



Village of VILLAGE

31 West Quincy Street, V

villageboard@w
westmont.illinois.g

Village Board Meeting July 24, 2025 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 10, 2025.

Background of Subject Matter

Required Parliamentary Procedure

Type Motion

b. **Finance Ordinance(s)**

- i. **Total of Finance Ordinance #15 - 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. **To be announced at the meeting.**

Type Consent Item

Budgeted

e. June 2025 Monthly Board Treasurer's Report

8. UNFINISHED BUSINESS

9. NEW BUSINESS

a. Lot Coverage Variance Request for a Patio and Walkways - 102 West Naperville Road

Board to consider an ordinance approving a request from Michael Schaefer and Chivon Niziolek, for the property at 102 West Naperville Road, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District.

Background of Subject Matter

Petitioners are proposing to construct an 18-foot by 14-foot stamped concrete patio and two 3-foot-wide walkways. This construction would raise the property's lot coverage to 43.85%, exceeding the R-3 Single-Family Detached Residence district's 35% maximum by 8.85%.

Additional Background

The petitioners purchased the property after significant site alterations by the previous owner, including the removal of walkways, which reduced the total lot coverage of the property to 39.83%. Additionally, this lot is substandard due to its width measuring at approximately 65 feet, while the Village's Land Development regulations require a 20% increase in the minimum width, which would normally equal 72 feet.

Recommendation

At its meeting on July 9, 2025, the Planning & Zoning Commission recommended approval of the variance request (5-0, 2 absent) with the following condition:

1. The owner must install a dry well to mitigate against any stormwater impacts.

Type Ordinance

Budgeted

b. **Lot Coverage Variance for a Residential Pool - 232 East Des Moines Street**

Board to consider an ordinance approving a request from Justin and Natalie Krone regarding the property at 232 East Des Moines Street, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District.

Background of Subject Matter

The petitioners are proposing to install a 555-square-foot in-ground swimming pool with a 3-foot-wide walkway around its perimeter, totaling approximately 903 square feet in additional lot coverage. These improvements would raise lot coverage from the existing 33.87% to approximately 39%, exceeding the 35% R-3 maximum. Due to its location in an identifiable sub-basin area, this request is ineligible for administrative approval.

Additional Background

Lot coverage represents the percentage of a lot's area occupied by buildings, structures, and permanent hardscape. In the R-3 Single-Family Detached Residence District the maximum is 35%. 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 request is ineligible for administrative approval.

Recommendation

At its meeting on July 9, 2025, the Planning & Zoning Commission recommended approval of the variance requests (5-0, 2 absent) with the following conditions:

1. The owner must install a dry well to mitigate against any stormwater impacts; and
2. If the swimming pool is removed or filled-in with an impervious surface at any time, the variance will automatically terminate.

Type Ordinance

Budgeted

c. Special Use Permit and Variance Requests for That Golf Place- 212 East Chicago Avenue

Board to consider an ordinance approving requests from TGP Innovations LLC, d/b/a That Golf Place (Petitioner) and Pranno Corporation (Owner) at 212 East Chicago Avenue, Westmont, Illinois, 60559 for the following:

1. Special Use Permit to operate an indoor golf simulator facility amusement establishment in the B-2 General Business District.
2. Zoning Ordinance Variance to the special condition that requires a 100-foot distance separation between an amusement establishment and a residence district.

Background of Subject Matter

The petitioner describes the business as a members-only indoor simulator golf and training facility with fitness components. The proposed hours of operations are 4:00AM to 11:00AM on weekdays and 4:00am to 12:00AM on weekends. The petitioner expects peak customer activity to be between 9:00 AM and 9:00 PM, accounting for approximately 90% of facility foot traffic.

Additional Background

The petitioner has requested a Special Use Permit to operate That Golf Place, an amusement establishment, in the B-2 General Business District. The petitioner is also requesting a variance to the special condition that requires a 100-foot separation distance between an amusement establishment and the residential district to the north due to it being 25 feet from a residentially zoned property.

Recommendation

At its meeting on July 9, 2025, the Planning & Zoning Commission recommended approval of the Special Use Permit and variance requests (5-0, 2 absent).

Type Ordinance

Budgeted

d. Special Use Permit for Chicago Lightworks - 600 Oakmont Lane, Suite 600

Board to consider an ordinance approving a request from Chicago Lightworks, LLC (petitioner) and 1133 Cleveland properties, LLC (owner) for the property at 600 Oakmont Lane, Suite 600 for the following:

1. Special Use Permit to operate business offices with accessory uses of warehousing, distribution of materials, goods, or products in the O/R (Office/Research) District.

Background of Subject Matter

Chicago Lightworks intends to use the subject unit as their headquarters for their lighting sales agency. Day-to-day operations include general office

functions, meeting spaces, a training center for employees, a showroom for lighting fixtures, and a warehouse to store lighting samples. The hours of operation will be from 8:00 am to 5:00 pm on weekdays, with a maximum of 70 employees. The proposed warehousing will be used to store lighting samples that support the in-house showroom. Suite 600 is 23,463 square feet and the warehouse is proposed to be roughly 4,200 square feet.

Additional Background

To facilitate improved occupancy of atypical buildings in the O/R district, the Village approved a text amendment in 2022. The text amendment gave building owners the ability to solicit users that may utilize already existing atypical features such as loading docks or storage areas subject to an approved Special Use Permit.

Recommendation

At its meeting on July 9, 2025, the Planning & Zoning Commission recommended approval of the Special Use Permit request (5-0, 2 absent).

Type Ordinance

Budgeted

e. **Variance Request for Directional Signage - 639 Blackhawk Drive**

Board to consider an ordinance approving a request from ADVOCATE HEALTH & HOSPITALS CORPORATION, for 639 Blackhawk Drive, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to increase the maximum sign area and height of directional signage in the B-2 General Business District.

Background of Subject Matter

The petitioner is requesting a variance to the maximum area and maximum height of directional signage for an outpatient medical center in the B-2 General Business District. The petitioner received approvals for a consolidation, site & landscape plan, and a variance for illumination in March 2024. The outpatient center is currently under construction.

Additional Background

The petitioner is proposing three designs of directional signage, which are attached to this report. Designs #1 and #2 are 6 feet 6 inches tall, and 9 square feet in area; Variances are required to both the height and area. Design #3 is also 6 feet 6 inches tall, but is 4.8 square feet in area. Only a variance to the height is required for this design. The petitioner indicated that the signs would enhance both operational efficiency and safety for patients, visitors, staff, and service vehicles.

Recommendation

At its meeting on July 9, 2025, the Planning & Zoning Commission recommended approval of the variance request (5-0, 2 absent).

Type Ordinance

Budgeted

f. **Award of Bid Proposal - Oakwood Sidewalk Improvements Project**

Board to consider an ordinance awarding the bid proposal from Globe Construction, Inc. for the Oakwood Sidewalk Improvements Project and authorizing a contract in the amount of \$192,100.00 consistent with the bid documents.

Background of Subject Matter

The Village accepted bid proposals from five contractors for the Oakwood Sidewalk Improvements Project. The bids ranged from \$178,100.00 to \$471,777.50. There was a clerical error on the low bidder's schedule of prices, which when corrected would result in a total bid of \$192,100.00. The low bidder remained the low bidder even with the corrected total bid. The low bid was 55% lower than the Engineer's cost estimate of \$428,258.55.

Additional Background

The approved construction budget for this project was \$430,000.00. 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 funded by a \$330,000.00 grant from the State of Illinois Department of Commerce and Economic Opportunity (DCEO). A second phase of the Oakwood Sidewalk Improvements project will be prepared and bid to expend the remaining budgeted amount, due to the large need for sidewalk repairs in this neighborhood.

Recommendation

Approve

Type Ordinance

Budgeted Yes

g. **Oakwood Sidewalk Improvement Change Order #1**

Board to consider an ordinance approving a Change Order #1 for the Oakwood Sidewalk Improvements Project, to Globe Construction, Inc. for an amount not to exceed \$94,129 and a total award of \$286,229.00.

Background of Subject Matter

The Village Board awarded a contract to Globe Construction, Inc. at tonight's Village Board meeting in the amount of \$192,100.00. 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 a 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 \$430,000.00. 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 funded by a \$330,000.00 grant from the State of Illinois Department of Commerce and Economic Opportunity (DCEO). A second phase of the Oakwood Sidewalk Improvements project will be prepared and bid to expend the remaining budgeted amount, due to the large need for sidewalk repairs in this neighborhood.

Recommendation

Approve

Type Ordinance

Budgeted

h. **Surplus Property - Public Works Fleet Division**

Board to consider an ordinance declaring certain Village vehicles and equipment to be declared surplus property.

Background of Subject Matter

Declaring these items as surplus will remove these vehicles and equipment from the Village inventory. The Village Manager will authorize disposal in the most cost-effective manner if this ordinance is approved.

Type Ordinance

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>