



**Village of Westmont
VILLAGE BOARD**

31 West Quincy Street, Westmont, Illinois 60559

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**Village Board Meeting
September 3, 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 August 20, 2026.

Background of Subject Matter

Required Parliamentary Procedure

Type Motion

- ii. Board to consider approving the minutes of the Special Joint Village Board and Planning & Zoning Commission meeting held on August 26, 2026.

b. Finance Ordinance #18

Total to be announced at the meeting

Type

Budgeted

c. Purchase Order(s)

i. Albrite Building, Inc. \$48,202.00

Police Department Second Floor Training Room and Kitchen Floor Replacement

Type Consent Item

Budgeted Yes

ii. Albrite Building, Inc. \$28,382.00

Sergeants' Offices Renovation

Type Consent Item

Budgeted Yes

iii. Axon Enterprises, Inc. \$29,994.16

Vehicle 1888 Drone and Skydio Data Management Services

Type Consent Item

Budgeted Yes

iv. Total of Purchase Orders \$106,578.16

Type Consent Item

Budgeted

d. **Total of Purchase Order(s) and Finance Ordinance #18**

Total to be announced at the meeting

Type

Budgeted

e. **Proclamation - National Suicide Prevention Week**

Board to consider approving a proclamation declaring September 6-12, 2026 as National Suicide Prevention Week in the Village of Westmont.

Type Consent Item

Budgeted

f. **Proclamation - National Payroll Week**

Board to consider approving a proclamation declaring September 7-11, 2026 as National Payroll Week in the Village of Westmont.

Type Consent Item

Budgeted

g. **Proclamation - National Police Woman Day**

Board to consider approving a proclamation declaring September 12, 2026 as National Police Woman Day in the Village of Westmont.

Type Consent Item

Budgeted

8. UNFINISHED BUSINESS

9. NEW BUSINESS

a. Issuance of a Temporary Class 3 Liquor License

Board to consider an ordinance issuing a temporary Class 3 Liquor License for Tapatio Mexican Grill Tradicional, Inc. d/b/a Tapitio Mexican Grill, 11 W. Quincy St., Westmont, Illinois.

Background of Subject Matter

The Village has received an application for a temporary liquor license for Tapatio Mexican Restaurant at 11 W. Quincy due to the change in ownership. The Clerk's office is working with the new owners to process this change. To avoid cessation of alcohol sales and service, a temporary liquor license is required. The new owners do not plan on changing the Class 3 license that the previous owners held for the sale and service of alcohol. When the background review is complete, their application for a permanent liquor license will be presented to the Village Board and Local Liquor Commissioner for approval.

Recommendation

Approve

Type Ordinance

Budgeted

b. TLD Design Studios - Commercial TIF Relocation Grant

Board to consider a motion awarding a Commercial TIF Relocation Grant to TLD Design Studios in an amount not to exceed \$12,500 and expressly authorizing eligible costs to include costs spent prior to this approval.

Background of Subject Matter

TLD Design Studios is moving locations within Westmont due to the planned redevelopment of their current location, and will be entering into a 5-year lease at a new location within the Village. As such, the Village is authorizing the award of a grant, subject to final confirmation and documentation. The grant will provide reimbursement of 100% of the first \$10,000 of eligible costs and 50% of the next \$5,000. It is estimated that the eligible costs will exceed \$15,000, and the grant will max out at a total \$12,500.

Additional Background

This grant program was created to assist businesses that are currently leasing space in an area the Village will be spending TIF money to redevelop. Due to the short time between the creation of this program and the necessary relocation, the Village is waiving the typical caveat that expenses made prior to approval of this grant are not included as eligible costs.

Recommendation

Approve.

Type

Motion

Budgeted

c. **Waiver of Heritage Tree Replacement Fee-in-lieu payment per Section 80-45 of the Municipal Code**

Board to consider an ordinance approving a request from Keith Reich (Owner) regarding the property at 215 N Lincoln St for a waiver of the Heritage Tree Replacement fee-in-lieu payment per Section 80-45 of the Municipal Code.

Background of Subject Matter

Chapter 80 Article III of the Municipal Code provides for the preservation and management of Heritage Trees located on private property. Section 80-45 allows for removal of heritage trees provided that the tree is replaced with one inch of replacement caliper for every one inch DBH that is removed. Section 80-45 allows for replacement trees to be planted on the property or a payment to be made equal to the cost that would have been incurred to purchase and install replacement trees, so that the village may purchase and install the replacement tree(s) elsewhere within the village.

Additional Background

The property owner of 215 N Lincoln St has requested permission to remove a 31.5" DBH Honey Locust located on his property. Staff has calculated that the fee-in-lieu payment for removal of this tree would be \$4500. Staff has performed a ground inspection of the tree and recommended maintenance measures for the tree to remediate the property owner's concerns about it; however, the property owner would still like to remove it due to safety and maintenance concerns.

Type

Motion

Budgeted

d. 53 West 59th Street - Two Lot Subdivision

Board to consider an ordinance approving a request from Sunflower Properties LLC for the property at 53 West 59th Street, Westmont, Illinois, 60559, for a Preliminary Plan and Final Plat of Subdivision to subdivide one (1) lot into two (2) lots in the R-3 Single-Unit Residential District.

Background of Subject Matter

The proposed lots will both be 60 feet by 293 feet or an area of 17,616 square feet. If approved, the petitioner intends to build one detached house on each lot with an ADU as permitted by right.

Additional Background

The proposed plan meets the zoning and land development minimums for lots in the R-3 Single-Unit Residential District and is consistent with the recommendations of the Comprehensive Plan.

Recommendation

At their regular meeting on August 12, 2026, the Planning & Zoning Commission unanimously recommended approval of the preliminary plan (5-0, 2 absent).

Type Ordinance

Budgeted

e. 414 Plaza Drive, Suite 103 - Instructional Service Special Use Permit

Board to consider an ordinance approving requests from Moroz Music LLC (Petitioner) and Tulip Rentals LLC (Owner) for the property at 414 Plaza Drive, Suite 103, Westmont, Illinois, 60559, for a Special Use Permit to operate an Instructional Service business (private music lessons) in the M Manufacturing District.

Background of Subject Matter

The private music lessons will be for one student at a time, and the petitioner will be the only instructor onsite. Lessons are expected to be offered primarily Monday through Thursday between 4:00 p.m. and 9:00 p.m. If needed, lessons may occasionally be held on the weekend.

Additional Background

The lessons will occur in a separate northern room adjacent to the exterior of the building. The office is located in the western room, and the rest of the

space will be used for music storage, support room, and a waiting area for parents. 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.

Recommendation

At their regular meeting on August 12, 2026, the Planning & Zoning Commission unanimously recommended approval of the request (5-0, 2 absent). No members of the public provided comments on the request.

Type Ordinance

Budgeted

f. **430 Plaza Drive - Major Site Plan - Great Lakes Plumbing and Heating**

Board to consider an ordinance approving a request from Treute Family LLC, d/b/a Great Lakes Plumbing Heating & Fire Protection Company, for the property at 430 Plaza Drive, Westmont, Illinois, 60559, for a Major Site Plan for a new loading dock.

Background of Subject Matter

The petitioner proposes adding a nine-foot overhead door with a dock leveler on the western facade, alongside a new entrance and stairs on the north side of the building. To support these changes, the plan includes new asphalt and concrete paving to facilitate vehicle movement and upgrades to the detention area as requested by the Village Engineer. The petitioner has cited current worker safety concerns as the reason behind the proposal.

Additional Background

While meeting all zoning bulk minimum requirements, the petitioner has also voluntarily proposed adding eight arborvitae trees to the existing fence line to help mitigate noise and visual impacts on neighboring homes. However, the related improvements may also impact a neighboring tree to the north. Finally, if approved, the petitioner must coordinate with the Village Engineer to vacate and replace a 20-foot public utility and drainage easement located within the proposed hardscape area.

Recommendation

At their regular meeting on August 12, 2026, the Planning & Zoning Commission unanimously recommended denial (not to approve) of the request (0-5 with 2 absent). Several neighbors spoke in opposition due to the proximity of the proposed loading dock and hardscape improvements to the shared property lines. Several neighbors also indicated that the business' current activities are impactful as it relates to noise, light, and odor.

Type Ordinance

Budgeted

g. **Financial Audit Services Contract Extension — Sikich LLC**

Board to consider an ordinance approving a five-year contract extension with Sikich LLC for independent auditing services.

Background of Subject Matter

State statute requires that the Village contract with an independent financial auditing firm to conduct an annual audit of the Village's financial books and records. This ensures that the Village's annual financial reporting package remains transparent, comprehensive, and fully compliant with statutory requirements. Sikich has served as the Village's financial auditor since Fiscal Year 2018. The proposed five-year extension covers fiscal years 2026 through 2030. The maximum value of the contract totals \$279,181.00 with overall annual price increases ranging from 1.6% to 3.1%.

Recommendation

Approve

Type Agreement/Contract

Budgeted

h. **Award of Bid Proposal - 2026 Sidewalk Improvements Project**

Board to consider an ordinance awarding the bid proposal from Globe Construction Inc. for the 2026 Sidewalk Improvements Project and authorizing a contract in the amount of \$241,674.00 consistent with the bid documents.

Background of Subject Matter

The Village accepted bid proposals from seven contractors for the 2026 Sidewalk Improvements Project. The bids ranged from \$241,713.00 to \$394,803.75. There was a clerical error on the low bidder's schedule of prices, which when corrected would result in a total bid of \$241,674.00. The low bidder remained the low bidder even with the corrected total bid. The low bid was 26.5% lower than the Engineer's cost estimate of \$305,739.50.

Additional Background

The approved construction budget for this project was \$294,000. 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. This project is being partially funded by a \$330,000.00 grant from the State of Illinois Department of Commerce and Economic Opportunity (DCEO). Approximately \$275,177.00 of the grant funded the 2025 Oakwood Sidewalk Improvements project. The remaining grant amount of \$54,823.00 will be applied to this project.

Recommendation

Approve

Type Agreement/Contract

Budgeted Yes

i. **2026 Sidewalk Improvements Project Change Order #1**

Board to consider an ordinance approving Change Order #1 for the 2026 Sidewalk Improvements Project, to Globe Construction, Inc. for an amount not to exceed \$52,326 and a total award of \$294,000.

Background of Subject Matter

The Village Board awarded a contract to Globe Construction, Inc. at tonight's Village Board meeting, in the amount of \$241,674.00. The bid documents allow the Village to increase or decrease contract quantities and State law permits change orders under 50% of the original contract price without re-bidding of the work. In order to take advantage of favorable pricing and perform more sidewalk repairs this year, a change order to the original contract would allow additional work to be performed.

Additional Background

The approved construction budget for this project was \$294,000.00.

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. This project is being partially funded by a grant from the State of Illinois Department of Commerce and Economic Opportunity (DCEO).

Recommendation

Approve

Type Agreement/Contract

Budgeted Yes

j. **Salt Purchase 2026-2027**

Board to consider an ordinance approving the purchase of 400 tons of road salt from Salt Xchange Inc. in the amount of \$48,000.00.

Background of Subject Matter

The Village procures road salt via two different joint bid processes, one through DuPage County and the other through the State of Illinois. The DuPage County salt purchase was approved by the Village Board at the May 28, 2026 Village Board meeting, with 800 tons procured. The Village typically plans to purchase 1200 tons of road salt annually, but may need to utilize more or less depending on weather conditions.

The Village was informed on July 28th, 2026 that it did not receive a bid as part of the State of Illinois bid for road salt for the 2026-2027 winter season.

Approximately 250 communities in Illinois did not receive a bid as part of this process, leaving these communities trying to procure necessary salt through other means.

Additional Background

Staff has investigated multiple options for procuring additional road salt.

Staff has contacted multiple vendors to find available salt at reasonable prices. Staff recommends purchasing 400 tons of salt from Salt Xchange Inc., at a price of \$120.00 per ton delivered, for a total cost of \$48,000.00.

The Village will take delivery of 300 tons before October 15, 2026 to fill the salt dome to capacity. The remaining 100 tons will be completed between October 15, 2026 and March 31, 2027. The Village has checked the references of this vendor and the results were satisfactory.

Recommendation

Approve

Type Purchase

Budgeted Yes

k. **Remodeling Work - Police Department Flooring Replacement**

Board to consider an ordinance approving a Proposal and Addendum with Albrite Building, Inc. for remodeling work to the Police Department (flooring replacement).

Background of Subject Matter

The flooring in the 2nd floor corridor, training room, and kitchen of the

Police Department (500 N. Cass Ave.) is outdated, worn, and in need of replacement. Albrite Building, Inc. submitted a Proposal to the Village for this flooring replacement work in the amount of \$48,202.00. The Village has prepared its standard Addendum which supplements the terms of this Proposal. The Village has utilized Albrite on several previous remodel projects at the Police Station, the Fire Station, and Village Hall, and the Village has found Albrite's work to be professional, timely, and cost-effective.

Additional Background

Since this work is likely considered a public improvement project, the Village must either competitively bid this work, or the Village Board must waive competitive bidding and vote to approve the work by the affirmative vote of 2/3rds of the Trustees holding office (4 affirmative votes in favor). Similar to the previous remodel projects performed by Albrite, Village staff recommends that the Village Board waives competitive bidding since the scope and cost of the work is not conducive to competitive bidding.

Recommendation

Approve

Type Ordinance

Budgeted Yes

I. Remodeling Work - Police Department Sergeant's Office

Board to consider an ordinance approving a Proposal and Addendum with Albrite Building, Inc. for remodeling work to the Police Department (Sergeant's office).

Background of Subject Matter

The Sergeant's office in the Police Department (500 N. Cass Ave.) currently lacks sufficient space and is outdated. Albrite Building, Inc. submitted a Proposal to the Village for remodeling work to the Sergeant's office in the amount of \$28,382.00. The Village has prepared its standard Addendum which supplements the terms of this Proposal. The Village has utilized Albrite on several previous remodel projects at the Police Station, the Fire Station, and Village Hall, and the Village has found Albrite's work to be professional, timely, and cost-effective.

Additional Background

Since this work is likely considered a public improvement project, the Village must either competitively bid this work, or the Village Board must waive

competitive bidding and vote to approve the work by the affirmative vote of 2/3rds of the Trustees holding office (4 affirmative votes in favor). Similar to the previous remodel projects performed by Albrite, Village staff recommends that the Village Board waives competitive bidding since the scope and cost of the work is not conducive to competitive bidding.

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>