



Village of Westmont
VILLAGE BOARD

31 West Quincy Street, Westmont, Illinois 60559

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Village Board Meeting
August 7, 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 24, 2025.

Background of Subject Matter

Required Parliamentary Procedure

Type Motion

b. Finance Ordinance(s)

- i. Total of Finance Ordinance #16 - to be announced at the meeting.

c. Purchase Order(s)

- i. **Monroe Truck Equipment Inc. \$65,944.00**
2026 Freightliner M2106 Dump Truck Build Out. Replaces current dump

truck #14.

Type Consent Item

Budgeted Yes

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

- i. To be announced at the meeting

8. UNFINISHED BUSINESS

9. NEW BUSINESS

a. Increase in Class 25 Liquor Licenses by One

Board to consider an ordinance increasing the number of available Class 25 Liquor Licenses by one (1) for Westmont Yard Corporation, 233 West 63rd Street, Westmont, IL

Background of Subject Matter

Westmont Yard Corporation and the Business Owner, William Gust, have successfully passed the background review phase of the licensing process.

Nothing was found that should prevent an increase in the Class 25 available licenses.

Additional Background

Recommendation

Approval

Type Ordinance

Budgeted

b. Economic Development Advisor Services

Board to consider an ordinance approving an independent contractor agreement with Brian Krajewski for Economic Development Advisor Services

Background of Subject Matter

The services outlined in the contract include advising on economic development issues, proactive solicitation of development in key areas, brokering conversations with large projects, and assisting in negotiations with potential developers.

Additional Background

This is in addition to the Chamber's continued contractual role in remaining a primary first point of contact for smaller projects, as well as the ongoing business recruitment, retention, and expansion efforts.

Recommendation

Enter text here.

Type Ordinance

Budgeted

c. **Vision & Vibe Fest 2025**

Board to consider an ordinance approving the following requests for the Vision & Vibe Fest on September 13 & 14, 2025:

1. Community Event Permit
2. Amplified Sound Permit
3. Temporary Liquor License Fee Waiver
4. Street Closure - Closing Dallas between Linden Ave and the alley between Linden & Warwick

Background of Subject Matter

The Vision & Vibe Fest is a new event being coordinated by the Village of Westmont to celebrate all things creative and artistic. The event will take place at Veterans Memorial Park on September 13 and 14, 2025. Craft beer will be sold and served by Whiskey Hill Brewery and Kitchen from the hours of 11:00am - 7:00pm.

Additional Background

The Board previously approved a temporary liquor license request from Taurasi to sell and serve wine at this event. This is a request from a second vendor to provide craft beer. The cost of a temporary special event liquor license is \$100 / day.

Type Ordinance

Budgeted

d. **Surplus Property - Fire Department**

Board to consider an ordinance declaring certain Fire Department equipment as surplus property.

Background of Subject Matter

The items are unusable and/or expired and will be removed from the Village inventory and disposed of in the most cost-effective manner.

Recommendation

Approval

Type Ordinance

Budgeted

e. **Zoning Ordinance - Comprehensive Text Amendments**

Board to consider an ordinance approving a request from the Village of Westmont regarding Zoning Ordinance text amendments as follows:

Zoning Ordinance text amendments to repeal Appendix A – Zoning, of the Westmont Code of Ordinances and to establish new Chapter 95 – Zoning, of the Westmont Code of Ordinances, with comprehensive updates to the entire Zoning Ordinance, including amendments to the zoning districts, development standards, planning processes, and other zoning regulations.

Background of Subject Matter

The Village of Westmont began updating its Zoning Ordinance in Spring 2023 by contracting Duncan Associates for consulting services. By Spring 2024, staff reviewed drafts and gathered input from the public during listening sessions and presented changes at the Westmont Chamber of Commerce. Discussions were also held with officials at the Community Development Committee (CDC) and Planning & Zoning Commission (PZC) meetings through Fall 2024. The first full draft was presented to the CDC on January 23, 2025, leading to public hearings with the PZC starting April 23, 2025. After five public hearings and extensive input from commissioners and the public, totaling approximately 18 hours, the Commission recommended approval on July 23, 2025, conditional on revisions which have been added to the draft text.

Recommendation

Following five meetings, the Planning & Zoning Commission voted 5-0 (with two members absent) at its July 23, 2025, meeting to recommend approval of the comprehensive text amendments request.

Type Ordinance

Budgeted

f. Municipal Code Text Amendments

Board to consider an ordinance approving a request from the Village of Westmont for various text amendments to various chapters of the Village's Code of Ordinances including: Ch. 1, Ch. 6, Ch. 10, Ch. 14, Ch. 19, Ch. 18, Ch. 22, Ch. 34, Ch. 38, Ch. 46, Ch. 58, Ch. 63, Ch. 70, Ch. 76, Ch. 80, Ch. 90, Appendix C, and Appendix D.

Background of Subject Matter

To facilitate the comprehensive zoning ordinance text amendments, other municipal code edits are required to update cross-references and clarify processes or terms. These text amendments are also attached for reference. The following chapters of the municipal code are being proposed to be amended: Ch. 1, Ch. 6, Ch. 10, Ch. 14, Ch. 19, Ch. 18, Ch. 22, Ch. 34, Ch. 38, Ch. 46, Ch. 58, Ch. 63, Ch. 70, Ch. 76, Ch. 80, Ch. 90, Appendix C, and Appendix D.

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>