



Village of Westmont
VILLAGE BOARD

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Village Board Meeting
July 23, 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 July 9, 2026.

Background of Subject Matter

Required Parliamentary Procedure

Type Motion

b. Finance Ordinance(s)

i. To be announced at the meeting

Type Consent Item

Budgeted

c. Purchase Order(s)

i. MES1 Acquisitions: \$90,600.00

Purchase 24 individual firefighter protective clothing (turnout gear).
Turnout gear must be replaced to ensure continued proper fit and reliability.

Type Consent Item

Budgeted Yes

ii. SB Friedman: \$48,640.00

Type Consent Item

Budgeted

iii. Total of Purchase Orders: \$139,240.00

Type Consent Item

Budgeted

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

i. To be announced at the meeting

Type Consent Item

Budgeted

8. UNFINISHED BUSINESS

a. 1 N. Cass ComEd Relocation- Construction Deposit

Board to consider an ordinance approving a construction deposit for the 1 N. Cass ComEd relocation.

Background of Subject Matter

At the May 2, 2024 Village Board meeting, the Board approved an engineering agreement with ComEd to begin the process of relocating various ComEd facilities out of the vacated right of way at 1 N. Cass. ComEd required an advance payment of \$200,000 to begin the engineering design of the project. The engineering has been ongoing for the past two years.

In addition, the construction of the Burlington Ave Realignment project is underway with completion expected late this summer.

Additional Background

The engineering design is substantially complete, with the remaining item being the BNSF permit to cross the railroad tracks. ComEd is now requesting payment of a construction deposit of \$1,600,000 in order to schedule construction of the relocation, pending receipt of the BNSF permit.

The construction estimate for the work is \$2,000,000; final costs will be based off the total actual charges ComEd incurs for the work, and the Village will be billed or refunded any difference.

Type Agreement/Contract

Budgeted Yes

9. NEW BUSINESS

a. **Surplus Property — Fleet**

Board to consider an ordinance to declare certain aged vehicles as surplus property.

Background of Subject Matter

The Public Works Fleet Division has determined that certain aged vehicles on the attached list should be declared as surplus. The vehicles will be removed from the Village inventory, either due to mileage or running hours, to eliminate waste in maintenance costs. The Village Manager is authorized to dispose of said vehicles by sale, donation, or disposal.

Recommendation

Approve

Type Ordinance

Budgeted

b. **Chapter 80 Text Amendments**

Board to consider an ordinance approving amendments to Chapter 80, Article I, Section 80-5, of the Westmont Code of Ordinances regarding nuisance vegetation.

Background of Subject Matter

The proposed amendments to Chapter 80 update the timeline for addressing violations related to overgrown grass and weeds. Under the current ordinance, property owners are provided 14 days to correct a violation after receiving notice. The proposed amendment reduces the compliance period from 14 to 7 days. Additionally, if the violation is not corrected within the 7-day compliance period, the Village may proceed with abatement after a 2-day posting period has expired rather than waiting an additional 7 days under the current process.

Also, vacant lots and lots containing vacant or abandoned structures will receive only one Notice of Violation per growing season. Subsequent violations during the same growing season will be subject to abatement by the Village without additional notice. The property owner will remain responsible for all costs associated with the abatement.

Additional Background

Reducing the compliance period from 14 days to 7 days will allow overgrown weeds and grass to be addressed promptly, helping to improve the overall appearance of neighborhoods, prevent blight, and maintain community standards. Earlier compliance and, when necessary, quicker abatement will reduce the amount of time properties remain in violation.

Recommendation

Approve

Type Ordinance

Budgeted Yes

c. **Nonenforcement of Recapture Agreements**

Board to consider an ordinance authorizing the nonenforcement of recapture agreements for Fairfield V and Fairfield VII subdivisions.

Background of Subject Matter

The Village entered into a Development Agreement (along with a draft Recapture Agreement attached as an exhibit) with the developer James McNaughton Builders, Inc. ("JMBI") for the Fairfield V subdivision. The draft Recapture Agreement provided for the collection of recapture fees by the Village from properties that wished to connect to certain watermain improvements made by the Developer, and to pay those recapture fees to the Developer. The Development Agreement (including its draft Recapture Agreement) has expired. The Village entered into a second, similar Recapture Agreement with JMBI for the Fairfield VII subdivision. The principal owner of JMBI passed away in 2011. JMBI dissolved as a company in 2011. There are no known successors or assigns to JMBI to whom the Village could pay the recapture fees, if collected. Neither agreement states explicitly that they are binding on JMBI's successors and assigns. Both agreements provide that the Village has no legal obligation to collect the recapture fees from the benefited properties.

Additional Background

Based on these facts and statements, and based on additional facts and statements contained in the draft ordinance for this item, it is requested that the Village Board pass an ordinance authorizing the nonenforcement of the 2 Recapture Agreements, (meaning it will not collect any recapture payments). Collecting the recapture payments at this point is not legally allowed or legally required, and there is no entity to whom the Village can pay the recapture fees that are collected. If approved, this ordinance will be recorded against title to the properties that are subject to these 2 Recapture Agreements.

Recommendation

Approve

Type Ordinance

Budgeted Yes

d. **Amendment to Conditions in Annexation Ordinance**

Board to consider an ordinance approving an amendment to the conditions for connecting to Village water contained in Annexation Ordinance No. 25-041 as to certain properties. .

Background of Subject Matter

The Village approved Ord. No. 25-041 that involuntarily annexed 4 properties into the Village. This ordinance did not require the annexed properties to immediately connect to Village water. Instead, Section 5 of the annexation ordinance required each individual property to connect to Village water upon the first to occur of 6 listed conditions. Section 5 also required each property to cease using and cap the well on their property upon connecting to Village water. Unknown to the Village at the time of annexation, these 4 properties are connected to a community well system. The strict enforcement of these conditions should 1 of the properties connect to Village water and be required to cap the community well would result in the loss of potable water for the other 3 properties.

Additional Background

The proposed ordinance amends the conditions in this annexation ordinance as to these 4 properties on the community well. The ordinance removes all but 1 of the conditions. The 1 condition that remains is to require each of the 4 properties to individually connect to Village water upon any failure of the existing community well system, any disconnection from the existing community well system, and/or the abandonment/non-use of the community well system. This ordinance does not affect the annexed property located at 5908 Western Avenue, as that property is not connected to a community well.

Recommendation

Approve

Type Ordinance

Budgeted Yes

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>