



**Village of Westmont
VILLAGE BOARD**

31 West Quincy Street, Westmont, Illinois 60559

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**Village Board Meeting
December 11, 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. PUBLIC HEARING

a. Property Tax Levy Hearing - Village of Westmont

Board to conduct a public hearing regarding the property tax levy for the Village of Westmont.

Background of Subject Matter

This public hearing is regarding the proposed 2025 Village of Westmont property tax levy.

Additional Background

The proposed 2025 tax levy for the Village of Westmont is in the amount of \$11,299,022. This represents an increase of 4.89% over the prior year extended property tax levy. This agenda item is for public discussion only with no board action taken.

Type Presentation

Budgeted

b. Property Tax Levy Hearing - Village of Westmont Special Service

Area 2

Board to conduct a public hearing regarding the property tax levy for the Village of Westmont Special Service Area 2.

Background of Subject Matter

The public hearing is regarding the proposed 2025 Village of Westmont Special Service Area 2 property tax levy.

Additional Background

The proposed 2025 tax levy for the Village of Westmont Special Service Area 2 is in the amount of \$118,140. This represents an increase of 4.99% over the prior year extended property tax levy. This agenda item is for public discussion only with no board action taken.

Type Presentation

Budgeted

7. ITEMS TO BE REMOVED FROM CONSENT AGENDA

8. CONSENT AGENDA (OMNIBUS VOTE)

a. Village Board Minutes

i. Board Meeting Minutes

Board to consider approving the minutes of the Village Board meeting held November 20, 2025.

Background of Subject Matter

Required Parliamentary Procedure

Type Motion

b. Finance Ordinance(s)

i. Finance Ordinance #25, total to be announced at the meeting.

Type Consent Item

Budgeted

c. Purchase Order(s)

i. Thomas Dodge Chrysler Jeep of Highland, Inc \$90,367.00

One 2026 Dodge Durango GT (Detective Car) and One 2026 Dodge Durango PP (Patrol Vehicle). Vehicles will be received in 2026 and paid for from the FY2026 budget.

Type Consent Item

Budgeted Yes

ii. Currie Motors \$130,742.00

Purchase two 2026 Ford Utility Police Interceptors (Patrol Vehicles) and one 2026 Ford Maverick pickup (Community Service Officer Vehicle).
These three vehicles replace existing vehicles within the PD fleet.
These three vehicles will be received in 2026 and paid from the 2026 budget.

Type Consent Item

Budgeted Yes

iii. **Nextiva \$35,000.00**

Village-wide phone system replacement of legacy system.

Type Consent Item

Budgeted Yes

iv. **ZAF ACP Holdings \$39,000.00**

IT Network security threat monitoring and alert system.

Type Consent Item

Budgeted Yes

v. **Total of Purchase Orders - \$295,109.00**

Type Consent Item

Budgeted

d. **Total of Purchase Order(s) and Finance Ordinance(s) - to be announced at the meeting**

e. **October 2025 Monthly Board Treasurer's Report**

9. UNFINISHED BUSINESS

10. NEW BUSINESS

a. **CP2 Consulting Strategic Plan Stakeholder's Report**

This presentation is by CP2 Consulting

Type Presentation

Budgeted

b. **Lot Coverage Variance Request — 225 South Williams Street**

Board to consider an ordinance approving a request from Matthew and Karen Robare, for the property at 225 South Williams Street, Westmont for a Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District.

Background of Subject Matter

The petitioners propose to construct a 225.1 square foot deck where an

existing 87.57 square foot wood landing/brick walkway exists. This construction would raise the property's lot coverage from approximately 39.9% to 41.6%, which exceeds the 40% maximum allowed in the R-3 Single-Unit Residential District. Therefore, the petitioners are requesting a variance to a maximum lot coverage of 41.6%, rounded up to 42%.

Additional Background

Should the variance be approved, the Village's engineering consultant does not anticipate that there would be an adverse impact to drainage on the site as the proposed deck is considered a pervious surface.

Recommendation

At its meeting on November 12, 2025, the Planning & Zoning Commission recommended approval of the variance request for a lot of coverage of up to 42% (6-0, one vacancy). No conditions of approval were placed on the request.

Type Ordinance

Budgeted

c. **Special Use Permit Request — Tobacco and Vape Retail Store — 101 West Ogden Avenue, Suite B**

Board to consider an ordinance approving a request from JA RE ENTERPRISES, LLC d/b/a LIT SMOKES and WL Property Acquisitions, LLC, for the property at 101 West Ogden Avenue, Suite B, Westmont, Illinois for a Zoning Ordinance Special Use permit for a tobacco and vape retail store in the B-2 General Business District.

Background of Subject Matter

The property and building were recently consolidated, improved, and renovated to accommodate the operation of a cannabis dispensary and separate bakery with a drive-through. However, due to difficulties in obtaining the necessary approvals from non-Village agencies for the menu of the bakery, the petitioner has decided to instead request to operate a tobacco and vape retail store with a drive-through for non-tobacco products.

Additional Background

The petitioner plans to open a tobacco and vape retail store at 101 W Ogden Ave, separate from the cannabis dispensary. The store will operate daily from 8:00 AM to 10:00 PM with 3–5 employees, matching the dispensary's hours. The existing drive-through will be retained but used only for non-tobacco sales; all tobacco/vape products would be sold in-store to verify ID as required by State statute.

Recommendation

At its meeting on November 12, 2025, the Planning & Zoning Commission recommended approval of the special use permit request (6-0, one

vacancy). No one from the public spoke.

Type Ordinance

Budgeted

d. **Community Event Request — 2026 Lions Club Spring Fling Event**

Board to consider an ordinance approving the following requests for the 2026 Spring Fling Celebration hosted by the Westmont Lions Club Foundation, Thursday, May 21–Sunday, May 24, 2026:

1. Community Event Permit
2. Live Amplified Sound Permit
3. Tent Permit Fee Waiver
4. Temporary Banner Approval
5. Street Closure Request — West Quincy Street from Cass Ave to Adams Street

Background of Subject Matter

The 4-day event will be held on West Quincy Street from Cass Avenue to Adams Street. The location change is requested by the Westmont Lions Club Foundation. This is a fundraiser to fund service projects in the local community and beyond.

Additional Background

- Fireworks are requested for this event.
- 4 x 8 banners are requested at the following locations: 1) Cass and Burlington; 2) Cass and Ogden at Gus's Automotive Lot; 3) 63rd & Fairview; 4) 63rd & Cass Ave at the Westmont Shell
- Alcohol will be sold at this event.

Type Ordinance

Budgeted

e. **Public/Institutional (P/I) Rezoning and Special Use Permit Request — Village Hall — 31 West Quincy Street**

Board to consider two requests from the Village of Westmont for the property at 31 West Quincy Street (Village Hall) for the following:

- A. Zoning Map Amendment to rezone the property from the B-1 Central Business District to the P/I Public and Institutional District; and
- B. A Zoning Ordinance Special Use Permit to operate a Governmental Use in the P/I District.

Background of Subject Matter

The zoning ordinance was comprehensively amended earlier this year, and

the P/I Public and Institutional District was created. This District has uses and bulk regulations specifically tailored to the needs of public and institutional uses, which are not neatly addressed in other zoning districts. With the District created, it is the intention of the Village to start the trend of public and institutional uses voluntarily rezoning to the P/I District.

Additional Background

The governmental uses currently occurring on-site will continue once rezoned P/I. No construction plans are contingent on this request. The requested map amendment is consistent with both the recommendations of the Comprehensive Plan's future land use plan and subarea plan land use framework.

Recommendation

The Planning & Zoning Commission will hold a public hearing on December 10, 2025, on these requests. The Commission's recommendations will be forwarded to the Board of Trustees at the meeting.

Type Ordinance

Budgeted

f. **Public/Institutional (P/I) Rezoning Request — North Water Tower — 925 Oakwood Drive**

Board to consider a request from the Village of Westmont for the property at 925 Oakwood Drive for a Zoning Ordinance Map Amendment to rezone the property from the R-3 Single-Unit Residential District to the P/I Public and Institutional District.

Background of Subject Matter

The P/I District was created when the zoning ordinance was comprehensively amended in August of 2025. It is the Village's intention to start the trend of voluntarily rezoning to the P/I District, beginning with Village-owned properties. This map amendment request is consistent with the recommendations of the Comprehensive Plan, as it will put a public facility in a public zoning district.

Additional Background

In January of 2023, the Village obtained multiple zoning approvals to construct an above-ground water tower facility. This included a subdivision to convert the old tennis courts into a lot for the facility, a Special Use Permit for a governmental/public utility, and variances to the minimum access width, the maximum height of a nonresidential structure, and to the maximum height of an open-style fence. The requested map amendment does not affect the ongoing construction nor previously granted zoning approvals and permits for the tower.

Recommendation

The Planning & Zoning Commission will hold a public hearing on December 10, 2025, on these requests. The Commission's recommendations will be forwarded to the Board of Trustees at the meeting.

Type Ordinance

Budgeted

g. **Various Zoning Entitlements — Public Works Yard — 328 South Wilmette Avenue**

Board to consider requests from the Village of Westmont for the property at 328 South Wilmette Avenue for the following:

1. Zoning Ordinance Map Amendment to rezone the property from the R-3 Single-Unit Residential District to the P/I Public and Institutional District.
2. Zoning Ordinance Special Use Permit to operate a Governmental Use in the P/I Public and Institutional District.
3. Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot.
4. Zoning Ordinance Variance to the minimum front yard setback.
5. Major Site Plan Approval.

Background of Subject Matter

The Village of Westmont is proposing improvements to the Public Works Department's Storage Yard at 328 South Wilmette Avenue. This property will continue to serve as a location for indoor and outdoor storage of materials and equipment for all five Public Works Divisions, as well as the location of an existing Village water tower.

Additional Background

The proposed enhancements include the construction of two new principal buildings, a salt dome, and a new storage garage in addition to the existing storage garage, alongside other improvements such as landscaping, surface upgrades, stormwater detention, signage and fencing.

Recommendation

The Planning & Zoning Commission will hold a public hearing on December 10, 2025, on these requests. The Commission's recommendations will be forwarded to the Board of Trustees at the meeting.

Type Ordinance

Budgeted

h. **Master Services Agreement - ClearPathGPS**

Board to consider an ordinance approving a Master Service Agreement between ClearPathGPS and the Village of Westmont.

Background of Subject Matter

This agreement will replace a previous vendor in services/replacing the car camera system for staff vehicles.

Recommendation

Approve

Type Ordinance

Budgeted Yes

i. **Nextiva Service Agreement**

Board to consider an ordinance approving a 3-year agreement with Nextiva for a village-wide phone system.

Background of Subject Matter

The current phone system is phased out and requires replacement to maintain service.

Additional Background

This is a 3-year agreement with Nextiva to replace our current aging phone system. This was budgeted; we did receive at least 3 quotes from different vendors.

Recommendation

Approve.

Type Ordinance

Budgeted Yes

j. **Westmont Centre Lease Agreement**

Board to consider an ordinance approving a Westmont Centre lease with the Westmont Special Events Corporation.

Background of Subject Matter

This item approves a new lease for WSEC at the current rates to run through the end of 2026, with an option for a month-to-month lease after that time. The previous lease with WSEC at Westmont Centre has expired.

Additional Background

Leases for our state senator and representative are set to expire in mid-January 2027, so this would align with that timeline.

Recommendation

Staff recommends approval

Type Ordinance

Budgeted

k. **Boundary Line Agreement with Downers Grove**

Board to consider an ordinance approving a Boundary Line Agreement between the Village of Westmont and the Village of Downers Grove.

Background of Subject Matter

State statute (65 ILCS 5/11-12-9) authorizes municipalities to establish a line

by agreement that marks the boundaries of the jurisdiction of each municipality. Once a boundary line agreement is approved, one municipality cannot annex unincorporated land on the other side of the boundary line.

Westmont and Downers Grove last entered into a boundary line agreement in 1991, amended in 1993, but that agreement has expired. This proposed boundary line agreement and map is very similar to the previous agreement and map.

Additional Background

Each municipality has published notice in the newspaper of this proposed boundary line agreement as required by law. Downers Grove is expected to approve this agreement in December 2025. The term of the agreement is 20 years.

Recommendation

Approve

Type Ordinance

Budgeted

l. Fire Dept. Lift -Assist Service Fees

Board to consider an ordinance approving amendments to Chapter 42, Article IV, Division 2, Section 42-189 to impose lift-assist service fees.

Background of Subject Matter

A recently-approved State statute (65ILCS 5/11-6-12) authorizes municipalities to charge assisted living facilities and nursing home facilities for lift-assist services. The first six lift-assist services provided to such a facility within a calendar year are free. Thereafter, the Village will charge the facility \$250.00 for each subsequent lift-assist service provided throughout the remainder of the year. This charge will go into effect on January 1, 2026.

Recommendation

Approve

Type Ordinance

Budgeted

m. Abatement of Property Taxes

Board to consider an ordinance abating taxes heretofore levied for the 2025 property tax cycle to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2017; its General Obligation Bonds (Alternate Revenue Source), Series 2019A; its General Obligation Bonds (Alternate Revenue Source), Series 2019B; its General Obligation Refunding Bonds (Alternate Revenue Source), Series 2022A; and its General Obligation

Refunding Bonds (Alternate Revenue Source), Series 2022B of the Village of Westmont, DuPage County, Illinois.

Background of Subject Matter

The Village issued alternate revenue bonds in 2017, 2019, and 2022. The debt service payments on these bonds are backed by Village revenue sources other than property taxes. These revenue sources are sufficient to pay the annual debt service payments in Fiscal Year 2026 starting January 1, 2026 and ending December 31, 2026.

Additional Background

The annual debt service on alternate revenue bonds is automatically levied on Village taxpayers by DuPage County, unless the Village abates the automatic levy and files the abatement ordinance with the County.

Recommendation

Approve

Type Ordinance

Budgeted

n. **Property Tax Levy - Village of Westmont**

Board to consider an ordinance adopting the 2025 property tax levy for the Village of Westmont.

Background of Subject Matter

The 2025 property tax levy is the Village's request to levy property taxes that it will receive during the FY2026 budget year starting January 1, 2026 and ending December 31, 2026. The tax levy must be approved and filed with DuPage County by the last Tuesday of December. The total proposed Village tax levy of \$11,299,022 represents a 4.89% increase over the prior year. Although not required since the increase in the proposed property tax levy is less than 5%, the Village has held a formal public hearing and published a legal notice in the newspaper regarding the property tax levy and the date of the public hearing.

Additional Background

The Village Board first discussed the proposed 2025 property tax levy at the November 20, 2025 Village Board meeting. At that meeting, the Village Board approved a motion to approve the aggregate Village tax levy of \$11,299,022. The Village portion of the levy totals \$8,771,022, with the Westmont Library portion representing \$2,528,000.

Recommendation

Approve

Type Ordinance

Budgeted

o. **Property Tax Levy - Special Service Area 2**

Board to consider an ordinance adopting the 2025 property tax levy for the Village of Westmont's Special Service Area 2.

Background of Subject Matter

The 2025 property tax levy is the Village's request to levy property taxes that it will receive during the FY2026 budget year starting January 1, 2026 and ending December 31, 2026. The tax levy must be approved and filed with DuPage County by the last Tuesday of December. The total proposed Special Service Area 2 tax levy of \$118,140 represents a 4.99% increase over the prior year. Although not required since the increase in the proposed property tax levy is less than 5%, the Village has held a formal public hearing and published a legal notice in the newspaper regarding the property tax levy and the date of the public hearing.

Additional Background

The Village Board first discussed the proposed 2025 property tax levy at the November 20, 2025 Village Board meeting. At the meeting, the Village Board approved a motion to approve the aggregate Village tax levy of \$118,140 for Special Service Area 2.

Recommendation

Approve

Type Ordinance

Budgeted

11. MISCELLANEOUS

12. 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.

13. 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>