



Village of Westmont
VILLAGE BOARD

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Village Board Meeting
October 16, 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 September 18, 2025.

Background of Subject Matter

Required Parliamentary Procedure

Type Motion

b. Finance Ordinances - 20 and 21

- i. Totals to be announced at the meeting.**

Type Motion

Budgeted

c. Purchase Order(s)

i. Safe Step LLC \$25,000.00

Concrete Sidewalk Cutting Not to Exceed \$25,000.00

Type Consent Item

Budgeted Yes

ii. West Central Municipal Conference \$25,092.00

Fall 2025 Tree Planting

Type Consent Item

Budgeted Yes

iii. Compass Minerals America \$27,128.00

Road Salt - State Bid Contract Pricing

Type Consent Item

Budgeted Yes

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

i. Totals to be announced at the meeting.

Type Consent Item

Budgeted

e. August 2025 Monthly Board Treasurer's Report

f. Decrease Class 5 Liquor License

- i. Board to consider an ordinance decreasing the number of available Class 5 local liquor licenses by one.

Background of Subject Matter

On August 18, 2025, Amazon Retail LLC, 20 West 63rd Street d/b/a Amazon Fresh closed and ceased doing business, in particular the sale of alcohol per a Class 5 local liquor license. The store has remained closed for over 30 days, giving the local Liquor Commissioner the authority to declare the liquor license lapsed and forfeited. This declaration has been made. Thus, the village needs to reduce the number of available Class 5 Liquor Licenses by one.

g. Proclamations

i. Proclamation - Arts DuPage

Board to consider a proclamation declaring the month of October Westmont Arts DuPage Month.

ii. Proclamation - Support Your Local Chamber Day

Board to consider a proclamation declaring October 15th as Support Your Local Chamber of Commerce Day in Westmont.

iii. **Proclamation - National Cybersecurity Awareness Month**

Board to consider a proclamation declaring October Cybersecurity Awareness Month in Westmont.

iv. **Proclamation - National Community Planning Month**

Board to consider a proclamation declaring October as Community Planning Month.

v. **Proclamation - Fire Prevention Week**

Board to consider a proclamation declaring October 5-11th as Fire Prevention Week in Westmont.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

a. **Appointment of Commission Member**

Board to consider a motion approving Mayor Nero's appointment of Brian Sible to the Fire and Police Commission.

Type Motion

Budgeted

b. **RFQ Selection and Construction Contract — Construction Manager at-Risk for Fire Department Headquarters**

Board to consider an ordinance approving the following items related to the construction of a new Fire Department Headquarters:

- A. Approving the selection of Leopardo Construction, Inc. to serve as the construction manager at-risk for the Fire Department Headquarters project pursuant to the Village's RFQ 25-01; and
- B. Approving a construction contract for construction manager at-risk services with Leopardo Construction for the Fire Department Headquarters project.

Background of Subject Matter

At the September 5, 2024 Village Board meeting, the board authorized a professional services agreement with 845 Design Group for a facility evaluation of the Fire Department Headquarters building. As a result of this analysis and various public meetings, it was decided to move forward with

the design of a new fire station on the same site. At the June 12, 2025 Village Board meeting, the Village Board approved a professional services agreement with 845 Design Group for schematic design, design development, construction document preparation, procurement and construction phase services. The next step in the Fire Department Headquarters building project is the procurement of a Construction Manager at Risk for the construction of the project.

Additional Background

On August 12, 2025 the Village released RFQ 25-01 Construction Management at Risk Services for the Village of Westmont New Fire Department Headquarters Station 183. The RFQ was advertised in the newspaper, the Village's website and Demandstar, an online procurement service. The RFQ responses were due on August 26, 2025. Eight firms responded to the RFQ, they were reviewed and five were shortlisted for an interview. After the interviews, the firms were scored based upon various criteria including capability, capacity and qualifications; suitability and quality of the approach; milestones and deliverables; outcomes to be achieved; communication with the owner; and on-time/on-budget performance. After scoring of the firms, staff recommends Leopardo Construction be selected as the Construction Manager at-Risk for the project and staff recommends approving a construction contract with Leopardo based on a guaranteed maximum price to be determined during the preconstruction phase.

Recommendation

Approve

Type	Agreement/Contract
Budgeted	Yes

c. **Remodeling Work - Village Hall Breakroom**

Board to consider an ordinance approving a Proposal and Addendum with Albrite Building, Inc. for remodeling work to the breakroom at Village Hall.

Background of Subject Matter

The breakroom at Village Hall has not been updated since its original construction around 1999 and requires remodeling. Albrite Building, Inc. submitted a Proposal to the Village for this remodeling work in the amount \$47,135.00. The Village has prepared its standard Addendum which supplements the terms of the Proposal. The Village has utilized Albrite on several previous remodel projects at the Police Station and the Fire Station, 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

Budgeted

No, but sufficient funds have been appropriated and are available.

Type Ordinance

Budgeted

d. **Washington and Traube Infrastructure Improvements- Change Order #1**

Board to consider an ordinance approving Change Order #1 for the Washington and Traube Infrastructure Improvements project for an amount not to exceed \$200,000.

Background of Subject Matter

The Village Board awarded a contract to Performance Construction & Engineering LLC on March 20, 2025 in the amount of \$6,568,713.00. This project included watermain replacement on Washington St from Naperville Rd to Ogden Av, storm sewer installation on Traube Ave and Grant St, combination curb and gutter from the Police Department to Washington St, sidewalk, asphalt paving on Traube, thermoplastic pavement marking and landscape restoration.

Additional Background

There was recently a request to include resurfacing of Washington Street from Naperville Rd to Ogden Ave as a change order to the project. The majority of Washington St is open ditches and does not have curb and gutter or storm sewer. This change order would include milling and resurfacing of Washington St from Naperville Rd to Ogden Av as well as structure adjustments and other associated work. Please note that once this area is resurfaced, no curb and gutter or storm sewer could be installed for 15-20 years.

Recommendation

Approve

Type Ordinance

Budgeted

e. **Temporary Liquor License Text Amendment**

Board to consider an ordinance amending Chapter 10 "Alcoholic Beverages", Article 1, Section 10-2 "Local Liquor Commissioner" of the Westmont Municipal Code regarding the procedures for waiving certain temporary liquor license fees.

Background of Subject Matter

This amendment allows the Liquor Commissioner to waive the \$100/day temporary liquor license fee for events where the proceeds benefit a nonprofit, where the event is open to the public and the alcohol is provided by a Westmont business, or where the Village has requested the business provide alcohol at the event.

Additional Background

Historically, it has taken specific action of the Village Board to waive license fees, usually on a case-by-case basis. Fees have always been waived if the proceeds benefit a nonprofit. More recently, the Board also waived fees for Westmont businesses participating in the Vision & Vibe event at the request of the Village. As another example of what could be waived, the Village recently suggested the FMC Natatorium utilize a local business to provide alcohol at a national event, and could waive the standard fee associated with this. Temporary fees would not be waived for something like a business having someone sell alcohol at an event for their employees, or a business doing an open house where the public is welcome, but the alcohol sales are done by a non-Westmont business.

Recommendation

Approve

Type Ordinance

Budgeted

f. **Committing Convention & Tourism Funds**

Board to consider an ordinance committing a portion of the Convention and Tourism Fund Balance for Infrastructure Purposes.

Background of Subject Matter

Beginning in August 2019, pursuant to 65 ILCS 5/8-3-14b, non-home rule municipalities can spend up to 25% hotel / motel tax monies collected on economic development and public infrastructure where the Village is a member of the DuPage Convention and Visitors Bureau. Since the effective date of 65 ILCS 5/8-3-14b in August 2019, the Village has spent a portion of the 25% allotment on economic development and infrastructure, but not the entire allotment, leaving the amount \$664,862.00 of Convention and Tourism Fund balance eligible to be spent on economic development and infrastructure. Finance recommends that the Village Board commit the entire amount of \$664,862.00 of the Convention and Tourism Fund balance to Infrastructure, considering the Village's ongoing demand for quality

infrastructure.

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>