



**Village of Westmont
VILLAGE BOARD**

31 West Quincy Street, Westmont, Illinois 60559

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**Village Board Meeting
January 8, 2026
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

CP2 Consulting Strategic Plan Stakeholder's Report

Type Presentation

Budgeted

- 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 December 11, 2025.

Background of Subject Matter

Required Parliamentary Procedure

Type Motion

b. Finance Ordinance(s)

i. **#26-total to be announced at the meeting**

Type Consent Item

Budgeted

c. **Purchase Order(s)**

i. **Currie Motors \$45,509.00**

FY2026 Ford Utility Interceptor for Police Chief. Item purchased through the Suburban Purchasing Cooperative.

Type Consent Item

Budgeted Yes

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

i. **Total to be announced at the meeting**

Type Consent Item

Budgeted

8. UNFINISHED BUSINESS

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

1. Board to consider a motion to reconsider the denial of the Zoning Ordinance Special Use permit 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 tobacco and vape retail store in the B-2 General Business District.
2. [If motion to reconsider is approved] Board to consider an ordinance approving the above referenced Zoning Ordinance Special Use Permit.
3. [If motion to reconsider and special use are approved] Board to consider an ordinance increasing the number of available Class B tobacco licenses by one for JA RE Enterprises, LLC d/b/a LIT SMOKES.

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. Although the petitioner initially wanted to use the drive-thru window to sell non-tobacco and vape products, the petitioner has now withdrawn this proposal, and it will not utilize the drive-thru window

at all. The petitioner will keep the existing drive thru improvements in place for the potential use of a future tenant.

The requester is asking for the Board to reconsider the denial at the December 11, 2025 meeting. The requester was unable to attend the December 11, 2025 meeting due to an emergency. The Planning & Zoning Commission recommended approval of the special use permit request (6-0, one vacancy) at its meeting on November 12, 2025. No one from the public spoke.

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.

Type Ordinance

Budgeted

9. NEW BUSINESS

a. Downtown Incentive Program Grant - 33 North Cass Avenue

Board to consider an ordinance awarding a Downtown Incentive Program (DIP) grant to John and Kimberly Hagedorn to make facade improvements to the building at 33 North Cass Avenue, along with the following waivers from the DIP guidelines and requirements:

- a. Waiver to allow a DIP grant where construction of the improvements has already commenced;
- b. Waiver to allow a 10% increase in eligible funding for this Tier 2 grant; and
- c. Waiver of the 3-year waiting period for future DIP grant requests.

Background of Subject Matter

The property owner has requested DIP funding to assist in reconstruction activities associated with recent vehicle damage to the front facade. In addition to the necessary repairs already covered by insurance, the owner proposes to further improve the new brick facade with higher quality brick, change the second story windows to commercial grade, and add exterior lighting to the building. The request includes additional waivers to some of the DIP standards for approval.

Additional Background

As a Tier 2 grant, the project is eligible for a grant award of \$27,997.11; however, the applicant requests that a 10% increase be considered due to the hardship created by the unanticipated costs. The increase in requested

funds would result in an award of \$33,596.53.

Recommendation

Approve

Type

Ordinance

Budgeted

b. **Award of Bid Proposal - Park, Chicago and Willard Watermain Improvements**

Board to consider an ordinance awarding the bid to Miller Pipeline LLC for the Park, Chicago and Willard Watermain Improvements project, and authorizing a construction contract consistent with the bid documents.

Background of Subject Matter

The Village accepted bids from 16 contractors for the project. The low bidder was Miller Pipeline LLC with a low bid of \$2,960,385.00. The low bid is approximately 10% lower than the Engineer's Estimate of \$3,300,000.

Additional Background

This project includes the installation of watermain, appurtenances and associated restoration for the installation of watermain on Park St from Naperville to Ogden, Chicago Av from Grant to Roslyn, and Willard St from Washington to Park. This project will be constructed during the spring and summer of 2026.

Recommendation

Approve

Type

Agreement/Contract

Budgeted

Yes

c. **Engineering Services Agreement - Construction Engineering for the Park, Chicago and Willard Watermain Improvements Project**

Board to consider an ordinance authorizing an engineering services agreement with Baxter & Woodman, Inc. for Phase 3 construction engineering services for the Park, Chicago and Willard Watermain Improvements project.

Background of Subject Matter

Request to approve the sum of \$250,690.00 for Phase 3 construction engineering services for the Park, Chicago and Willard Watermain Improvements project.

Additional Background

This agreement will include construction administration, shop drawing review, field inspection and documentation of the subject project.

Recommendation

Approve

Type Ordinance

Budgeted Yes

d. **Award of Cooperative Procurement - 328 S Wilmette New Cold Storage Building**

Board to consider an ordinance approving the purchase and construction of a Public Works storage building and foundation for 328 S. Wilmette pursuant to a Cooperative Procurement Program authorized and administered by the State of Illinois.

Background of Subject Matter

The Public Works Department street division previously operated out of the Village's property at 328 S Wilmette. When the new Public Works building on Burlington was constructed in 2020, the old street division building was demolished, and planning began to re-purpose the site with a salt dome, an additional larger storage building and a new water tower. The construction of the larger storage building is now being accelerated to serve as temporary quarters for the Fire Department while the new fire station is being constructed, in order to avoid costly rental of temporary facilities.

Additional Background

Staff has identified an approved cooperative contract, Sourcewell Cooperative Contract 110822-CSS through ClearSpan Structures for the procurement of a 70'x125' steel structure and concrete foundation for a cost not to exceed \$738,014.14. The labor for the construction of the building and concrete foundation will be prevailing wage. Construction of the building will begin in May, weather permitting, with completion in late summer 2026. This purchase is authorized by the Governmental Joint Purchasing Act.

Please note that there are additional site improvements that will also be performed including site excavation and grading, underground utilities, electrical, paving and fencing that will be procured under a separate contract. The total budget approved for this project inclusive of the building and associated site improvements is \$1,500,000.

Recommendation

Approve

Type Ordinance

Budgeted Yes

e. **Code of Ordinance Revisions - Stormwater Management**

Board to consider an ordinance amending Chapter 34 of the Westmont Code of Ordinances to add local amendments to the DuPage County Countywide Stormwater and Floodplain Ordinance regarding stormwater management.

Background of Subject Matter

Staff was asked to review the Village's ordinances related to stormwater regulations, and provide recommendations to streamline and modernize the stormwater regulations to better serve the needs of the Village and its residents. The Village has retained the consulting firm Christopher B. Burke Engineering, LLC (CBBEL) to assist in review of the Village's existing stormwater regulations and provide recommendations.

Additional Background

Chapter 34 of the Village Code of Ordinances will be amended to align with local amendments proposed to the DuPage County Countywide Stormwater and Floodplain Ordinance, with the DuPage County Countywide Stormwater and Floodplain Ordinance being the main governing document for Village stormwater regulations. Local amendments to the DuPage County Countywide Stormwater and Floodplain Ordinance include clarifications to Article VIII: Post Construction Best Management Practices; Article IX: Site Runoff Conveyance, Storage and Field Tiles; Article X- Floodplain Management; Appendix A- Definitions.

Recommendation

Approve

Type Ordinance

Budgeted

f. **Personnel Code Text Amendments**

Board to consider an ordinance approving multiple text amendments to Chapter 62 - Personnel of the Westmont Code of Ordinances.

Background of Subject Matter

The revisions are necessary to ensure policy and practice align as well as to comply with recent legislative changes.

Recommendation

Staff recommends approval.

Type Ordinance

Budgeted

g. **Downtown Incentive Program - FY2026 Annual Budget and Activity Targets**

Board to consider an ordinance adopting the FY2026 Downtown Incentive

Program Annual Budget and Activity Targets.

Background of Subject Matter

In accordance with the DIP procedures, the Board defines the program parameters on an annual basis to establish tier funding, eligible activities, incentive bonuses, and any other program specifics. FY2026 will fund all Tiers, 1, 2, and 3.

Additional Background

FY2026 mirrors FY25(B) in that it funds all tiers and duplicates fire life safety targets to encourage the installation of sprinkler systems in the downtown. Application cycles on Tiers 2 and 3 have been removed, which allows for applications to be processed as received on a first come, first served basis.

Recommendation

Approve

Type Ordinance

Budgeted Yes

h. **Ripple Fiber Illinois, LLC - License Agreement**

Board to consider an ordinance approving a master license agreement between Ripple Fiber Illinois, LLC and the Village of Westmont to provide internet and phone services for residents and businesses.

Background of Subject Matter

The terms of the agreement are for five years, \$750.00 for the first year and \$500.00 for each year thereafter, with an initial fee of \$2,750.00 to the Village prior to the issuance of any permits.

Type Administrative Report

Budgeted

i. **UncommonX Security Agreement**

Board to consider an ordinance approving a 3-year agreement with UncommonX for SOC, security operations center, services for the Village of Westmont.

Background of Subject Matter

The purchase order for these services was approved by the Board in December, and the contract is being retroactively approved at this time. These services will be included in the 2026 appropriations ordinance.

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>