently, the Village entered contract negotiations with Houseal Lavigne Associates., LLC.

Type Ordinance

Budgeted

g. **Award of Bid Proposal- 328 S. Wilmette Ave Fence Replacement Project**

Board to consider an ordinance awarding the bid proposal from Alliance Allied Inc. for the 328 S. Wilmette Ave Fence Replacement Project and authorizing a contract consistent with the bid documents.

Background of Subject Matter

The Village accepted bid proposals from two contractors for the 328 S. Wilmette Ave Fence Replacement Project. The bids were \$278,495.00 and \$304,140.05. The low bid was 7.17% lower than the Engineer's cost estimate of \$300,000.00. Staff has checked references for this contractor and the references were satisfactory.

Additional Background

This project will consist of the replacement of the fencing at the Public Works yard located at 328 S. Wilmette Ave. The portions adjacent to the residential properties will be replaced with cedar and the portions adjacent to Wilmette Avenue and 55th Street will be replaced with chain link with privacy slats. An interior fence will be installed around the telecommunications equipment to separate it from the rest of the site. The gates to the site will also be replaced. This project is a component of various site improvements to be conducted at this location over the next 6-12 months.

Recommendation

Staff recommends awarding the bid of \$278,495.00 to Alliance Allied Inc.

Type Ordinance

Budgeted Yes

h. Exercise of Option Year 1- Fire Hydrant Painting

Board to consider an ordinance exercising the first option year of the contract with GoPainters, Inc. for fire hydrant restoration and painting.

Background of Subject Matter

In 2025, through a joint bid with the municipalities of Downers Grove, Burr Ridge, Willowbrook, Carol Stream, Bartlett, Woodridge, Roselle and Lisle, the municipalities found GoPainters INC, to be the lowest responsible bidder for a Hydrant Sandblasting and Painting Program. The bid consisted of an initial base year with options to extend an additional two years at respective 1.27% and 1.50% contract price increases. The base year contract was approved at the April 17, 2025 Village Board meeting.

Additional Background

Public Works has a budget of \$28,000 for this year's hydrant restoration work. This would equate to 281 hydrants sandblasted, primed and two coats of safety red top coat to be applied for FY2026. Staff recommends exercising the first option year of the contract for an amount not to exceed \$28,000.

Recommendation

Approve

Type Ordinance

Budgeted Yes

i. Hilton Chicago Oak Brook Hills Resort - Hotel / Motel Grant Request

Board to consider a motion awarding a Hotel/Motel Grant in the amount of \$3,723.00 to the Hilton Chicago Oak Brook Hills Resort.

Background of Subject Matter

The hotel is hosting a July 4th celebration featuring the Rolling Stones cover band, Rocks Off (the band) and has a contract to pay the band \$5,500.00.

This event is expected to generate visitors and overnight stays within the Village. The hotel estimates that at least 328 out of the total 386 rooms will be occupied as a result of the band and the overall, July 4th festivities at the hotel. Discover DuPage has estimated that the total impact on Village hotel/motel tax revenue would be \$3,723.00. Hotel guests are also expected to generate sales and service revenues not only at the hotel, but for our local Westmont businesses as a whole.

Additional Background

This grant request was not specifically budgeted as part of the 2026 budget, but the Village has sufficient hotel/motel tax reserves to pay for this request.

Recommendation

Approve

Type Motion

Budgeted

j. **Fire Pension Trustee Appointments**

Board to consider a motion approving Mayor Nero's reappointment of Megan Williams and reappointment of Spencer Parker as members of the Board of Trustees of the Westmont Fire Pension Fund.

Background of Subject Matter

The two civilian members appointed by the Mayor serve 3-year terms. The current Board also includes one active participant.

Additional Background

In the future, if the pension membership grows, the Pension Board could include one additional active member and one beneficiary. Active and beneficiary members would be elected by their respective members.

Recommendation

Approval

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>