



**Village of Westmont
VILLAGE BOARD**

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov
westmont.illinois.gov | 630-981-6200

**Village Board Meeting
September 4, 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 August 21, 2025.

Background of Subject Matter

Required Parliamentary Procedure

Type Motion

b. Finance Ordinance(s)

- i. The total of Finance Ordinance #18 will be announced at the meeting.

c. Purchase Order(s)

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

- i. The total of Finance Ordinance #18 and the purchase orders will be

announced at the meeting.

e. Proclamations

i. National Payroll Week 2025

Board to approve a proclamation declaring September 1-5, 2025 as National Payroll Week in the Village of Westmont.

Type Proclamation

Budgeted

ii. National Suicide Prevention Week

Board to approve a proclamation declaring September 7-13, 2025 as National Suicide Prevention Month in the Village of Westmont.

Type Proclamation

Budgeted

iii. National Ovarian Cancer Awareness Month

Board to approve a proclamation declaring September 2025 as Ovarian Cancer Awareness Month, honoring the American Cancer Society, in the Village of Westmont.

Type Proclamation

Budgeted

iv. National Police Woman Day

Board to approve a proclamation declaring September 12, 2025, as National Police Woman Day in the Village of Westmont, honoring our female officers.

Type Proclamation

Budgeted

f. Community Events

i. 2025 Wicked West Fest Halloween Events

Board to consider an ordinance approving the following requests from the Westmont Chamber of Commerce for the 2025 Wicked West Events to be held on October 18, 2025:

1. Community Events Permit
2. Amplified Sound Permit
3. Street Closure requests from 7:30am - 2:30 p.m.
 - a. Cass Avenue between Burlington and Chicago / Naperville Road
 - b. Cass / Irving Parking lots on Cass Ave
 - c. Manning School Parking Lot
 - d. Norfolk and Irving Streets from Alley East and West to

Cass Ave

4. Waive restrictions in Chapters 38 and 70 of the Code of Ordinances in order to allow scarecrows to be secured to public utility light poles during the month of October.

Background of Subject Matter

This is an annual event that has grown considerably in recent years. This event will feature family-friendly trick-or-treating, costume contests for all ages, Manning Monster Dash, Caskets on Cass Races, and a pumpkin-smashing contest.

Type Consent Item

Budgeted

g. July 2025 Monthly Board Treasurer's Report

8. UNFINISHED BUSINESS

9. NEW BUSINESS

a. Lot Coverage Variance Request for a Patio - 500 Revere Avenue

Board to consider an ordinance approving a request from Ajradin and Ikmet Rizmani, for the property at 500 Revere Avenue, Westmont, Illinois, 60559, for a Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District.

Background of Subject Matter

The subject property is ordinarily eligible for administrative approval since the Oakwood subdivision is not located within a building moratorium, known drainage problem, or identifiable sub-basin area. Therefore, the property is allowed to have a lot of coverage up to 40% approved administratively, instead of being limited to the R-3 district's 35% maximum. However, the proposed expansion pushes the lot coverage above 40%, which can only be approved through a variance.

Additional Background

Should the variance be approved, the Village's engineering consultant advises that, at a minimum, 50 square feet of the patio be constructed with permeable pavers, as this would be less likely to exacerbate drainage issues. The provided plans do not include permeable pavers.

Recommendation

At its meeting on August 13, 2025, the Planning & Zoning Commission recommended approval of the variance request (4-2, 1 absent) with no conditions. There was a debate among the commission regarding the uniqueness of the lot and the alleged hardship. Requiring part or all of the patio to be made of permeable materials was brought up, but not placed as a condition of approval.

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>



Village of Westmont

ADMINISTRATION

Village Clerk

31 West Quincy Street, Westmont, Illinois 60559

clerks@westmont.il.gov | 630-981-6210

westmont.illinois.gov | 630-981-6200

Clerk's Office Village of Westmont

MINUTES OF THE BOARD MEETING HELD **Thursday, August 21, 2025.**

Mayor Nero called the meeting to order at **6:01 P.M.**

WESTMONT VILLAGE BOARD MEETING ROLL CALL:

PRESENT: Mayor Nero P Clerk A. Szymiski A

TRUSTEES: Barker P Parrilli P
Guzzo P Plowman P
Liddle P Scales P

STAFF:

Gunther <u>A</u> (Village Manager)	Parker <u>P</u> (Assistant Manager)	Brainerd <u>P</u> (H.R. Director)
Hennerfeind <u>P</u> (CDD Director)	Babyar <u>P</u> (Communications)	Liljeberg <u>P</u> (I.T.)
Chief Gruen <u>P</u> (Police Department)	D.C Thompson <u>P</u> (Police Department)	Altic <u>P</u> (Finance Director)
Chief Riley <u>A</u> (Fire Dept.)	D.C. Frank <u>A</u> (Fire Department)	Mielcarski <u>P</u> (Gov't Services)
Richards <u>P</u> (Deputy Village Clerk)	Mulhearn <u>P</u> (Deputy Liquor Commissioner)	Ries <u>P</u> (Public Works Director)

ATTORNEY: Zemenak P Lampariello A

A QUORUM WAS PRESENT TO TRANSACT BUSINESS.

PRESS:

Bugle A

THOSE PRESENT RECITED THE PLEDGE OF ALLEGIANCE.

Mayor welcomed everyone to the meeting.

Mayor Nero conducted the oath for Michael Weibler.

Michael Weibler took the oath for the Deputy Chief of Police.

Deputy Chief Weibler addressed the Village Board and thanked his family, friends, and fellow officers and other colleagues for their support.

OPEN FORUM:

- No open forum

VOTING KEY: **A=ABSENT** **AB=ABSTAIN** **N=NO** **W=Withdrawn**
 P=PRESENT **Y=YES** **R=RECUSE**

Note: *The items listed in these minutes are summaries only and are not meant to be a direct transcript of the Mayor's, Manager's, Clerk's and Trustees' comments. For actual quotes of the referenced items please refer to the Archival video copy of this meeting.*

VOTING SUMMARY

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
TRUSTEE BARKER	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE GUZZO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE LIDDLE	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE PARRILLI	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE PLOWMAN	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE SCALES	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>

REPORTS

Mayor Nero

- School has started and we want to remind motorists to drive safely especially near schools. The Village has posted some back to school safety tips on the Village Website and message boards around town.
- Thanked the FMC Natatorium for inviting some Village officials to be interviewed for a promotion video.
- The USA Luge Slider search returned to Westmont last weekend and young athletes from all over the midwest came to try out for the US National Luge team. Thank you to Village staff for putting this program together.
- Mayor Nero will be the guest bartender at a Knights of Columbus charity function on September 11, 2025 at the Country House.

Deputy Clerk Richards

- Village offices will be closed for Labor Day, September 1st.
- Village offices will also be closed on October 13th.
- The Village has now provided another option for residents to pay their utility bills by phone. More information can be found on the Village website.

Trustee Guzzo

- The next Fire Public Safety Committee meeting is November 6, 4:30pm at Village Hall.
- Announced that the Fire Department Open House event will be September 20th at the Johanik Fire Station, 6015 S. Cass Avenue. The event will feature fun and educational activities for the public as well as offer free hot dogs, hamburgers, chips, and bottled water. More information is on the Village website.

Trustee Scales

- The next Community Development Committee meeting will be October 16.
- The zoning ordinance amendments have been posted to the Village website.

Trustee Parrilli

- The next Public Works Committee meeting is September 18th, 4:30pm, at Village Hall.
- Updates to the front entrance to Village Hall begin Monday, Aug. 25. The back entrance will be open for staff and guests to Village Hall.
- Residents are encouraged to check our website for the latest construction updates.

Trustee Plowman

- The next Police Public Safety Committee meeting will be September 4, 2025, 4:30pm at Village Hall. All are invited to attend.
- Citizens Police Academy gives an interactive behind the scenes look into different aspects of law enforcement. This course runs for 8 weeks and classes are held on Wednesday evenings at the Westmont Police Department. Participants must be 18 years of age and must either live or work in Westmont. Classes start September 24th, there is no charge to participate, and registration is on the Village website.
- Attended the anniversary event for the People's Resource Center. They will be having a gala on October 4th.

Trustee Liddle

- Recapped the Administration Finance Committee meeting held earlier. The following items were discussed:
 - Reviewed credit card fees and e-check options
 - Hotel Motel Tax revenues
 - The Employee Merit Program
 - The Community Development comprehensive downtown plan review and along with a district map.
- Businesses are invited to sign up to have their windows painted by a local artist with fall or Halloween themes. Sign up is on the Village website.
- There are only two more weeks left until Cruisin' Nights is over for the year. Every Thursday night in downtown Westmont on Cass Avenue from 5 to 9pm. This is coordinated and hosted by the Westmont Special Events not-for-profit organization.
- Wicked West Fest is a month-long celebration in October.

Trustee Barker

- The next EIC (Environmental Improvement Committee) meeting will be held September 8th.
- Vision and Vibe Fest will be September 13th & 14th from 11am - 7pm. Many artists have applied, several music inquiries, and dance companies are also interested in participating. There will be two Westmont food trucks, as well as beer and wine sales. Please reach out to Jenny Babyar, project coordinator, at jbabyar@westmont.il.gov for any questions.
- Mosquito spraying alerts have been posted on the Village website regarding mosquito abatement. Information on how to sign up to receive notifications can be found on the website.

- The Library is hosting another Monarch Fest September 6th from 10am - 12pm at Ty Warner Park. The EIC will participate in this event and information is on the Westmont Library website.

ITEMS TO BE REMOVED FROM CONSENT AGENDA:

- No items to be removed from the consent agenda.

(1) CONSENT AGENDA [Omnibus Vote]:

Assistant Village Manager Parker addressed the Board on this agenda item.

Motion by **Trustee Liddle** to approve the consent agenda.

(A) VILLAGE BOARD MINUTES

Board Meeting Minutes

- Board to consider approving the Village Board Meeting held on **August 7, 2025**.

(B) FINANCE ORDINANCE

Finance Ordinance # 17 **\$ 4,102,332.29**

(C) PURCHASE ORDERS:

AXON Enterprises, INC.	\$ 28,654.54
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(D) TOTAL OF PURCHASE ORDER(S) AND FINANCE ORDINANCE(S): **\$ 4,130,986.83**

Seconded by **Trustee Plowman** and the motion passed.

VOTE ON MOTION #1

Ayes: Barker, Guzzo, Liddle, Parrilli, Plowman, Scales

Nays: None

Absent: None

UNFINISHED BUSINESS - None

NEW BUSINESS

(2) REAPPOINTMENT TO THE FIRE AND POLICE COMMISSION

Government Services Director Mielcarski addressed the Village Board on this item.

Motion by **Trustee Barker** to consider a motion to approve the Mayor's reappointment of Tom Mulhearn to a second term on the Board of Fire & Police Commission.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #2

Ayes: Barker, Guzzo, Liddle, Parrilli, Plowman, Scales

Nays: None
Absent: None

(3) SURPLUS PROPERTY - FIRE DEPARTMENT

Assistant Village Manager Parker addressed the Village Board on this item.

Motion by **Trustee Guzzo** to consider an ordinance declaring certain Fire Department equipment as surplus property.

Seconded by **Trustee Scales** and the motion passed.

VOTE ON MOTION #3

Ayes: Barker, Guzzo, Liddle, Parrilli, Plowman, Scales

Nays: None

Absent: None

MISCELLANEOUS

- Mayor announced that he is not likely to be at the next Village Board meeting. Trustee Barker will preside over the meeting in the Mayor's absence.
- Trustee Plowman thanked the Public Works staff for all of their help during the storms. Mayor Nero also thanked the staff for their assistance.

(4) ADJOURNMENT

Motion by **Trustee Liddle** to adjourn the regular meeting.

Seconded by **Trustee Scales** and the motion passed.

VOTE ON MOTION #4

Ayes: Barker, Guzzo, Liddle, Parrilli, Plowman, Scales

Nays: None

Absent: None

MEETING ADJOURNED AT 6:25 P.M.

ATTEST:

APPROVED:

Amanda Szymiski, Village Clerk

Steven T. Nero, Mayor

Dated this 4th day of September, 2025



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P25-_____

National Payroll Week - 2025 - September 1-5, 2025

**NATIONAL
PAYROLL
WEEK 2025**

WHEREAS, the American Payroll Organization and its more than 20,000 members have launched a nationwide public awareness campaign that pays tribute to the workers in the United States, and the payroll professionals who support the American system by paying wages, reporting worker earnings and withholding federal employment taxes; and

WHEREAS, payroll professionals in the Village of Westmont play a key role in maintaining the economic health of Westmont, carrying out such diverse tasks as paying into the unemployment insurance system, providing information for child support enforcement, and carrying out tax withholding, reporting and depositing; and

WHEREAS, payroll departments collectively spend more than \$2.4 trillion annually complying with myriad of federal and state wage and tax laws; and

WHEREAS, payroll professionals play an increasingly important role ensuring the economic security of American families by helping to identify non-custodial parents and making sure they comply with their child support mandates; and

WHEREAS, payroll professionals have become increasingly proactive in educating both the business community and the public at large about the payroll tax withholding systems; and

WHEREAS, the week in which Labor Day falls has been proclaimed National Payroll Week; and

WHEREAS, Westmont seeks to give additional support to the efforts of the people who work in Westmont, Illinois, and of the payroll profession;

THEREFORE, BE IT RESOLVED, I Steven T. Nero, by virtue of the authority vested in me, as Mayor of the Village of Westmont, do hereby proclaim the first full week of September as Payroll Week for the Village of Westmont, Illinois. **PASSED AND APPROVED** by the Mayor and Board of Trustees of the Village of Westmont, DuPage County, Illinois, this 4th day of September 2025.

Ayes: _____ Nays: _____ Absent: _____

Steven T. Nero
Mayor

Attest: _____
Amanda Szymiski
Village Clerk



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VILLAGE BOARD

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P25 _____, Village of Westmont
National Suicide Prevention Week Proclamation



Declaring September 7-13, 2025 as National Suicide Prevention Week
in the Village of Westmont

WHEREAS; September 7-13, 2025 is known as National Suicide Prevention Awareness week and is intended to help raise the visibility of mental health resources; and

WHEREAS; Suicidal thoughts can affect anyone regardless of age, gender, race, orientation, income level, religion, or background; and

WHEREAS; **Hope for the Day** states that 700,000 suicides are reported each year, and each one affects 100's of connections , friends,neighbors, and family; and

WHEREAS; global organizations such as Hope For The Day (HFTD) , national organizations such as the National Alliance on Mental Illness (NAMI) and local organizations like Suicide Prevention Services (SPS) are on the front lines of a battle to open minds, save lives and restore hope; and

WHEREAS; **Westmont** is the same as any other community in the country, yet chooses to publicly support the idea of simply being available to one another; and

WHEREAS, every member of our community should understand that throughout life's struggles we all need the occasional reminder that we are all silently fighting our own battles; and

WHEREAS, I encourage all residents to take the time to inquire as to the wellbeing of their family, friends, and neighbors and to genuinely convey appreciation for their existence by any gesture they deem appropriate, and

WHEREAS, We can all help prevent suicide. Start the Conversation; and

NOW, THEREFORE, BE IT RESOLVED, BY THE VILLAGE OF WESTMONT, that September 7-13, 2025 will be designated as **"Suicide Prevention Action Week"** in the Village of Westmont.

Passed and approved by the Mayor and Board of Trustees of the Village of Westmont, DuPage County, Illinois, on the 4th day of September, 2025.

Ayes: _____ Nays: _____ Absent: _____

Steve Nero
Mayor

Attest: _____
Amanda Szynski
Village Clerk



**Village of Westmont
OFFICE OF THE MAYOR**

31 West Quincy Street, Westmont, Illinois 60559

mayor@westmont.il.gov | 630-981-6210
westmont.illinois.gov | 630-981-6200

**P25-_____, Village of Westmont
Ovarian Cancer Awareness Month**



WHEREAS, the American Cancer Society states that ovarian cancer causes more deaths than any cancer of female systems; and

WHEREAS, in women ages 35-74 it is the fifth leading cause of cancer-related deaths; and

WHEREAS, every woman is at risk regardless of age, heritage, or medical history; and

WHEREAS, ovarian cancer is treatable if detected early, early detection is difficult; and

WHEREAS, women's lives can be saved by raising awareness and education; and,

WHEREAS, knowing the symptoms can save a life.

NOW THEREFORE, I, Steven T. Nero, by virtue of the authority vested in me as **Mayor of the Village of Westmont**, do hereby announce and proclaim to all citizens and set seal hereto, declare the month of September as Ovarian Cancer Awareness Month in the Village of Westmont.

PASSED AND APPROVED by the Mayor and Board of Trustees of the Village of Westmont, DuPage County, Illinois, this 4th day of September, 2025.

Ayes: _____ Nays: _____ Absent: _____

Approve: _____
Steve Nero, Mayor

Attest: _____
Amanda Szymiski, Village Clerk



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PROCLAMATION NO. P25-_____



NATIONAL POLICE WOMAN DAY 2025

WHEREAS: National Police Woman Day celebrates the contribution of female police officers who enforce law and order around the country, protecting their community, and work to keep citizens safe; and,

WHEREAS: These brave women bring an invaluable set of skills to the work of protecting the community and to keeping citizens safe; and,

WHEREAS: This day celebrates the courage, dedication and leadership female police officers show each and every day; and,

WHEREAS: Female law enforcement officers date back to 1891, yet nationally there numbers are only 10% of department personnel, here in Westmont it's 20%; and,

WHEREAS: Celebrating National Police Woman Day is an invitation to all women to consider a career in law enforcement; and,

NOW, THEREFORE I, STEVEN T. NERO, by virtue of the authority vested in me as Mayor of the Village of Westmont, along with the Westmont Village Board of Trustees, do hereby proclaim September 12, 2025 as National Police Woman Day in honor of the Female Officers of the Westmont Police Department.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village to be affixed this 4th day of the month of September in the year of our Lord two thousand and twenty five.

Ayes: ____ Nays: ____ Absent: ____

APPROVED:

ATTEST:

Steven T. Nero, Mayor

Amanda Szymiski, Village Clerk

Village of Westmont

Community Event Permit Application

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 90 DAYS PRIOR TO THE EVENT

Village of Westmont Clerk's Office, 31 W Quincy St. Westmont, IL 60559 Fax: 630-829-4441

INSTRUCTIONS: PLEASE READ THE GUIDE TO SPECIAL EVENTS PLANNING BEFORE COMPLETING APPLICATION

GENERAL EVENT INFORMATION

Name of Event

Westmont Trick or Treat Trail Walk

Exact Address of Event

B-1 Business District (Cass Ave from Dallas to Chicago/Naperville & Quincy/Burlington)

Type of Event (Check all applicable)

☒ Festival ☐ Run/Walk ☐ Parade ☐ Car Show ☐ Carnival ☐ Fireworks "For Government Entities Only" ☐ Other:

Date(s) of Event

October 18, 2025

Hours of Event

Street closed 7:30 - 2:30pm
Events run 8:00am to 1:30pm

Set Up Date

October 18, 2025

Rain Date (If Applicable)

N/A

Estimated Attendance

1,200 guests plus business employees

Description/Purpose of Event (Be as detailed as possible)

Annual Westmont Chamber Trick or Treat Trail Walk to promote our B-1 Business District and to celebrate the Halloween season. The Trick or treat Trail event will feature family friendly trick-or-treating, costume contest for all ages, Manning Monster Dash, Caskets on Cass Races.

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization

Westmont Chamber of Commerce

Contact Person from Sponsoring Organization

Kaili Harding

Sponsoring Organization Address

1 South Cass Avenue

City

Westmont

Zip

60559

Phone Number

630-492-9182

E-Mail

wcctb@westmontchamber.com

Website

westmontchamber.com

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator

Lea Moore

E-mail

wcctb@westmontchamber.com

Organizer/Coordinator Address

1 South Cass Avenue

City

Westmont

Zip

60559

Phone Number

630-960-5553

Cell Phone Number

630-806-5142

Fax Number

Event Overview

EVENT LAYOUT & SET-UP (describe complete site plan of event with location of tent(s), tables, chairs, generator(s), layout of power cables, stage, sound system, lighting, food and beverage service, fencing, water hook-up location, port-a-potties, waste receptacles, etc.) **A site plan that includes the information listed above is REQUIRED.**

Map Attached - Porta-potties and hand washing stations will be positioned on the south side of Irving and Norfolk just west of Cass Avenue on October 17th and removed on October 22. Sound system will be setup at the intersection of Cass Avenue and Irving.

Is this site plan attached? ☒ Yes ☐ No

Note: Layout must include public street and parking lot closures, barricades, placement of stage and tents, location of water hook-ups, placement waste receptacles, placement of tents-tables-chairs, location of food and beverage service, location of information tent, etc.

Will you be using a tent? ☐ Yes ☒ No

If Yes, a tent permit application will need to be completed and approved. Please see Community Dev

Have you submitted and obtained a Temporary Sign Permit for your event signs/banners posting permit from the Westmont Building & Zoning Division? ☐ Yes ☒ No

Have you made arrangements with the Westmont Communications Director to have the Village hang/place signs and/or banners in the right-of-way? ☐ Yes ☒ No

Has an Event Proximity Notice been prepared? ☒ Yes ☐ No

If Yes, please attach a copy for review

Note: Minimally, the Village of Westmont requires the sponsoring organization to provide hand delivered notification regarding this event to all businesses and residences within one block of the event at least 7 days prior to the event. The Village may require a wider area of distribution depending on the size, scope and community impact of the event. This notice must include general information regarding the event including event hours, street & parking lot closures, sound amplification, special uses that may affect neighbors, event chair contact information including name and phone number, and more. This notice must be approved by the Westmont Media Relations Coordinator and a copy must be submitted with this application.

Will your event serve alcohol? ☐ Yes ☒ No

If Yes, in order to sell or furnish alcoholic beverages at your event, you are required to obtain a permit from the Illinois Liquor Control Commission and the Village. If your event includes the use of alcohol, you will need to provide liquor liability coverage on your Certificate of Insurance

Note: A Westmont Police Officer(s) will need to be hired for the event, as required by ordinance if an event serves alcohol

Will your event serve food? ☐ Yes ☒ No

If Yes, who will be responsible for preparing/serving food and meeting all County and State Health

Codes?

If Yes, a DuPage County Health Department temporary food service and/or mobile vending permit is required. No food or beverage can be sold or given away at events open to the public, unless authorized by the County.

Will your event require Police, Fire, or Public Works support? ☒ Yes ☐ No

☒ Police ☐ Fire ☒ PW (check all that apply)

Note: The Village will provide limited support to public events on a case-by-case basis and pending staff availability. This includes the availability of additional police services (i.e. traffic control, officer presence at event, etc.), public works services (i.e. road closures, street sweeping, provision of barricades, etc.) and fire services (i.e. medical or ambulance on standby). Additionally, during the Special Event application review, the Village may require Police or Public Works personnel at the event. The cost for any Village personnel involved during the day(s) of the event and in preparation for the event will be charged back to the sponsoring agency or applicant. The Village will determine the number of personnel necessary to ensure the safety of the participants and spectators, to minimize inconvenience to the residents and to reduce public liability exposure to the sponsoring agency or applicant, as well as to the Village of Westmont. An invoice will be sent to the sponsoring organization after the event has concluded indicating these costs. Failure to pay the invoice within 30 days shall result in a \$50 late fee. A pre-event meeting is required for any event that includes road closures or Village traffic control. At a minimum, the permit applicant's point of contact must be present. This meeting shall occur at least two weeks prior to the event.

Have you secured an appropriate insurance policy? ☒ Yes ☐ No

Note: A Certificate of Insurance showing evidence of a commercial liability policy and additional insured endorsement naming the Village of Westmont, its officials, employees, agents, and volunteers as an additional insured, with limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate, covering any such claims for bodily injury and property damage is required for special events. Coverage to the additional insured shall be provided on a primary and non-contributory basis. In addition, the special event that is covered by the insurance must be named on the certificate. Upon approval of your special event, an original copy of the Certificate of Insurance, and additional insured endorsement is due at least 30 days prior to the event. The Village of Westmont reserves the right to request additional insurance for the event if deemed necessary by the Village staff or the Village Board.

Are you requesting closure of a public right-of-way such as a street or parking lot? ☒ Yes ☐ No

☒ Street ☒ Parking Lot (check all that apply)

If Yes, this requires board action and proof of insurance.

If Yes, list parking lot/street locations and times of closure.

At 7:30am: Close Cass Ave, Close Manning School and Cass/Irving Parking lots on Cass and close Norfolk and Irving Streets from alley east & west to Cass
10:30: Reopen Manning Lot
By 2:30pm: Reopen all closed streets

Describe your proposed traffic plan, including all streets and intersections to be closed before, during and after the event. Additionally describe your proposed parking plan including areas designated for public parking, handicap parking, and how this plan will be promoted to the public.

Reroute traffic off of Cass Ave at Burlington and Chicago/Naperville. Cass South of Burlington remains open. Parking in Cass & Burlington lot and along West Burlington, West Quincy, the North Lincoln Parking Lot and area side streets

Will your event require a water hook-up? ☐ Yes ☒ No

If Yes, list where and when you would like the water hook-up?

Will food trucks be present? ☐ Yes ☒ No

If Yes, please fill out food truck application

Are there any items that require Board approval? ☒ Yes ☐ No

If Yes, list all items requiring board action (such as but not limited to sound amplification, use of public right-of-way, new event, etc.)

Street and parking lot closure and live amplified sound permit

Will you be selling raffle tickets as part of your event? ☐ Yes ☒ No

If Yes, a Village raffle license is required.

Will a Public Address (PA) system or amplified sound be used? ☒ Yes ☐ No

If Yes, a Village Live Amplified Sound Permit is required.

If this is a carnival or circus have you applied and obtained an Amusement License? ☐ Yes ☒ No

If No, The Amusement License will need to be obtained prior to the Special Event Permit being approved.

Village of Westmont
Community Event Permit Application

Continued

Applicant Statement of Agreement

Everything that I have stated on this application is correct to the best of my knowledge. I have read, understand, and agree to abide by the rules and regulations included in this application. I have the authority from my organization to sign and submit this application on their behalf.

[Redacted Signature]
Signature of Applicant

08/04/2025

Date

Westmont Chamber of Commerce & Tourism Bureau

Organization

Indemnification and Hold Harmless Agreement

IN CONSIDERATION OF THE UNDERSIGNED ('APPLICANT') REQUESTING TO HOLD THE FOLLOWING SPECIAL EVENT IN THE VILLAGE OF WESTMONT, [Kaili Harding] THE UNDERSIGNED HEREBY RECOGNIZES, ACKNOWLEDGES, AND ASSUMES ANY AND ALL RISK PERTAINING TO SAID SPECIAL EVENT. TO THE FULLEST EXTENT PERMITTED BY LAW, THE UNDERSIGNED HEREBY AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE VILLAGE OF WESTMONT, ILLINOIS, ITS OFFICIALS, AGENTS, EMPLOYEES, AND VOLUNTEERS AGAINST ALL INJURIES, DEATHS, LOSS, DAMAGES, CLAIMS, SUITS, LIABILITIES, JUDGMENTS, COSTS AND EXPENSES (INCLUDING ATTORNEY'S FEES), WHICH MAY IN ANY MANNER ACCRUE AGAINST THE VILLAGE OF WESTMONT, ITS OFFICIALS, AGENTS, EMPLOYEES, AND VOLUNTEERS ARISING IN WHOLE OR IN PART OR IN CONSEQUENCE OF SAID SPECIAL EVENT BY THE UNDERSIGNED ORGANIZATION, ITS EMPLOYEES, AGENTS, VOLUNTEERS, GUESTS OR VENDORS, OR WHICH MAY IN ANY MANNER RESULT FROM SAID SPECIAL EVENT, DIRECTLY OR INDIRECTLY, EXCEPT THAT ARISING OUT OF THE SOLE LEGAL CAUSE OF THE VILLAGE OF WESTMONT, ITS AGENTS OR EMPLOYEES.

Agreed this 4th day of August 2025

Kaili Harding

Name of Applicant

Westmont Chamber of Commerce & Tourism Bureau

Organization

[Redacted Signature]

Signature of Applicant

******FOR OFFICE USE ONLY******

Application Received On: _____ By: _____

Fees Paid: ☐ Yes ☐ No

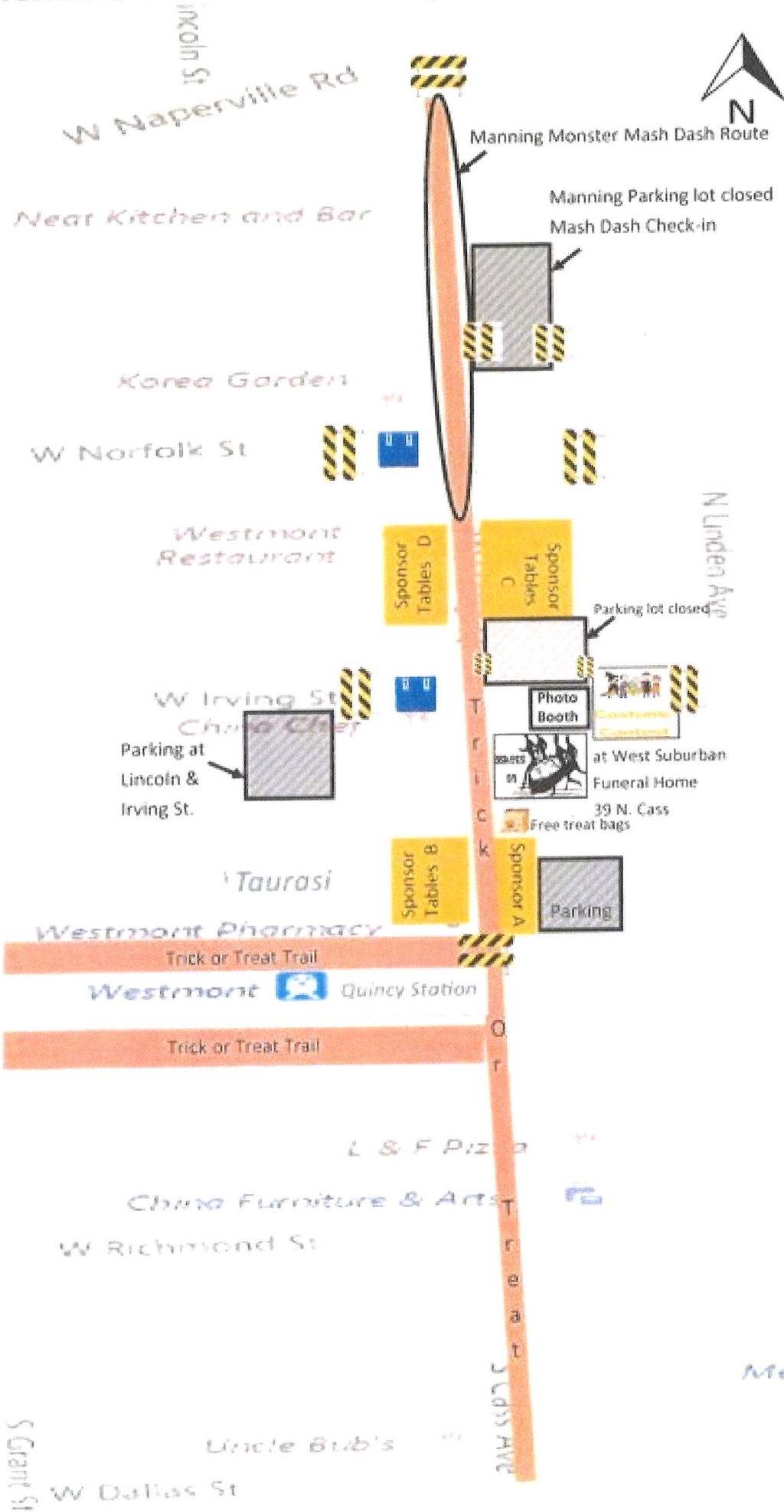
Waiver of Fees: ☐ Yes ☐ No

Board Approval Required: ☐ Yes ☐ No

Items Requiring Board Approval: _____

Board Approval Date: _____

Westmont Trick or Treat Trail Map & Schedule— October 18, 2025



Event Schedule	
Friday - Port-A-Pottys	
7:30— Public works street & parking lot closures	
8:30— Manning Monster Mash Dash	
10:00— Costume Contest (East Irving)	
10:15— Sponsor Tables set-up by 10:55	
11:00— Trick or Treat Trail Opens	
11:00 - Photo Booth (East Irving)	
12:00— Caskets Judging/Inspections at 39 N. Cass	
12:30— Casket Races	
1:00 — Event Concludes	
1:30— Event break down	
2:30— Street Opened	

Village of Westmont

Monthly Treasurer's Report

For the 7 Month Period Ending July 31, 2025

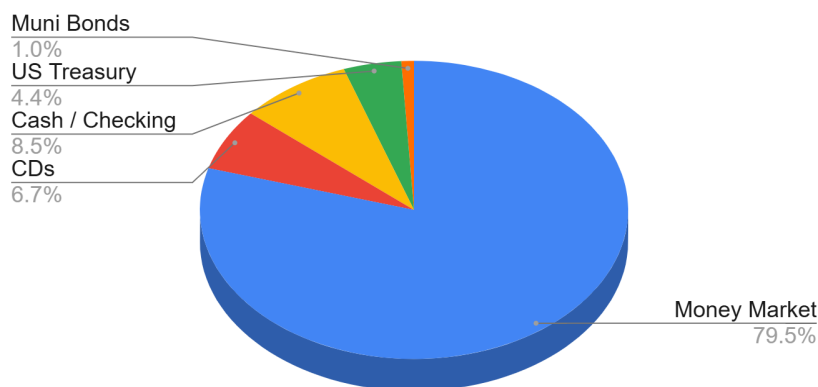
Introduction

The following analysis represents the Village's Treasurer's Report for the seven (7) month period ending July 2025. Comparative data for the seven (7) month period ending July 31, 2025 has been included on certain data tables. The Village's overall cash and financial position are strong as we wrap up the first 7 months of FY2025B.

Cash & Investment Balances

Fund	Fund Name	Cash and Investments 07/31/2025	Fund	Fund Name	Cash and Investments 07/31/2025
01	General Fund	\$24,946,318	62	IMRF / Social Security Fund	\$1,127,799
05	Convention & Tourism Fund	\$2,787,136	63	MFT Rebuild Fund	\$0
17	Employee Benefits Fund	\$0	64	Performance Bond Fund	\$539,197
25	Vehicle Replacement Fund	\$3,189,657	66	DEA Fund	\$1,053,973
30	Capital Projects Fund	\$1,467,645	68	Long Range Planning Fund	\$11,388,210
33	Stormwater Fund	\$8,533,991	82	TIF SWBD Fund	\$578,663
41	Water Fund	\$5,461,041	83	TIF CBD Fund	\$0.00
50	Debt Fund	\$586,542	91	Fire Pension Fund	\$1,152,193
61	Motor Fuel Tax (MFT) Fund	\$2,289,702	-	Grand Total	\$65,102,068

Cash & Investment Allocation By Type



Revenues

Major Revenue Item	FY2025B	FY2024	% Change
Property Taxes	\$5,549,304	\$5,422,133	2.35%
Sales Tax	\$7,227,280	\$6,801,796	6.26%
Water Revenue	\$4,928,776	\$4,554,630	8.21%
Income Tax	\$2,948,169	\$2,717,800	8.48%
Places for Eating Tax	\$1,339,349	\$1,278,376	4.77%
Non Home Rule Sales Tax	\$1,400,692	\$1,290,416	8.55%
State MFT	\$625,727	\$610,478	2.50%
Hotel / Motel Tax	\$446,458	\$496,689	-10.11%

Analysis:

Most Village revenue accounts shown above are showing strong growth this year compared to last year. Low unemployment, stock market performance, strong household wages and inflationary factors have produced higher spending and improved incomes in Illinois. These factors underpin the strong growth in income tax revenue and sales oriented revenues shown above. New sales tax institutions like ADT and Accredo Health are making an impact for our community. Water revenues are up 8.21% overall, led by increases in water rates that went into effect in February and May 2025. Overall water consumption is up marginally over the prior year.

Expenses

Department-General Fund	FY2025B	FY2024	% Change
Police	\$5,813,924	\$5,988,161	-2.91%
Fire & Ambulance	\$4,632,630	\$5,342,989	-13.30%
Public Works	\$3,689,211	\$3,822,228	-3.48%
Transfers	\$0	\$2,869,030	-100.00%
Community Development	\$756,795	\$778,561	-2.80%
Administration & Legislation	\$1,050,871	\$1,066,604	-1.48%
Information Technology	\$691,476	\$788,283	-12.28%
Finance	\$675,860	\$699,956	-3.44%
Human Resources	\$257,987	\$509,122	-49.33%
Communication	\$87,046	\$86,185	1.00%

Analysis:

The Public Works Department has seen reduced expenses this year compared to the prior year due to both Staff turnover and reduced energy costs. The IT Department has seen reduced expenses compared to prior year because of a few one time projects paid in March & April 2024 related to public safety wireless network routers, CCTV cameras and Microsoft Enterprise licensing. Fire and Ambulance expenses decreased this fiscal year compared to the prior year primarily due to a required accounting entry under GASB 87 for reporting of a medical equipment lease expense of \$572,682. Finally, the Human Resource Department saw significant attorney fees paid last year related to a legal matter.

Budget vs Actual by Fund

Fund	Fund Name	Budget Revenues	Actual Revenues	Variance	Budget Expenses	Actual Expenses	Variance
01	General Fund	\$ 37,146,482	\$ 17,113,665	\$ (20,032,817)	\$ 37,146,457	\$ 17,655,800	\$ 19,490,657
05	Convention & Tourism Fund	\$ 961,185	\$ 451,032	\$ (510,153)	\$ 1,010,648	\$ 439,864	\$ 570,784
17	Employee Benefits Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25	Vehicle Replacement Fund	\$ 1,535,961	\$ 44,629	\$ (1,491,332)	\$ 1,575,458	\$ 1,009,776	\$ 565,682
30	Capital Projects Fund	\$ 827,803	\$ 244,643	\$ (583,160)	\$ 7,335,750	\$ 1,451,536	\$ 5,884,214
33	Stormwater Fund	\$ 2,448,500	\$ 908,148	\$ (1,540,352)	\$ 5,441,100	\$ 585,359	\$ 4,855,741
41	Water Fund	\$ 14,905,723	\$ 4,625,680	\$ (10,280,043)	\$ 19,600,686	\$ 6,194,237	\$ 13,406,449
50	Debt Fund	\$ 2,340,665	\$ 10,933	\$ (2,329,732)	\$ 2,220,975	\$ 2,121,261	\$ 99,714
61	MFT Fund	\$ 637,356	\$ 563,054	\$ (74,302)	\$ 2,135,000	\$ 448,160	\$ 1,686,840
62	IMRF / Social Security Fund	\$ 2,064,029	\$ 934,464	\$ (1,129,565)	\$ 2,380,462	\$ 1,169,327	\$ 1,211,135
63	MFT Rebuild Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
64	Performance Bond Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
66	DEA Fund	\$ 289,885	\$ 117,554	\$ (172,331)	\$ 102,725	\$ 49,163	\$ 53,562
68	Long Range Planning Fund	\$ 539,640	\$ 289,101	\$ (250,539)	\$ 2,212,414	\$ -	\$ 2,212,414
82	TIF SWBD Fund	\$ 789,957	\$ 344,175	\$ (445,782)	\$ 771,640	\$ 78,164	\$ 693,476
83	TIF CBD Fund	\$ 2,483,000	\$ 669,971	\$ (1,813,029)	\$ 2,483,000	\$ 374,815	\$ 2,108,185
91	Fire Pension Fund	\$ 58,790	\$ 100,848	\$ 42,058	\$ 5,350	\$ 5,779	\$ (429)
	Grand Total	\$ 67,028,976	\$ 26,417,897	\$ (40,611,079)	\$ 84,421,665	\$ 31,583,241	\$ 52,838,424

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 500 REVERE AVE
2259922

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

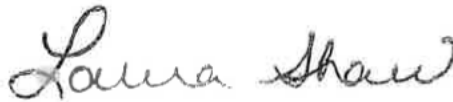
Shaw Media certifies that it is the publisher of the Westmont Suburban Life. The Westmont Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Westmont, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 07/24/2025

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on 24th day of July, A.D. 2025

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$95.74

PUBLIC NOTICE
LEGAL NOTICE / PUBLIC
NOTICE VILLAGE OF
WESTMONT PLANNING
AND ZONING COMMISSION
NOTICE OF PUBLICATION
NOTICE IS HEREBY GIVEN
that a public hearing has
been scheduled before the
Westmont Planning and
Zoning Commission to be
held on Wednesday, August
13, 2025 at 6:00 P.M. in
the Westmont Village Hall,
31 W. Quincy St.,
Westmont, Illinois 60559.
The purpose of the hearing
is to consider a request from
Ajrobin and Ikmet Rizmont,
for the property at 500
Revere Avenue, Westmont,
Illinois, 60559, for the
following:
1. Zoning Ordinance
Variance to the maximum lot
coverage in the R-3 Single-
Family Detached Residence
District.
PIN: 09-03-210-007
More Common Location:
500 Revere Avenue,
Westmont, Illinois, 60559
Village Code(s) Applicable:
Appendix A,
Sections 6.04(D); 13.07
Note: Any person who has
a disability requiring a
reasonable accommodation
to participate in the meeting
should contact the ADA
Compliance Officer, 8:00
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. All interested
persons in attendance will be
allowed to express their
views.
WESTMONT PLANNING AND
ZONING COMMISSION
Doug Carmichael,
Chairperson
(Published in Westmont
Suburban Life Jul. 24,
2025) 2259922

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF AUGUST 13, 2025

PZC 015-2025: Ajradin and Ikmet Rizmani, regarding 500 Revere Avenue, Westmont.

Request for a variance to exceed the maximum lot coverage in the R-3 Single-Family Detached Residence District for a patio.

***CRITERIA NO. 1:** The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.*

FINDINGS OF FACT: The property's existing concrete slab patio is undersized and is improperly sloped so as to direct stormwater towards the house and the house's foundation. The Petitioner proposes to replace this patio with a new, modestly-sized patio that will accommodate the needs of a family of four. The backyard is rather small in size, and a portion of the backyard is virtually unusable by Petitioner. The owner did not create the existing lot coverage on the property via improvements. Without this variance, the property cannot yield a reasonable return as outdoor living is greatly impacted by the small size of the backyard and the small size of the existing patio.

***CRITERIA NO. 2:** The plight of the owner is due to unique circumstances.*

FINDINGS OF FACT: The Petitioner bought the house and related improvements as they currently exist with the 40.3% lot coverage, and is not responsible for the current lot coverage. The proposed improvements will increase lot coverage by less than 3%, and the proposed improvements will result in no more than a 2% increase in peak stormwater runoff.

***CRITERIA NO. 3:** The variations, if granted, will not alter the essential character of the locality.*

FINDINGS OF FACT: The Village engineer estimates that the proposed improvements will generate only minimal stormwater runoff (2%), which can be mitigated through other measures. The proposed patio will enhance the usability and value of the property and will not be detrimental to surrounding properties or the neighborhood in general.

VILLAGE OF WESTMONT – ENGINEERING PZC REVIEW

PROJECT	CASE NO.	REVIEW NO.	STATUS
500 Revere Avenue – Lot Coverage Variance	PZC 015 2025	1	-

EZA Engineering received the following permit submittal documents on June 23, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
PZC Application	Prestige Outdoors	31	6-18-25

The above documents have been preliminarily reviewed for compliance with the Village of Westmont Code of Ordinances (Village Code) and the DuPage Countywide Stormwater and Flood Plain Ordinance (DCSFPO). Please consider the following comments:

GENERAL COMMENTS

1. Sec. 6.04 (footnote 11) of the Village Code allows for administrative approval for lot coverage between 35-40% (in lieu of a variance). The proposed lot coverage is greater than 40%, and therefore, is not eligible for administrative approval.
2. If a variance is granted, the impact on stormwater runoff would be minimal. Engineering anticipates no more than a 2% increase in the peak runoff rate generated by the proposed improvements.
3. If a variance is granted, we recommend the applicant be required to construct at least 50 SF of the patio using permeable pavers (or equivalent permeable pavement), as to not exacerbate any existing drainage issues within the subdivision.

RECEIVED JUN 18 2025



Village of Westmont Planning and Zoning Application and Instructions

Community Development Department
31 West Quincy Street
Westmont, Illinois 60559
630-981-6260

PZC 015-2025

<i>Office Use Only</i>	
Date Received:	_____
By:	_____

PROJECT NAME: Rizmani Residence

Subject Property Street Address: 500 revere ave Westmont IL 60559

PIN Number(s): 09-03-210-007

PETITIONER / BILLING CONTACT (Agent and Project Manager for the Petition):

Petitioner (and corporation if applicable): Eban Moreno - Prestige Outdoors Co

Address: 7903 Apache Ln, Woodridge IL 60517

Phone: 773-600-6270

Email: prestigeoutdoorsco@gmail.com

Relationship of Petitioner to Property Owner: Contractor

PROJECT DESCRIPTION:

The existing concrete patio at the rear of the home is currently undersized and improperly pitched toward the foundation, posing potential drainage and water intrusion issues that could impact the long-term integrity of the home's foundation. To proactively address these concerns, we are proposing the removal and replacement of the current concrete slab with a properly graded surface that will direct water away from the structure.

In addition to correcting the pitch and drainage, we also plan to expand the patio area to create a more functional and inviting outdoor living space. This updated design will better accommodate the homeowners' lifestyle and provide a more suitable area for entertaining, relaxing, and gathering with family and friends. The homeowners plan to remain in this residence long-term, and this improvement supports both the maintenance of the home and the enhancement of their outdoor experience.

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Property owner(s): Ajradin & Ikmet Rizmani

Address: 500 Revere Ave Westmont IL

Phone: _____

Email: [REDACTED]

BUSINESS OWNER INFORMATION (IF DIFFERENT THAN PETITIONER and PROPERTY OWNER):

Property owner(s): _____

Address: _____

Phone: _____

Email: _____

By signing below, the applicant and/or property owner acknowledge that the **Application fees are non-refundable** and that filling out this form is not a guarantee that the item will appear before the Planning and Zoning Commission. The applicant and/or property owner further acknowledge that all items recommended by Village planning staff for consideration by the Planning and Zoning Commission must have received technical approvals from the Consulting Engineer, the Consulting Landscape Architect, the Consulting Architect, the Village Forester and/or other Village staff, as deemed appropriate by the Community Development Department, before being recommended for consideration by the Planning and Zoning Commission. For this reason, while this is not a requirement, it is highly recommended that the applicant/property owner hire licensed professional engineers or architects when preparing their application materials.

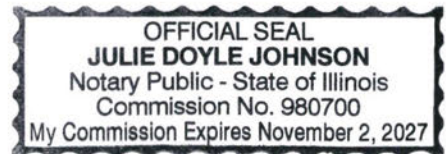
PETITIONER SIGNATURE:

Type or print name: Ikmet RIZMARI

Signature: *Brian Ikmet*

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th DAY OF June, 20 25

Julie Doyle Johnson
Notary Public



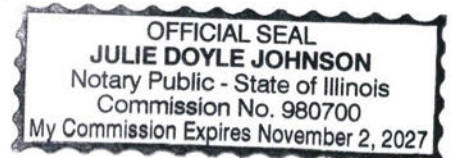
OWNER SIGNATURE:

Type or print name: Ikmet RIZMARI

Signature: *Brian Ikmet*

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th DAY OF June, 20 25

Julie Doyle Johnson
Notary Public



500 Revere Avenue
Westmont, IL 60559

[REDACTED]

Date: May 23, 2025

To: Joseph Hennerfeind
Community Development Director
Village of Westmont
31 W Quincy Street
Westmont, IL 60559

Subject: Request for lot Coverage Variation (Concrete Patio) at 500 Revere Avenue

Dear Mr. Hennerfeind,

I hope this message finds you well. I am writing to respectfully request a variation for a proposed concrete patio at my residence located at 500 Revere Avenue in the Oakwood subdivision. The proposed patio would exceed the allowable lot coverage by 1.8%, or approximately 148.5 square feet.

My family and I have proudly called Westmont home since immigrating in 1996. I graduated from Westmont High School and have deep roots in this community. As a European family of four with extended family and close friends living nearby, we cherish our time outdoors and frequently host gatherings that bring our loved ones together. This patio would greatly enhance our ability to enjoy our backyard and continue building memories in the neighborhood we love.

In addition to the lifestyle benefits, this request also addresses a pressing structural and safety concern. A portion of our backyard is rendered unusable due to the overhang of the house, which creates awkward, shaded, and confined zones that cannot support typical outdoor activities or additional seating. More critically, the existing concrete slab adjacent to the fireplace wall has visibly settled and now slopes toward the house. This improper grading causes rainwater to pool against the foundation, posing a serious risk of water intrusion and long-term foundation damage if not addressed promptly.

We believe that the proposed patio will not only resolve these issues but also complement the aesthetic and value of the Oakwood subdivision. The design will be consistent with the character of the neighborhood and will enhance both functionality and curb appeal.

We kindly ask for your consideration and approval of this variation request. Please let us know if any additional documentation or steps are required to move forward.

Thank you for your time and attention.

Warm regards,
Ikmet & Blerime Rizmani

[REDACTED]
[REDACTED] [REDACTED]

(A) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

Under the current zoning regulations, we are limited to using the existing concrete patio area, as shown in the attached photos. This space is inadequate for a family of four to host personal gatherings such as birthday parties or small events. The limited usable outdoor area significantly impacts our ability to enjoy and make full use of our property as family.

Additionally, a portion of the backyard is rendered unusable due to the overhang of the house, which creates awkward, shaded, and confined zones that cannot support typical outdoor activities or additional seating. Compounding the issue is a structural concern: the concrete slab adjacent to the fireplace wall has visibly settled and is now sloped toward the house. This improper grading causes rainwater to pool against the foundation, which poses a serious risk of water intrusion and long-term foundation damage if not addressed promptly.

Without the ability to expand or alter the existing layout through the requested variance, we are unable to correct these functional and safety issues, nor can we fully utilize the property in a way that reflects reasonable residential use. Therefore, the property cannot yield a reasonable return if limited to the current zoning conditions.

(B) The plight of the owner is due to unique circumstances.

The hardship we are experiencing is due to unique physical characteristics of our property that were not created by us. The backyard space is limited, and the overhang of the first story—combined with the protruding fireplace structure—further reduces the functional footprint of the existing patio. As a result, the current concrete patio is too small to comfortably accommodate essential outdoor features like a table, umbrella, and grill in one cohesive space.

These constraints are unique to our property layout and are not typical for other lots in the area. The proposed plan involves only a modest expansion and will allow our family—and surrounding neighbors and children—to enjoy the backyard in a more functional and safe manner for years to come.

In addition, the planned improvement will address a drainage issue by correcting the existing slope that currently directs water toward the house, thereby protecting the foundation and improving long-term structural integrity. This situation presents both a practical need and a preventive solution specific to our home's unique conditions.

The proposed modification will not result in any major architectural changes and is intended to align with the existing character of the property. Rather than detract from the area, it will increase both the value of our home and contribute positively to the neighborhood as a whole.

(C) The variation, if granted, will not alter the essential character of the locality.

The proposed changes will not significantly alter the existing structure or architectural style of the property. Instead, the intent is to modestly improve the usability of the backyard space,

ensuring it functions more effectively for our family without disrupting the aesthetic or layout of the neighborhood.

Similar exceptions and variations have already been granted to several neighboring properties within the Oakwood subdivision. Some of these were approved through formal variances, while others were grandfathered in. These examples demonstrate that the requested variation is consistent with the established character of the area and will not create any visual or functional disruption.

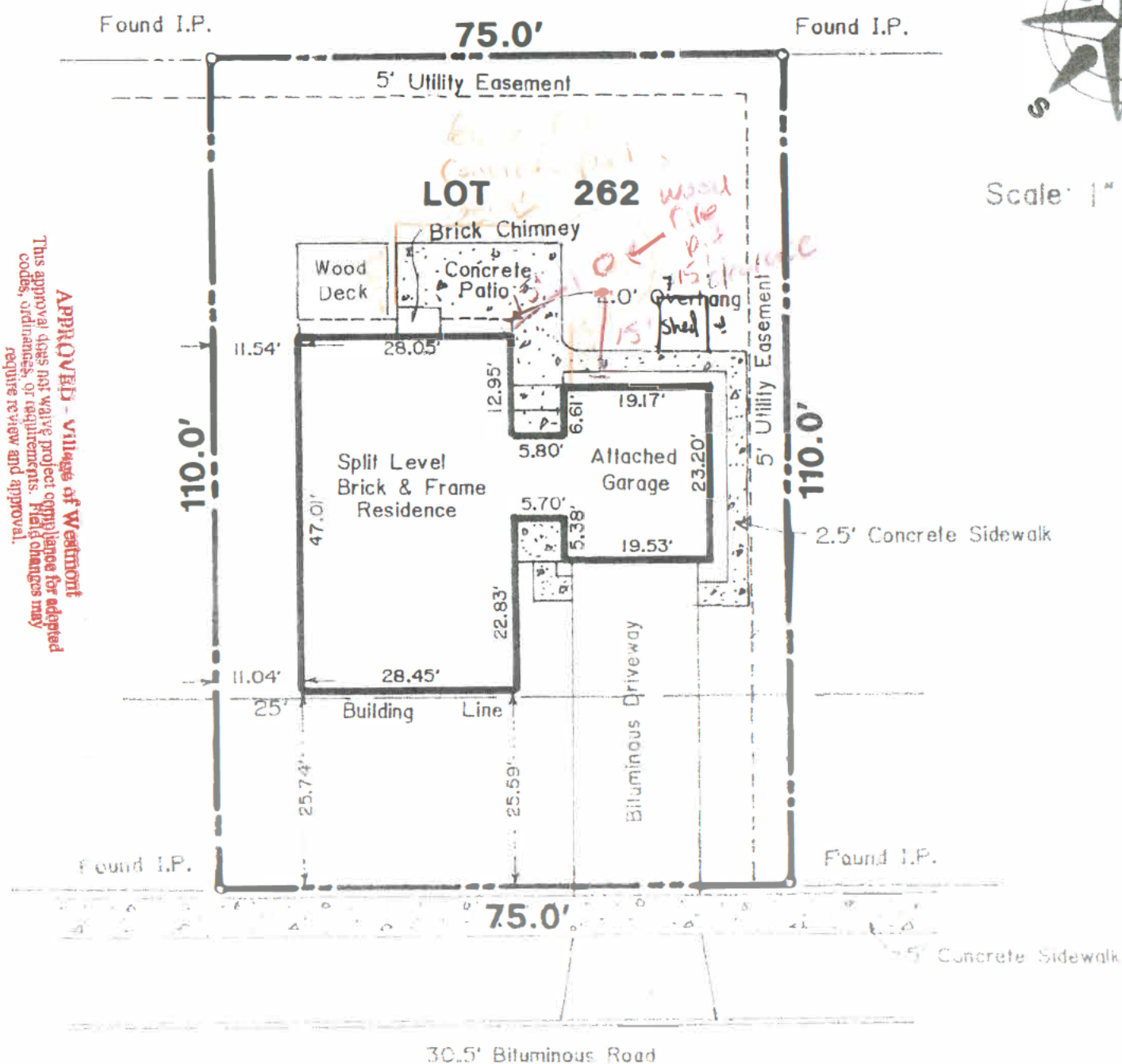
This proposal is in harmony with the surrounding properties and supports the continued residential use and enjoyment of our home. Rather than detracting from the neighborhood, the planned improvements will help maintain and even enhance the character and value of the community.

Plat of Survey



Building Official	Date
Planning & Zoning Official	Date
Engineering	Date

APPROVED - Village of Westmont
This approval does not waive project compliance for adopted codes, ordinances, or requirements. Field changes may require review and approval.



REVERE AVENUE

5. FIVE-DIGIT ZONE COUNTRY CODE, FIVE-DIGIT DISTRICT CODE, FIVE-DIGIT CITY AND DISTRICT CODES, AND FIVE-DIGIT ZIP CODE, FIVE-DIGIT COUNTRY CODE, FIVE-DIGIT DISTRICT CODE, FIVE-DIGIT CITY AND DISTRICT CODES, AND FIVE-DIGIT ZIP CODE.
6. THE LEGAL DESCRIPTION FROM PARAGRAPH 10 THAT APPLIED TO THE PROPERTY.

COMMUNITY DEVELOPMENT
VILLAGE OF WESTMONT, ILL.
114-0201-
NO.

MAR 26 2025

RECEIVED

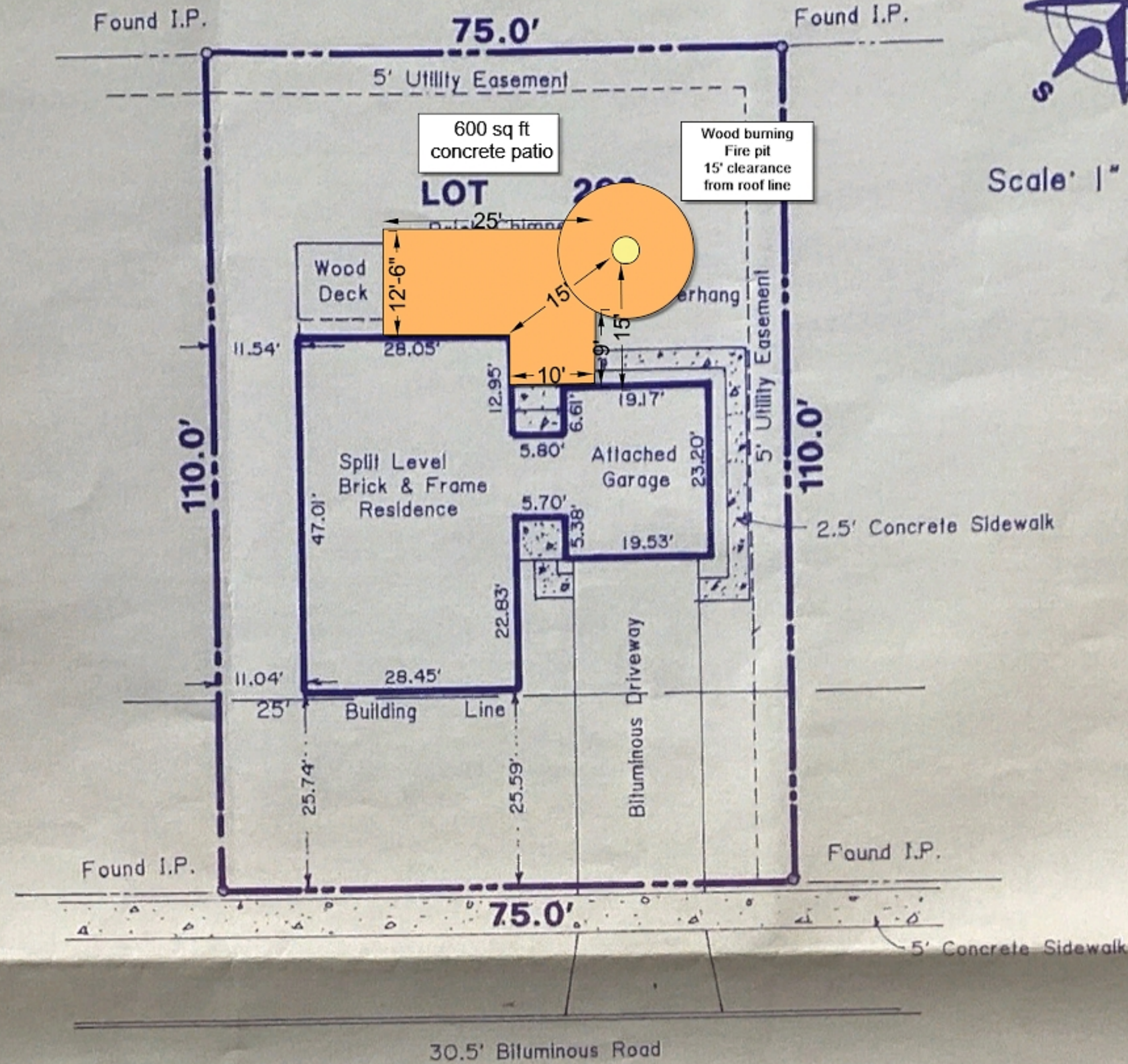
[Signature]
KITTEN B. LAY
TILE UNIT - LAND SURVEYOR
NO. 1776

BARRINGTON ENGINEERING 132-B S. NORTHWEST HWY. BARRINGTON, ILLINOIS 60010 (708)382-8337

Plat of Survey



Scale' 1" = 20'





4 E. Ogden Avenue, #313
Westmont, Illinois 60559
oakwoodha.org

A not for profit corporation

August 6, 2025

From:

Brian Stouffer
OHA Board President

To Whom it May Concern:

This letter is regarding the proposed construction project at 500 Revere Ave for Ikmet Rizmani.

I reviewed the proposed plan with the Oakwood Homeowners Association Board as well as the head of the Lake Management Committee, and we all agreed that the project is acceptable and permissible under our HOA by-laws. We have no objection to the project if the Village of Westmont grants the lot coverage variance.

Please reach out if you have any further questions. I am happy to discuss this further as needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Stouffer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Brian Stouffer
OHA Board President
773-255-2220
info@oakwoodha.org

See: 500 REVERE



CALL OR CLICK
BEFORE YOU DIG
ALWAYS CALL 811

RECEIVED JUN 18 2025

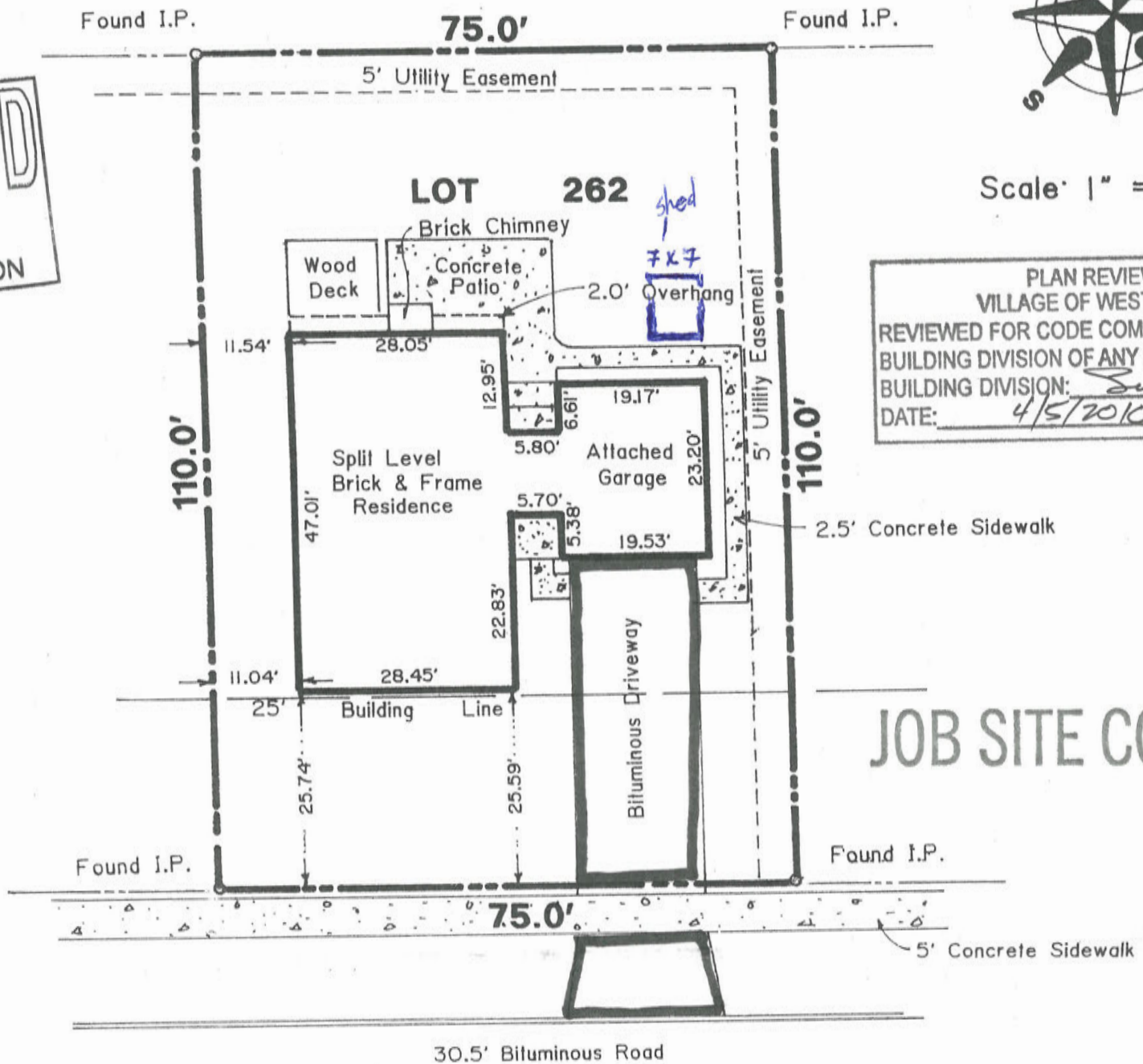
Plat of Survey



Scale: 1" = 20'

PLAN REVIEW
VILLAGE OF WESTMONT
REVIEWED FOR CODE COMPLIANCE: NOTIFY
BUILDING DIVISION OF ANY CHANGES.
BUILDING DIVISION: *SWAT*
DATE: *4/5/2010*

JOB SITE COPY



REVERE AVENUE

1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, ABSTRACT CONTRACT AND LAND DEVELOPMENT ORDINANCES.
2. MORTGAGE REAL ESTATE SURVEY - DO NOT USE FOR CONSTRUCTION PURPOSES.
3. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.
4. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT PROVIDED TO THE SURVEYOR.

LOT 262 IN OAKWOOD UNIT TWO-B, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF OUTLOT 2, IN OAKWOOD UNIT ONE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 2, AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R74-5238 AND AMENDED BY DOCUMENT R74-70636, ALL IN DUPAGE COUNTY, ILLINOIS.

Ordered by The Prudential Burget
Job no. 217-70

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, KEITH E. LACY, A REGISTERED LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION THEREOF.

DATE: 10-9-89
Updated: 11-17-97

Keith E. Lacy
KEITH E. LACY
ILLINOIS LAND SURVEYOR
NO. 1776

500 REVERE, WESTMONT, ILLINOIS

BARRINGTON ENGINEERING 132-B S. NORTHWEST HWY. BARRINGTON, ILLINOIS 60010 (708)382-6337

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON LINE AT: WWW.DUPAGECOUNTY.GOV/TREASURER

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MDG2025 0096402 1 PS 0548 01



09-03-210-007

RIZMANI, AJRADIN & IKMET

500 REVERE AVE

WESTMONT IL 60559

1

ON OR BEFORE:

PAY:

06/02/2025

4,171.13

PAYING LATE?

PAY THIS AMOUNT:

JUN 3 THRU 30

4 233 70

JUL 1 THRU 31

4 296 26

AUG 1 THRU 31

4 358 83

SEP 1 THRU 30

4 421 40

OCT 1 THRU 31

4 483 96

NOV 1 THRU 19

4 546 53

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025 REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 19, 2025

1090321000769005000041711381

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2024 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON LINE AT: WWW.DUPAGECOUNTY.GOV/TREASURER

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

09-03-210-007

RIZMANI, AJRADIN & IKMET

500 REVERE AVE

WESTMONT IL 60559

2

ON OR BEFORE:

PAY:

09/02/2025

4,171.13

PAYING LATE?

PAY THIS AMOUNT:

SEP 3 THRU 30

4 233 70

OCT 1 THRU 31

4 296 26

* NOV 1 THRU 19

4 368 83

*INCLUDES \$10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025 REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 19, 2025

2090321000769005000041711382

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
		** COUNTY **		
0.0899	106.14	COUNTY OF DU PAGE	0.0832	107.46
0.0180	21.26	PENSION FUND	0.0165	21.30
0.0291	34.36	HEALTH DEPARTMENT	0.0250	32.28
0.0103	12.16	PENSION FUND	0.0114	14.72
0.1001	118.18	FOREST PRESERVE DIST	0.1213	156.64
0.0075	8.86	PENSION FUND	0.0097	12.52
0.0132	15.60	DU PAGE AIRPORT AUTH	0.0122	15.76
		** LOCAL **		
0.0000	0.00	DU PAGE WATER COMM	0.0000	0.00
0.0315	37.20	DOWNERS GROVE TWP	0.0303	39.14
0.0003	0.36	PENSION FUND	0.0001	0.12
0.0528	62.34	DOWNERS GR TWP RD	0.0506	65.34
0.0008	0.94	PENSION FUND	0.0006	0.78
0.0986	116.42	VLG WESTMONT FIRE	0.0949	122.56
0.2270	268.02	VLG WESTMONT-EX FIRE	0.2223	287.08
0.4587	541.58	PENSION FUND	0.4380	565.82
0.2257	266.48	VLG WESTMONT LIBRARY	0.2176	281.00
0.4070	480.54	WESTMONT PARK DIST	0.3922	506.48
0.0137	16.18	PENSION FUND	0.0133	17.18
0.0000	0.00	FLAGG CRK WATER REC	0.0000	0.00
		** EDUCATION **		
4.6639	5,506.68	UNIT SCHOOL DIST 201	4.5049	5,817.80
0.0321	37.90	PENSION FUND	0.0364	47.00
0.1907	225.16	COLLEGE DU PAGE 502	0.1794	231.68
		** TIF **		
6.6709	7,876.36	TOTAL	6.4599	8,342.26

Mailed to:
RIZMANI, AJRADIN & IKMET
500 REVERE AVE
WESTMONT IL 60559

Property Location:
500 REVERE AVE
WESTMONT IL 60559

Township Assessor:

DOWNERS GROVE
630-719-6630

Tax Code:

9005

Property Index Number:
09-03-210-007

CHANGE OF NAME/ADDRESS
CALL 630-407-5900

S OF A FACTOR 1.0878

TIF Frozen Value	
Fair Cash Value	411,500
Land Value	53,922
+ Building Value	83,217
= Assessed Value	137,139
x State Multiplier	1.0000
= Equalized Value	137,139
- Residential Exemption	8,000
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	129,139
x Tax Rate	6.4599
= Total Tax Due	8,342.26
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due	8,342.26



2024 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am - 4:30 pm, Mon-Fri
Telephone - (630) 407-5900



VILLAGE OF WESTMONT
Board of Trustees Memorandum
September 4, 2025

Item for Board of Trustees Consideration:

Board to consider an ordinance approving a request from Ajradin and Ikmet Rizmani, for the property at 500 Revere Avenue, Westmont, Illinois, 60559, for the following:

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

Planning & Zoning Commission recommendation:

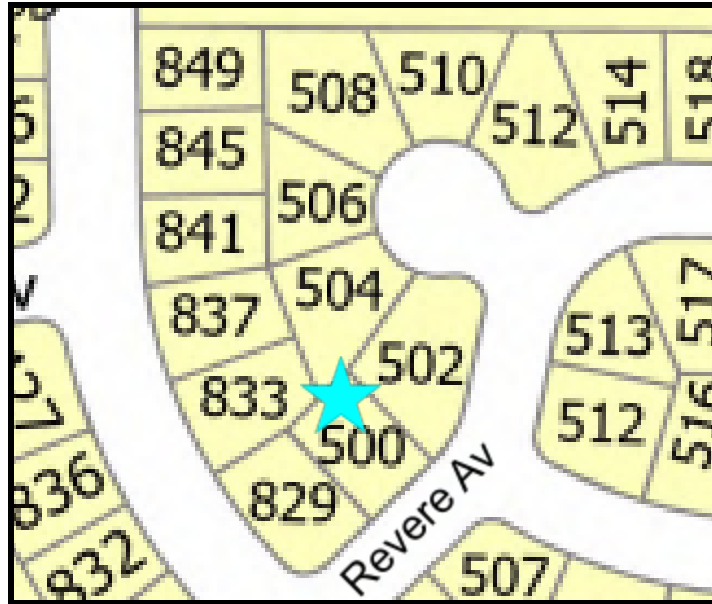
At its meeting on August 13, 2025, the Planning & Zoning Commission recommended approval of the variance request (4-2, 1 absent) with no conditions. There was a debate among the commission regarding the uniqueness of the lot and the alleged hardship. Requiring part or all of the patio to be made of permeable materials was brought up, but not placed as a condition of approval.

I. BACKGROUND OF ITEM

- A. Location: 500 Revere Avenue is located northeast of the intersection of Oakwood Drive and Revere Avenue. The property is improved with a split-level single-family detached residence built in the late 1970s. The lot is approximately 75' by 110', with a total area of approximately 8,250 square feet.



Aerial Map - 500 Revere Avenue (source: DuPage County Parcel Viewer)



Zoning Map - 500 Revere Avenue

B. Zoning Designations:

SUBJECT PROPERTY	R-3 Single Family Detached Residence
NORTH	R-3 Single Family Detached Residence
SOUTH	R-3 Single Family Detached Residence
EAST	R-3 Single Family Detached Residence
WEST	R-3 Single Family Detached Residence

C. Neighborhood Characteristics

The property is located in the Oakwood Unit 2B subdivision, which was recorded in 1974. It is in the northeast corner of the Village, and a block south of the Westmont Junior and Senior High Schools. Due to the curvilinear streets, lot sizes vary greatly in the Oakwood subdivision. Generally, the surrounding lots have an area between 7,500 to 9,000 square feet. The subject lot is around 8,250 square feet in area.

II. PETITIONER REQUEST:

The petitioners propose to remove the existing 12 foot by 21 foot concrete patio, and replace it with a 14 foot by 25 foot patio with an additional 12 foot in diameter patio for a fire pit. This construction would raise the property's lot coverage to 42.86%, which exceeds the 40% maximum allowed in the R-3 Single-Family Detached Residence district through administrative approval. Therefore, the petitioners are requesting a variance to a maximum lot coverage of 43%.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The Comprehensive Plan designates the current and future land use in this area as single-family detached residential, with an appropriate zoning designation of R-3 Single-Family Detached Residence District. Additionally, the Plan states the following: *"Single-family residential areas should consist of one detached single household per lot, organized into neighborhoods or subdivisions. The design and construction of new homes should take into consideration the established character of surrounding single-family areas."* This variance request does not directly conflict with either the land use plan or overall vision of the Comprehensive Plan.

B. Entitlement Requests

The petitioners have provided project narratives and supporting documentation for the following request, including the necessary responses to the Variance Standards. Any corresponding standards for entitlement approval consideration can be referenced in item V(B).

- **Zoning Ordinance Variance request to exceed the maximum lot coverage in the R-3 Single-Family Detached Residence District**

Lot coverage is defined as the following per Appendix A, Article XIV:

Lot coverage: *The percentage of a zoning lot's area covered by any and all buildings, structures and permanent hardscape improvements.*

Total lot coverage is calculated by taking the total combined footprint of these improvements, dividing it by the total lot area, and then multiplying the result by 100 to express it as a percentage.

Appendix "A" Section 6.04 - Bulk and Development Standards			
(D) Maximum Lot Coverage Permitting	Proposed Lot Coverage	Difference	Existing Lot Coverage
40%	~ 42.86%	~ 2.86%	~ 40.03%

Appendix A, Section 6.04(D) states that single-family detached residences in the R-3 district have a 35% lot coverage maximum. Additionally, 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.

The subject property is ordinarily eligible for administrative approval since the Oakwood subdivision is not located within a building moratorium, known drainage problem, or identifiable sub-basin area. Therefore, the property is allowed to have a lot coverage up to 40% approved administratively instead of being limited to the R-3 district's 35% maximum. However, the proposed expansion pushes the lot coverage above 40%, which can only be approved through a variance. The proposed patio complies with all zoning bulk and development regulations outlined in Appendix A, with the exception of the total lot coverage. If neighboring properties exceed the 40% coverage allowed, it is possible that the improvements were constructed when lot coverage was calculated differently and/or was installed without a permit, as staff was unable to locate or verify that neighboring properties received any variance approvals.

Should the variance be approved, the Village's engineering consultant advises that at a minimum, 50 square feet of the patio be constructed with permeable pavers, as this would be less likely to exacerbate drainage issues. The engineering comments have been attached to this report. Additionally, approval from the Oakwood Homeowners Association should be obtained prior to construction, if required by the Association.

Two site plans are attached to this report. The first was prepared by the petitioner's contractor, Prestige Outdoors Co. Due to the site plan not scanning clearly, Village Staff prepared a second one.

The use must be considered to the Variance Standards, which are noted below:

Standards for Variations Sec. 13.07(D):

- (1) *The planning and zoning commission shall not recommend a variation to the regulations of this comprehensive amendment as authorized herein unless it shall have made findings of fact based upon the evidence presented to it in each specific case that:*
 - (a) *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;*
 - (b) *The plight of the owner is due to unique circumstances; and*
 - (c) *The variation, if granted, will not alter the essential character of the locality.*
- (2) *For the purpose of implementing the above rules, the planning and zoning commission shall also, in making its recommendations whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:*
 - (a) *The particular physical surroundings, shape or topographical features of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
 - (b) *The conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification.*
 - (c) *The purpose of the variation is not based exclusively upon a desire to make more money out of the property.*
 - (d) *The alleged difficulty or hardship has not been created by the owner of the property.*
 - (e) *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*
 - (f) *The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.*

IV. SUMMARY

The petitioners propose to remove the existing 12 foot by 21 foot concrete patio, and replace it with a 14 foot by 25 foot patio with an additional 12 foot in diameter patio for a fire pit. This construction would raise the property's lot coverage to 42.86%, which exceeds the 40% maximum allowed in the R-3 Single-Family Detached Residence district through an administrative approval. Therefore, the petitioners are requesting a variance to a maximum lot coverage of 43%.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on July 24, 2025
- B. Code References: Appendix A, Sections 6.04(D); 13.07

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the July 24, 2025 Westmont Suburban Life.
2. Findings of Fact
3. Engineering PZC Review comments from EZA Engineering, dated June 24, 2025
4. Petitioner Attachments:
 - a. Planning and Zoning Development Application, received June 18, 2025 (Edited for PZC)
 - b. Narrative and responses to the Variance Standards
 - c. Site Plan (prepared by Prestige Outdoors Co.)
 - d. Revised Site Plan
 - e. Letter of Support from the Oakwood Homeowner's Association
 - f. Plat of Survey
 - g. Proof of Ownership (Tax Bill)