



**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
February 19, 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
- ii. Clerk
- iii. Trustees

- 6. PUBLIC HEARING**

- a. 2026 Bond Issuance Public Hearing**

Board to conduct a public hearing regarding the proposed issuance by the Village of Westmont not to exceed \$35,000,000.00 General Obligation Bonds (Alternate Revenue Source) to finance certain capital-related improvements in the Village.

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 February 5, 2026.

Background of Subject Matter

Required Parliamentary Procedure

Type Motion

b. Finance Ordinance(s) #4

c. Purchase Order(s)

i. Meade, Inc \$121,200.00

Replace thirteen (13) deteriorating concrete poles with new aluminum poles within the Indian Trails subdivision. Replacement of these poles will complete the replacement of all concrete poles within the subdivision.

Type Consent Item

Budgeted Yes

ii. DuPage Convention & Visitors Bureau \$36,345.54

Village membership with DuPage County Convention & Visitors Bureau covering the time period of 5/1/2025 - 12/31/2025. Membership fee is based on the Village's hotel / motel tax collections from 5/1/2024 - 12/31/2024. This is a simultaneous payment.

Type Consent Item

Budgeted Yes

iii. Baxter & Woodman Inc \$65,000.00

2026 GIS consulting services; open purchase order to be used throughout the year.

Type Consent Item

Budgeted Yes

iv. Safe Step LLC \$100,000.00

2026 sidewalk cutting to repair and smooth out trip hazards. This is a not to exceed contract. This is the lowest, responsible bidder for this service through Safe Step's bid through the TIPS purchasing cooperative.

Type Consent Item

Budgeted Yes

v. Midwest 911 Inc \$28,265.75

Upfit Police Vehicle #334 and install a drone docking station on the vehicle. Village resources to pay for the upfit are coming from the Vehicle Replacement Fund and resources to pay for the drone docking station are coming from the DEA Fund. This is a simultaneous payment.

Type Consent Item

Budgeted Yes

vi. **Total of Purchase Orders: \$350,811.29**

Type Consent Item

Budgeted

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

e. **Community Events**

i. **2026 Westmont Cruisin' Nights & Street Fair**

Board to consider an ordinance approving the following requests from the Westmont Special Events Corporation for their 2026 Cruisin' Nights and Street Fair events:

1. Tent Permit Fee Waiver
2. Live Amplified Sound Permit for event hours
3. Street and Public Right of Way Closures

Background of Subject Matter

Cruisin' Nights is hosted by the Westmont Special Events Corporation, and they have done an excellent job creating a event that is fun for all ages. This event is held every Thursday evening from June through August. There are no changes to their request for approvals compared to last year's event.

Recommendation

Approve

Type Consent Item

Budgeted

ii. **2026 Taste of Westmont**

Board to consider an ordinance approving the following requests from the Westmont Special Events Corporation for the 2026 Taste of Westmont event:

1. Special Event Liquor License Fee Waiver
2. Amusement License Fee Waiver
3. Tent Permit Fee Waiver
4. Live Amplified Sound Permit for event hours
5. Street and Public Right of Way Closures

Background of Subject Matter

The WSEC will be hosting their annual Taste of Westmont, July 9 - 12, 2026 in Downtown Westmont on Cass Avenue from Naperville Road to Burlington Avenue. While the layout has been updated, all the

requested approvals for this year are the same as last year.

Recommendation

Approve

Type Consent Item

Budgeted

9. UNFINISHED BUSINESS

10. NEW BUSINESS

a. **Mayor's Planning & Zoning Commission Appointment**

Board to consider a motion confirming the Mayor's appointment of Dan Charleston to the Planning & Zoning Commission.

Background of Subject Matter

This is the first appointment for Mr. Charleston and is for a five-year term.

Type Motion

Budgeted

b. **Mayor's Police Pension Trustee Appointment**

Board to consider a motion confirming the Mayor's reappointment of John Saksa to the Police Pension Board of Trustees

Background of Subject Matter

Mr. Saksa has served on the Pension Board since 2022. This appointment is for a two-year term.

Type Motion

Budgeted

c. **FMC Natatorium Grant Request - 2025 World Cup**

Board to consider a motion awarding a Hotel/Motel Grant in the amount of \$83,202.46 to the FMC Natatorium for the World Aquatic World Cup event.

Background of Subject Matter

The World Cup event brought over 660 participants and support staff, including some from around the world, into Westmont, for several days resulting in direct business sales to the region of over \$1.5 million, with an estimated \$900,000 sales to our local businesses, including lodging, transportation, retail, recreation, business services, and food/beverage.

Additional Background

In late 2024 the Village approved an agreement with DuPage County to

award grants to FMC, of which \$50,000 would be reimbursed by the County, with the understanding that the Village would match our own \$50,000. Under the authority of that agreement, we have awarded grants for a few previous events, totaling \$70,000. Now that this grant would exceed the portion covered under the previously approved agreement, the Village Board will take action to approve the grants. This first one is included in New Business, with future approvals being listed on the consent agenda. The initial budget for 2026 includes only \$50,000, but the Village can utilize hotel/motel tax reserves for the amounts in excess of the budget.

Recommendation

Type Motion

Budgeted

d. **306 N Cass Ave - Multi-Unit Building - Various Zoning Entitlements**

Board to consider an ordinance approving requests from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for the following:

1. Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot
2. Zoning Ordinance Variance to the minimum front yard setback in the R-4 General Residential District
3. Zoning Ordinance Variance to the minimum lot area per dwelling unit in the R-4 General Residential District
4. Zoning Ordinance Variance to the minimum outdoor open space in the R-4 General Residential District
5. Major Site Plan
6. Zoning Ordinance Map Amendment to rezone three (3) of the five (5) total parcels of the subject property from R-3 Single-Unit Residential District to R-4 General Residential District so that all parcels in the proposed development are uniformly zoned.

Background of Subject Matter

The petitioner is seeking approval for a development at 306 North Cass Avenue (vacant), proposing the construction of a three-story, twelve-unit residential apartment building with an approximate footprint of 5,983 square feet and a height of 34.5 feet (not including the parapet and mechanical equipment). The exterior of the proposed building elevation will utilize a combination of stone siding and hardie panel material.

Additional Background

The project requires several zoning entitlements, including consolidation of lots, rezonings, variances, and major site plan approval. The requested variances include a reduction to the minimum front yard setback (20 feet proposed where 25 feet is required), a variance to allow twelve dwelling units where eight are permitted by right, and a reduction to the minimum

outdoor open space requirement (2,270 sqft proposed instead of 3,000 sqft).

Recommendation

The Commission recommended approval of the requests (5–0, with one member absent and one vacancy), with the exception of the major site plan, which was recommended for approval with conditions by a vote of 4–1 (one absent and one vacancy). The conditions are as follows: that the patio and balcony railings be uniform throughout the development; that landscaping may be installed in lieu of fencing in front of the building; that the northern solid fence be extended eastward to the front of the house directly to the north; and that the underlayment of the balconies on the east façade be obscured from view.

Type Ordinance

Budgeted

e. **Zoning Ordinance Maintenance Text Amendments**

Board to consider an ordinance approving a request from the Village of Westmont regarding maintenance Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Code of Ordinances, for miscellaneous modifications to grammar and formatting, as well as amendments to definitions, use permissions, development standards, planning processes, and other zoning regulations.

Background of Subject Matter

The Village approved comprehensive amendments to the Zoning Ordinance in August 2025. As outlined during the approval process, staff committed to conducting a six-month review of the new regulations. Having now applied the amendments in real-world scenarios, staff has prepared recommended adjustments based on that evaluation.

Additional Background

Moving forward, staff will continue to review and revise the regulations on an annual basis to ensure they remain effective and responsive to community needs.

Recommendation

The Planning & Zoning Commission held a public hearing on this request at a special meeting on February 4, 2026. The Commission unanimously recommended approval of the text amendment.

Type Ordinance

Budgeted

f. **Regulations for E-Bikes, E-Scooters, and Other E-Moto Devices**

Board to consider an ordinance amending Chapter 1 and Chapter 78 of the Westmont Code of Ordinances to adopt definitions and regulations for E-bikes, E-scooters, and other electric mobility devices.

Background of Subject Matter

Chapter 78, Art. XIII, currently regulates the operation, parking, etc. of bicycles. With the rise of e-bikes, e-scooters, and other electric mobility devices, the Westmont Police Department has determined that amendments to Chapter 78 are needed to regulate such devices. The amendments prohibit E-motos, electric personal mobility devices, electric skateboards, electric unicycles, high-speed electric bicycles, high-speed electric scooters, and other similar electric mobility devices on all village streets, rights-of-way and village property. The amendments regulate the use of bicycles, low-speed electric bicycles, and low-speed scooters.

Additional Background

The State regulations of electric mobility devices have not kept pace with the rapidly changing technology, and the regulation of these devices has fallen on individual municipalities. The proposed regulations are consistent with regulations adopted by surrounding communities, many of which also ban higher speed electric mobility devices. Amendments are also proposed to Chapter 1 to allow administrative adjudications of Chapter 78, Art. XIII.

Recommendation

Approve

Type Ordinance

Budgeted

g. **Exercise of Option Year 2- Cyclic Parkway Tree Pruning**

Board to consider an ordinance authorizing the Village to exercise the second option year of the contract with Winkler Services, LLC for the Cyclic Parkway Tree Pruning Program.

Background of Subject Matter

On November 2, 2023 the Village Board awarded a contract to Winkler Services, LLC for the Cyclic Parkway Tree Pruning Program for the 2023-2024 fiscal year. This program included parkway tree pruning in the neighborhood bound by 55th/Quincy and Cass/Williams, as well as the Sycamore Run subdivision. Approximately 900 trees were pruned. In December of 2024 the Village awarded the first option year of that contract. Approximately 1575 trees were pruned.

Additional Background

The original contract was for the 2023-2024 fiscal year with five one-year options to extend. Staff negotiated option year 2 pricing at a 3% increase; not to exceed the budgeted amount of \$120,000.00.

Recommendation

Approve

Type Ordinance

Budgeted Yes

h. **Telecommunications Text Amendment and Reduction**

Board to consider an ordinance amending Chapters 74 and 77 of the Village Code of Ordinances to provide for a Simplified Municipal Telecommunications Tax and reduce the total tax.

Background of Subject Matter

This reduces the total telecommunications tax from 6% to 5%, per the Fiscal Year 2026 budget discussions.

Additional Background

This also updates the Village Code of Ordinances to reflect the current state regulations allowing for a simplified municipal telecommunications tax rather than locally imposed and collected telecommunications taxes and infrastructure maintenance fees.

Recommendation

Approve

Type Ordinance

Budgeted Yes

i. **Telecommunications Tax Reduction**

Board to consider an ordinance changing the Simplified Municipal Telecommunications Tax from 6% to 5%.

Background of Subject Matter

This is the ordinance required by the State of Illinois to reduce the amount of tax they collect and remit to the Village.

Recommendation

Approve

Type Ordinance

Budgeted Yes

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>



Clerk's Office
Village of Westmont

MINUTES OF THE BOARD MEETING HELD **Thursday, February 5, 2026.**

Mayor Nero called the meeting to order at **6:00 P.M.**

WESTMONT VILLAGE BOARD MEETING ROLL CALL:

PRESENT: Mayor Nero P Clerk A. Szymiski P

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

STAFF:

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

ATTORNEY: Zemenak P Lampariello A

A QUORUM WAS PRESENT TO TRANSACT BUSINESS.

PRESS:

Bugle A

Westmont Chamber President: P

THOSE PRESENT RECITED THE PLEDGE OF ALLEGIANCE.

Mayor Nero welcomed everyone to the meeting.

OPEN FORUM: None

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>	<u>5</u>
TRUSTEE BARKER	Y	Y	Y	Y	Y
TRUSTEE GUZZO	Y	Y	Y	Y	Y
TRUSTEE LIDDLE	Y	Y	Y	Y	Y
TRUSTEE PARRILLI	Y	Y	Y	Y	Y
TRUSTEE PLOWMAN	Y	Y	Y	Y	Y
TRUSTEE SCALES	Y	Y	Y	Y	Y

REPORTS

Mayor Nero

- The Westmont Chamber will be hosting Westmont Restaurant Week. It will run from February 21 - March 1.
 - Kaili Harding was invited to talk about Westmont Restaurant week. She is hopeful to have Pappadeaux part of the group. A spot has been secured with WGN to publicize the event. There are about 35 restaurants that will participate.
- The Village continues to move forward regarding its work on the Strategic Plan. Elected Officials and Department Heads will be meeting in March to discuss ideas and develop goals. Stay tuned for updates regarding this important work.
- Our State of the Village Address has been scheduled for May 20, 8:30AM at the BAM Theater. Look for more details to be published soon.
- Gave an update on the FMC Natatorium. There are several big events which were recently confirmed. We’re looking forward to another great year of swimming events that bring visitors to our community. Check out the Village website for more info.

Village Clerk Szymski

- Village offices will be closed February 16, but the garbage and recycling will not be affected.
- The Chamber of Commerce is taking nominations for Citizen of the Year. Please visit the chamber website at westmontchamber.com to nominate someone.

Trustee Guzzo

- Our next Fire Public Safety Committee meeting will be March 5th at 4:30pm in Village Hall.
- The Westmont Fire Department will be offering CPR classes in 2026. For more info, visit

the Village Website.

Trustee Scales

- The next Community Development Committee meeting dates are April 16, July 9, September 17.
- There is a comprehensive plan update. Several proposals have been received and are under review. We will be scheduled with an anticipated contract award in early April.
- Planning and Zoning will have a regular meeting on February 11th at 6pm.
- Gave an update on the Downtown Incentive Program. The website has been updated and downtown businesses can now apply for these grant friends. Visit westmont.illinois.gov for more information.

Trustee Parilli

- The next Public Works Committee meeting will be March 19 at 4:30pm in Village Hall.
- Winter continues! The “official” groundhog saw his shadow and we have 6 more weeks of winter. However, the groundhog in Woodstock, IL did not see his shadow. In any case the Village would like to thank residents and businesses for their patience and cooperation during recent winter operations. Things like keeping cars off the street during snow plowing and shoveling out fire hydrants are greatly appreciated. Thank you!

Trustee Plowman

- Gave a report recapping the Police Public Safety Committee meeting that was held earlier today.
 - Officer Robert Arnt received the Police 2025 Employee of the Year award.
 - A staff update was given and there are 41 sworn officers, 6 civilians, and 5 vacancies.
 - Police statistics were presented.
 - \$60,768 was raised through various fundraising efforts.
- The first papershred event will be held on April 18th and the proceeds go to Special Olympics of IL.
- The Village recently published a news release about the Lions Club Spring Fling event that will be held on West Quincy Street this year. More details and the full schedule can be found on the village website.

Trustee Liddle

- The next Administration / Finance committee meeting will be held February 19, 4:30pm, at Village Hall.
- The Westmont Park District will hold it’s annual Winter Beer Fest on Saturday, February 14, 2026 from 2pm - 6pm at Ty Warner Park in Westmont. Tickets can be purchased through the Park District website.
- Trustee Plowman’s dogs Wrigley and Stella were our featured celebrity pets of the week for the Westmont Special Events Petpawlooza mascot contest. If you would like your pet to be featured, visit westmontevents.com and sign up for this contest, which will be held weekly through May. The Petpawlooza event will be at Veterans Memorial Park on May 16th.

Trustee Barker

- The murals that were created at the 2025 Vision & Vibe festival are on display in the lobby. Look for information to be posted on the website. This year the event will be Saturday, September 12th and Sunday, September 13th at Veterans Memorial Park.
- The Dark Sky Grant program has been launched and the details are on the Village website.
- The next Electronics and More recycling event will be April 4th in front of Village Hall. Details are on the website.
- There are now free paint recycling opportunities throughout DuPage County. Be sure to check out the website for more details.

ITEMS TO BE REMOVED FROM CONSENT AGENDA:

- No items to be removed from the consent agenda.

(1) CONSENT AGENDA [Omnibus Vote]:

Village Manager Gunther addressed the Board on this agenda item.

(A) VILLAGE BOARD MINUTES

Board Meeting Minutes

- Board to consider approving the Village Board Meeting held on **January 22, 2026**.

(B) FINANCE ORDINANCE

Finance Ordinance # 3

\$ 1,809,239.62

(C) PURCHASE ORDERS:

Atlas Toyota Material Handling, LLC	\$ 45,925.02
Lithoprint, Inc.	57,500.00
Total of Purchase Orders	\$ 103,425.02

(D) TOTAL OF PURCHASE ORDER(S) AND FINANCE ORDINANCE(S): \$ 1,912,664.64

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

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) RE-APPROVAL OF 1 NORTH CASS AVENUE PLAT OF SUBDIVISION AND PLAT OF VACATION

Community Development Director Hennerfeind addressed the Village Board.

Motion by **Trustee Scales** to consider an ordinance approving requests from the Village of Westmont regarding the lots/parcels at: 1 North Cass Avenue, Westmont, Illinois, 60559 (PIN: 09-10-120-001); 13-19 East Burlington Avenue, Westmont, Illinois, 60559 (PIN: 09-10-120-034); 21 East Burlington Avenue, Westmont, Illinois, 60559 (PIN: 09-10-120-003); Unaddressed Parcel (PIN: 09-10-120-033); Unaddressed Parcel (PIN: 09-10-120-036); and Portions of the Public Right of Way, for the following:

1. A Plat of Vacation of certain portions of the Public Right of Way.
2. Re-approval of the Final Plat of Subdivision to consolidate six (6) lots/parcels into one (1) lot.

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

VOTE ON MOTION #2

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

Nays: None

Absent: None

(3) EXERCISE OF OPTION YEAR 3 - GASOLINE AND DIESEL FUEL

Public Works Director Ries addressed the Village Board

Motion by **Trustee Barker** to consider an ordinance exercising the third option year of the gasoline and diesel fuel contract with Al Warren Oil Company, Inc.

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

VOTE ON MOTION #3

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

Nays: None

Absent: None

(4) MULTIFAMILY RECYCLING TEXT AMENDMENT

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

Motion by **Trustee Plowman** to consider an ordinance amending Chapter 66, Article III "Multi-Family Structure Recycling" of the Village Code of Ordinances to clarify recycling requirements.

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

VOTE ON MOTION #4

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

Nays: None

Absent: None

MISCELLANEOUS

- Trustee Plowman mentioned that e-bikes were also discussed at the Police Public Safety Committee meeting. The Secretary of State came out with a video and they are talking about classifications. More information will be forthcoming in future meetings.

(5) ADJOURNMENT - 6:19 pm

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

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

VOTE ON MOTION #5

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

Nays: None

Absent: None

MEETING ADJOURNED AT 6:19 P.M.

ATTEST:

APPROVED:

Amanda Szymiski, Village Clerk

Steven T. Nero, Mayor

Dated this 19th day of February, 2026



Village of Westmont

Purchase Order

PO Date: 2026-01-29

Page: 1 of 1

Bill To:

PUBLIC WORKS
155 E. BURLINGTON
WESTMONT, IL 60559

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # **26200292**

Vendor:

Meade, Inc.
625 Willowbrook Center Parkway
Willowbrook, IL 60527
Email: nas@meade100.com
Fax: 708-588-2501

Ship To:

See Shipping Information Below

Vendor Number	Vendor Phone Number	Vendor Fax Number	Delivery Reference			
100636	708-588-2541	708-588-2501				
Item#	Description/PartNo	QTY	UOM	Unit Price	Extended Price	
1	Concrete pole replacement (13) Concrete pole replacement (13) GL Account: 0154230 - 55041 - 5INF Ship To: PUBLIC WORKS 155 E. BURLINGTON WESTMONT, IL 60559	1.0	EACH	\$121,200.00	\$121,200.00	

By: *Spencer Parker*
Authorized Signature

PO Total **\$121,200.00**

*All vendors must comply with applicable regulations of the Illinois Department of Human Rights.

*This order is exempt from Federal Excise Tax under title 25 USCA, and from Illinois Sales Use and Service Taxes. E9997-4320-07.

*Acceptance of this Purchase Order constitutes agreement by vendor that any action arising out of this Agreement may be commenced only in the State or Federal courts located in DuPage County and/or the Northern District of Illinois. The prevailing party shall have their attorney's fees and court costs paid by the losing party.

*The Village of Westmont will process all bills in accordance with the Illinois Government Prompt Payment Act 50 ILCS 505.



Proposal #N26-03
Date: 01/27/2026

Village of Westmont Public Works
ATTN: Melissa Brendle
31 W. Quincy St.
Westmont, IL 60559

Jobsite Location:

1. 946 Brown Deer Drive
2. 19 Prairie Drive
3. 105 Prairie Drive
4. 129 Prairie Drive
5. 959 Indian Boundary Drive
6. 146 Indian Boundary Drive
7. 130 Indian Trail Drive
8. 14 Indian Trail Drive
9. 101 Indian Trail Drive
10. 126 Indian Trail Drive
11. 113 Indian Trail Drive (rear of Property, NE corner of 39th St and Indian Boundary Drive)
12. 131 White Birch Lane
13. 108 White Birch Lane

Meade, Inc. is pleased to provide the Village of Westmont with a proposal to replace deteriorating concrete poles with new aluminum at the above locations.

Our scope and price is as follows:

- Remove (13) deteriorating concrete poles out of the ground and deliver back to Westmont yard.
- Furnish and install (13) new 28' aluminum streetlight poles with 8' arms, luminaires, set of (4) breakaway couplings, pole wire, fuse kits, and fuse on new galvanized helix foundations per each pole replacement.
- Extend existing cable in duct into helix foundation and make all necessary connections at pole.

Total - \$121,200.00

*****Please note proposal is only valid for 30 days from issuance date. *****

Please review and keep one copy for your records; please pass other copies to proper authorities for review and approval as necessary. Please return one signed and dated approved proposal to Meade upon acceptance of this proposal and we will at the time of receipt work towards coordinating a start date and time for this proposed scope of work.

Should you have any questions, please do not hesitate to contact me. (312) 237-8779
I am always available.

Thank you,

Proposal Acceptance:

Nikki A. Nichols, Project Manger

Signature

1-27-26
Date

MELISSA BRENDLE - PW SUPERVISOR
Printed Name & Title



Village of Westmont

Purchase Order

PO Date: 2026-02-02

Page: 1 of 1

Bill To:

ADMINISTRATION
31 W QUINCY
WESTMONT, IL 60559
Phone: 630-981-6216

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # **25204920 - 01**

Vendor:

DuPage Convention and Visitors Bureau
900 Jorie Boulevard
Suite 122
Oak Brook, IL 60523

Ship To:

See Shipping Information Below

Vendor Number	Vendor Phone Number	Vendor Fax Number	Delivery Reference			
100179	630-575-8070					
Item#	Description/PartNo	QTY	UOM	Unit Price	Extended Price	
1	Membership Dues -based on 5/24-12/24 collections MODIFIED: Membership dues based on May 2024 through December 2024, to be considered out of FY25 per Spencer Parker GL Account: 0550512 - 58048 - 2I&I Ship To: ADMINISTRATION 31 W QUINCY WESTMONT, IL 60559 Phone: 630-981-6216	1.0	EACH	\$36,345.54	\$36,345.54	
					\$36,345.54	

By: Spencer Parker
Authorized Signature

PO Total \$36,345.54

*All vendors must comply with applicable regulations of the Illinois Department of Human Rights.

*This order is exempt from Federal Excise Tax under title 25 USCA, and from Illinois Sales Use and Service Taxes. E9997-4320-07.

*Acceptance of this Purchase Order constitutes agreement by vendor that any action arising out of this Agreement may be commenced only in the State or Federal courts located in DuPage County and/or the Northern District of Illinois. The prevailing party shall have their attorney's fees and court costs paid by the losing party.

*The Village of Westmont will process all bills in accordance with the Illinois Government Prompt Payment Act 50 ILCS 505.



DuPage Convention and Visitors Bureau
 900 JORIE BLVD. STE 122
 OAK BROOK, IL 60523
 +16305758070
 www.discoverdupage.com

INVOICE

BILL TO

Village of Westmont
 attn: Accounts Payable
 31 W. Quincy Street
 Westmont, IL 60559

INVOICE # 2026-1461

DATE 11/06/2025

DUE DATE 11/30/2025

TERMS Net 30 Days

DESCRIPTION	QTY	RATE	AMOUNT
Municipality Dues - FY26 - (based on April 2024 through December, 2024 collections)	1	36,345.54	36,345.54

Thank you for Supporting the DuPage Convention & Visitors Bureau!

BALANCE DUE

\$36,345.54

To pay via ACH, please use the following details:

Routing Number: 071025661

Account Number: 4834827216

Include the Invoice number with your payment

Email Remittance to: accounting@discoverdupage.com



Village of Westmont

Purchase Order

PO Date: 2026-02-02

Page: 1 of 1

Bill To:

INFORMATION TECHNOLOGY
31 W QUINCY
WESTMONT, IL 60559
Phone: 630-981-6240 EXT 2

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # **26200315**

Vendor:

BAXTER & WOODMAN INC
PO BOX 6192
CAROL STREAM, IL 60197-6192
Email: ggulik@baxterwoodman.com

Ship To:

See Shipping Information Below

Vendor Number	Vendor Phone Number	Vendor Fax Number	Delivery Reference			
100285	815-459-1260					
Item#	Description/PartNo	QTY	UOM	Unit Price	Extended Price	
1	GIS Consulting Services 2026 GIS Consulting Services GL Account: 0151160 - 55031 - 1GOV Ship To: INFORMATION TECHNOLOGY 31 W QUINCY WESTMONT, IL 60559 Phone: 630-981-6240 EXT 2	1.0	EACH	\$65,000.00	\$65,000.00	

By: *Spencer Parkes*
Authorized Signature

PO Total \$65,000.00

*All vendors must comply with applicable regulations of the Illinois Department of Human Rights.

*This order is exempt from Federal Excise Tax under title 25 USCA, and from Illinois Sales Use and Service Taxes. E9997-4320-07.

*Acceptance of this Purchase Order constitutes agreement by vendor that any action arising out of this Agreement may be commenced only in the State or Federal courts located in DuPage County and/or the Northern District of Illinois. The prevailing party shall have their attorney's fees and court costs paid by the losing party.

*The Village of Westmont will process all bills in accordance with the Illinois Government Prompt Payment Act 50 ILCS 505.



Village of Westmont

Purchase Order

PO Date: 2026-02-11

Page: 1 of 1

Bill To:

PUBLIC WORKS
155 E. BURLINGTON
WESTMONT, IL 60559

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # **26200361**

Vendor:

Safe Step LLC
130 Industrial Park Avenue
Hortonville, WI 54944
Email: logan@notrippin.com
Fax: 866-479-1069

Ship To:

See Shipping Information Below

Vendor Number	Vendor Phone Number	Vendor Fax Number	Delivery Reference			
100696	920-202-0954	866-479-1069				
Item#	Description/PartNo	QTY	UOM	Unit Price	Extended Price	
1	Concrete sidewalk cutting- TIPS contract # 2306020 Concrete sidewalk cutting - not to exceed GL Account: 0154230 - 55031 - 5INF Ship To: PUBLIC WORKS 155 E. BURLINGTON WESTMONT, IL 60559	1.0	EACH	\$100,000.00	\$100,000.00	

By: *Spencer Parkes*
Authorized Signature

PO Total **\$100,000.00**

*All vendors must comply with applicable regulations of the Illinois Department of Human Rights.

*This order is exempt from Federal Excise Tax under title 25 USCA, and from Illinois Sales Use and Service Taxes. E9997-4320-07.

*Acceptance of this Purchase Order constitutes agreement by vendor that any action arising out of this Agreement may be commenced only in the State or Federal courts located in DuPage County and/or the Northern District of Illinois. The prevailing party shall have their attorney's fees and court costs paid by the losing party.

*The Village of Westmont will process all bills in accordance with the Illinois Government Prompt Payment Act 50 ILCS 505.



Sidewalk Program Proposal

Presented to: Melissa Brendle
Village of Westmont
Westmont 2026 Sidewalk Program
February 05, 2026

Philip Sitton • Project Manager • 331.444.4822 • Philip@NoTrippin.com • www.notrippin.com

Information contained in this proposal is proprietary and confidential, and is to be used solely by Village of Westmont personnel in evaluating the project. Copying, unauthorized disclosure, reuse in any form is prohibited.

Introduction

February 05, 2026

Melissa Brendle
Village of Westmont
328 S Wilmette Ave
Westmont, Illinois 60559

Melissa,

Thank you for the opportunity to present this proposal for sidewalk evaluation and trip hazard repair.

Review

1. The Village of Westmont has requested Safe Step LLC evaluate sidewalk segments, identified by the Village of Westmont, in priority order until the \$100,000.00 budget has been reached.
2. Upon reaching the budget, the evaluation will stop. If all of the priority areas are able to be included prior to reaching the budget, Village of Westmont may provide additional sidewalk segments for evaluation.
3. Safe Step LLC will evaluate sidewalks for defects that present a trip hazard and are appropriate for saw-cutting repair based on the identification criteria on page 4.
4. Safe Step LLC will also evaluate sidewalks for defects that are not appropriate for saw-cutting repair and will require alternative repair methods.
5. Safe Step LLC is the regional affiliate of Precision Concrete Cutting based out of Provo, Utah.
6. Precision Concrete Cutting has been awarded lowest bidder for saw-cutting repair through The Interlocal Purchasing System (TIPS) Purchasing Cooperative Contract number #23060202.

Notable Proposal Contents

- Page 2: Execution Strategy
- Page 3: Priority Areas Map
- Page 4: Evaluation Criteria
- Page 7: Proposal Acceptance

Please let me know if you have any questions. We look forward to serving your needs.

Philip Sitton
Project Manager
331.444.4822
Philip@NoTrippin.com

Philip Sitton • Project Manager • 331.444.4822 • Philip@NoTrippin.com • www.notrippin.com

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Execution Strategy

Based on our discussions, Safe Step will execute the project as follows:

1. Confirm sidewalk evaluation area and defect identification criteria (enclosed)

1. Page 3 of this proposal contains the sidewalk areas and the priority in which they should be evaluated and repaired.
2. Page 4 of this proposal contains the defect identification criteria that will be used to evaluate the sidewalks.

2. Evaluate current sidewalk conditions

1. Safe Step LLC will evaluate the sidewalk locations in the priority order until the budget is met.
2. Identified defects will be recorded along with the measurement, address, approximate GPS coordinates, important notes, and a photo of the defect.

3. Deliver evaluation results

1. Following the completion of the evaluation, Safe Step LLC will provide the sidewalk defect data through a proprietary online tool called *Sidewalk Central*[™]. This data includes locations, descriptions, suggested repair types, and photos of each defect identified.
2. *Sidewalk Central*[™] allows you to review, make notes, and confirm the preferred repair type for each defect.

4. Perform repairs

1. After you review and confirm the repair locations, we will schedule a timeframe to begin repairing the identified saw-cutting locations.
2. All saw-cutting repairs will be done in accordance with "The Safe Step LLC Approach" outlined on page 5 of this proposal.
3. *Sidewalk Central*[™] allows you to monitor the saw-cutting in real-time, providing defect completion status as well as repair photos and timestamps for quality assurance.

5. Provide documentation

1. At the conclusion of the project, we will provide a final report of saw-cut locations repaired including the displacement measurements, address, approximate GPS coordinates, important notes and GIS importable files (if requested).

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Priority Areas Map



Map Data: Google

Survey Area

1. Priority 1: Red (9.54 Miles)

Continue from where we left off with the Fall 2025 project

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Sidewalk Evaluation Criteria

Condition		Record for Saw-Cutting	Record for Replacement
Panel Offset:		Y	If greater
Min (1/8s) 4	Max (1/8s) 12		Y
Sharp edge:		Y	N/A
Height (1/8s) 3			
Prior Grind/Saw-Cut Repairs ¹ :		Y	Y
Cutting to sunken panel:		N	Y
Waterpooling:		N	Y
Caused by tree:		Y	Y
Negative cross-slope:		Y	Y
Positive cross-slope:		Y	Y
Contains structural crack ² :		Y	Y
Qty no more than 2	Gap no more than 3/8"		
Displacement is a crack ² :		Y	Y
Perpendicular Y	Parallel N		
Panel is spalled ² :		Y	Y
Surface less than 50%	Depth no more than 1/4"		
Sidewalk joint is decayed ² :		N	Y
Width no more than N/A			
Curbing:		N	N
On bridge structure:		N	N
Parallel joints:		N	N
Min. Height N/A	Max Height N/A		
Ramps:		Y	Y
At Landing 1"	At street N/A		
Max Ht	Max Ht		
Top of flowline:		N	Y
Adjacent to asphalt:		N	N
Adjacent to pavers:		N	N
Saw-cut on monolithic driveways		N/A	N/A

Marking/Other	
Mark Saw-Cutting	Numbered

Mark R&R	Y*
4" R&R Sq. Ft. Cost	11.50
6" R&R Sq. Ft. Cost	12.50

Use Lifting for sunken & waterpooling panels	Y/N
Mark Lifting	Y/N
Lifting Sq. Ft. Price	

Scatter Sites	
Apply criteria to scatter sites?	Y
Survey only marked?	
Survey entire address?	
Survey entire block-face?	

Notes: Westmont

Mark RR with X in middle of panel

¹As measured at presenting face; recorded values will be for proper 12:1 repair

²Panels failing this criteria will be recorded for replacement regardless of offset

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The Safe Step Approach

Specifications

1. Repairs will be tapered to a 1:12 slope ratio and taken to a zero point of differential between adjoining sidewalk panels along the full width of the sidewalk, in accordance with ADA standards.
2. Repairs shall have a smooth and uniform finish with a coefficient of friction meeting OSHA requirements and shall not impact adjoining sidewalks, driveways, landscaping, or other objects within the vicinity of the work.
3. In instances where sidewalk conditions do not permit a 1:12 slope ratio, repairs will be made with the shallowest slope possible for the given sidewalk condition.

Clean-up

1. All saw-cutting will be performed without water-cooling; No slurry will be created eliminating the risk of “tracking” and run-off water contamination.
2. Saw mounted dust abatement systems will be used to minimize airborne dust. Containment systems are designed for fine dust applications.
3. Debris and concrete shall be cleaned from the sidewalk surface as well as surrounding rails, sidewalks, driveways, landscaping, or other objects within the vicinity of the work.

Reporting

1. Upon completion of the project, Safe Step LLC will provide a detailed and audit-able report. This report will include the street address or location, dimensions, and GPS coordinates of each repair made.
2. An invoice for payment will be provided when the projected has been completed. Payment in full is due **30 days** from the date of invoice. Late payments may be subject to a \$30 re-billing fee.

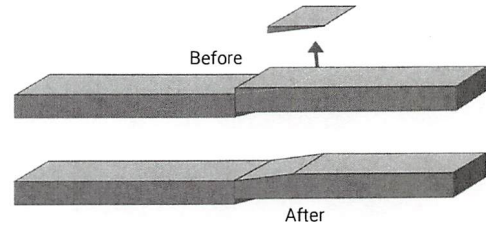
Safety and Insurance

1. Safe Step LLC employees who work directly in slab displacement repair undergo a rigorous training process with emphasis on safe work practices, OSHA-approved personal protection equipment, and quality workmanship. It is not uncommon for our clients to receive unsolicited compliments on our safety practices and the quality of the work performed.
2. Safe Step LLC is fully licensed and insured. Proof of auto, liability, and workers compensation insurance are available upon request.

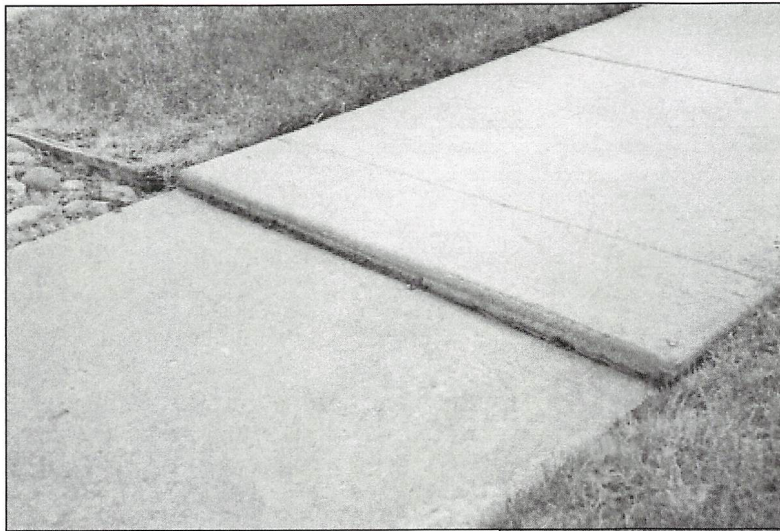
Philip Sitton • Project Manager • 331.444.4822 • Philip@NoTrippin.com • www.notrippin.com

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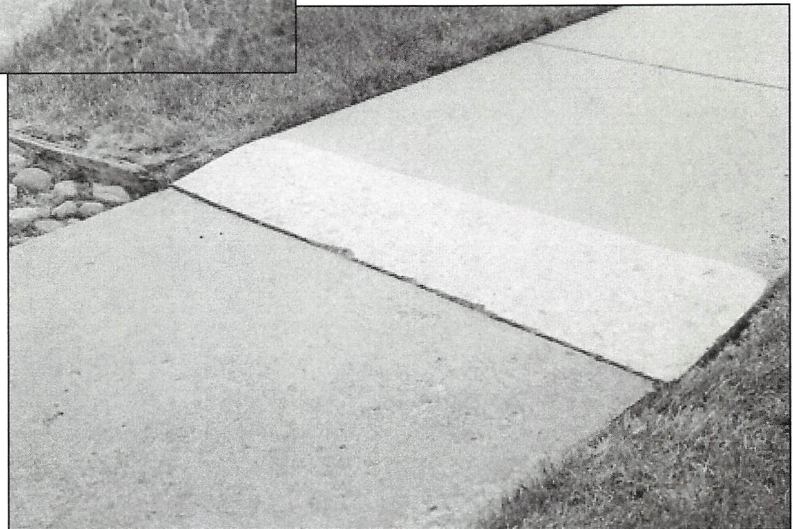
Our Result



Before



After



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Proposal Acceptance

Financial Parameters

1. Financial Parameters

1. The total cost of the reporting and saw-cutting repairs will not exceed **\$100,000.00**.
2. Safe Step LLC will accept full responsibility for any project cost overage, provided that the scope of the project is not altered once the project begins. Any requested change in scope will be fully discussed and approved by the Village of Westmont prior to the start of the work on the revised area.

If this proposal is acceptable, please complete and sign below. We will contact you upon receiving this form to schedule your project.

Cost: \$100,000.00

Proposal #: 202485

Due to the ongoing supply chain issues and labor availability, the pricing in this proposal is only valid until **March 05, 2026**.

Billing Contact Name:


Billing Email Address:

PO Number:

Does this project require prevailing wage?:

Approved by:

Date:

Signed:  SIGNATURE
Melissa Brendle

Title:

Client Notes:

For a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the above signed hereby agrees to defend, indemnify, and hold contractor harmless with respect to any and all liability whatsoever arising from contractor's activities in attempting to repair concrete sidewalk and other slabs owned by the above signed or within the above signed's dominion and control, and to defend, indemnify, and hold harmless contractor with respect thereto.

Philip Sitton • Project Manager • 331.444.4822 • Philip@NoTrippin.com • www.notrippin.com

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Village of Westmont

Purchase Order

PO Date: 2026-02-11

Page: 1 of 1

Bill To:

POLICE DEPARTMENT
500 N CASS
WESTMONT, IL 60559

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # **26200362**

Vendor:

Midwest911, Inc.
503 S. Weber Road
Unit # 228
Bolingbrook, IL 60490
Email: derrick@midwest911.com

Ship To:

See Shipping Information Below

Vendor Number	Vendor Phone Number	Vendor Fax Number	Delivery Reference		
101563	630-881-2782				
Item#	Description/PartNo	QTY	UOM	Unit Price	Extended Price
1	Upfit New Unit 334 & Install Drone Docking Station Upfit New Unit 334 per Estimate #1348 GL Account: 2552525 - 57093 - 1GOV Ship To: POLICE DEPARTMENT 500 N CASS WESTMONT, IL 60559	1.0	EACH	\$22,075.71	\$22,075.71
2	Install Drone Docking Station on New Unit 334 per Estimate #1348 GL Account: 6656666 - 57068 - 2I&I Ship To: POLICE DEPARTMENT 500 N CASS WESTMONT, IL 60559	1.0	EACH	\$6,190.04	\$6,190.04

By: *Spencer Parkes*
Authorized Signature

PO Total \$28,265.75

*All vendors must comply with applicable regulations of the Illinois Department of Human Rights.

*This order is exempt from Federal Excise Tax under title 25 USCA, and from Illinois Sales Use and Service Taxes. E9997-4320-07.

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*The Village of Westmont will process all bills in accordance with the Illinois Government Prompt Payment Act 50 ILCS 505.

PURCHASE ORDER REQUEST FORM

DATE:	02/09/2026
-------	------------

Vendor #1 (Name, Address & Phone)	Vendor #2 (Name, Address & Phone)
Midwest911, Inc. 503 South Weber Road Suite 228 Bolingbrook, IL 60490 (800) 858-0083	

Quantity	Item stock #, Size, Color, Description, Cost per item	Vendor #1 Total Cost	Vendor#2 Total Cost
1	Estimate to Build New #334 Drone Vehicle	\$28,265.75	\$
		\$	\$
		\$	\$
	Estimate #1348	\$	\$
		\$	\$

Vendor #1	\$28,265.75	Vendor #2	\$
Shipping Fee	\$	Shipping Fee	\$
Total	\$28,265.75	Total	\$

REASON FOR PURCHASE:

<p>This PO request is to upfit new Squad #334, our Drone vehicle. A quote is attached, and we will be \$5,734.25 under budget between DEA Funds and VRP funds set aside for this project.</p> <p>Upfit (VRP) = \$22,075.71 Drone (DEA) = \$6,190.04</p>

Requested by:	Sgt. A. Rainaldi #140	Date:	02/09/2026
Approved by:	Weibler #136	Date:	02/9/2026
Approved by:		Date:	
Approved by:		Date:	



Midwest911, Inc
 503 South Weber Road
 Suite 228
 Bolingbrook, IL 60490
 (800) 858-0083
 sales@midwest911.com
 midwest911.com

Estimate #1348
 Created: 01/09/2026 at 9:55PM
 Payment Term: Net 30
 Service Writer: Fernando Arrozal

Westmont Police Department
 500 North Cass Avenue
 Westmont, IL 60559
 Work: (630) 981-6300
 arainaldi@westmont.il.gov

2026 Ford Police Interceptor Utility Base (#34)
 Mileage In: 123 mi
 Mileage Out: 123 mi

Upfitting: 2025 Ford PIU / Police Patrol Vehicle	
- Shop Supplies includes all necessary Wire, Connectors, Fuses & Fuse Holders and other components required to complete the installation.	
Description	Subtotal
1 Shop Tech Labor / EVT 2	\$4,250.00
Total: \$4,250.00	

SoundOff bluePRINT - Premium Patrol Package (mPower, Dual-Color 55" Lightbar)			
Description	Price	QTY	Subtotal
1 Soundoff - nFORCE® Interior Split Front, 3-Mod, 2025+ FPIU - RW/BW	\$1,151.00	1	\$1,151.00
2 SoundOff - nForce Interior Lightbar (REAR), 20+ FPIU - Dual-Color, Red/Amber - Blue/Amber	\$1,151.00	1	\$1,151.00
3 SoundOff - bluePRINT 500 Series Knob Control - 200 watt dual-tone	\$1,054.94	1	\$1,054.94
4 Soundoff - 100J Series Composite Speaker w/ Universal Bail Bracket - 100 watt	\$218.19	2	\$436.38
5 SoundOff - bluePRINT Link Micro Kit, includes Module and Vehicle Harness, 2025+ FPIU	\$409.94	1	\$409.94
6 SoundOff - bluePRINT Sync Module, includes GPS Antenna, ECE R10 Certified	\$286.19	1	\$286.19
7 Soundoff - LF Aftershock, 100W Speaker System & Universal Bracket	\$581.94	1	\$581.94
8 Tariff Fee			\$380.35
			Total: \$5,451.74

Additional Lighting & Equipment (To complete Westmont PD Spec.)			
Vehicle's ordered from Currie Ford with Ford Options; 66A and 66B which include built in mPowers inside the headlamp assemblies and a built-in taillight flasher.			
Description	Price	QTY	Subtotal
1 Soundoff - mPower® 3" (Stud Mount, 18" pigtail), Tricolor - Red/Blue/White - Installed in Grille Coutouts	\$145.44	2	\$290.88
2 NOVA - Preemption Dash Light (Restricted Sale Item)	\$374.99	1	\$374.99
3 SoundOff - Intersector Surface Mount Light, Red/Blue/White (Black Housing)	\$208.69	2	\$417.38
4 Soundoff - Under Mirror Intersector, Vehicle Specific Bracket, 25+ FPIU, Driver Side	\$31.46	1	\$31.46
5 Soundoff - Under Mirror Intersector, Vehicle Specific Bracket, 25+ FPIU, Passenger Side	\$31.46	1	\$31.46
6 SoundOff - SL Running Light, 72", 6 Module, (R/B/W)	\$464.63	2	\$929.26



Midwest911, Inc
 503 South Weber Road
 Suite 228
 Bolingbrook, IL 60490
 (800) 858-0083
 sales@midwest911.com
 midwest911.com

Estimate #1348
 Created: 01/09/2026 at 9:55PM
 Payment Term: Net 30
 Service Writer: Fernando Arrozal

Additional Lighting & Equipment (To complete Westmont PD Spec.)			
7	SoundOff - Mounting Kit for SL Running Light, 20-25 FPIU	\$31.88	2 \$63.76
8	SoundOff - nFORCE Single Deck/Grille Mount Light (R,B,W)	\$187.31	2 \$374.62
9	SoundOff - nForce Interior Lightbar (REAR), 20+ FPIU - Dual-Color, Red/Amber - Blue/Amber	\$1,151.00	1 \$1,151.00
10	SoundOff - MPower 4" Fascia edge clip, adj bkt	\$11.19	2 \$22.38
11	SoundOff - Hand-Held Controller (400 & 500 Series Sirens)	\$215.00	1 \$215.00
12	Soundoff - Infrared Universal UnderCover LED Single Light Kit (Extreme Angle)	\$123.25	1 \$123.25
13	Tariff Fee		\$301.91
			Total: \$4,327.35

Vehicle Console & Computer Equipment			
Description	Price	QTY	Subtotal
1 Havis - Vehicle-Specific 22" Angled Console for 2025+ Ford Interceptor Utility - Includes all necessary faceplates to enclose console	\$685.00	1	\$685.00
2 Havis - 8.5" Heavy-Duty Telescoping Pole, Side Mount w/ Short Handle	\$184.24	1	\$184.24
3 Havis - 11" Slide Out Locking Swing Arm	\$294.58	1	\$294.58
4 Havis - 3" Accessory Pocket, 2.5" Deep	\$45.00	1	\$45.00
5 Havis - Mic Clip Bracket	\$15.70	1	\$15.70
6 Magnetic Mic	\$42.50	1	\$42.50
7 Havis - Side Mounted Swing-Away Flip-Up Armrest	\$198.79	1	\$198.79
			Total: \$1,465.81

Prisoner Transport System, Weapon Security & Rear Loft Electronics System (IT Required)			
Description	Price	QTY	Subtotal
1 Troy - Single Cell w/ Poly Window - Half Cage (20-24 FPIU) - Includes; Kick Panel w/ foot pocket, metal/poly divider w/ removable panel, center seat floor plate, plastic sear w/ OS seatbelt system	\$2,027.03	1	\$2,027.03
2 Troy - Universal Single Weapon Mount for Single Cell (20-24 FPIU)	\$249.84	1	\$249.84
3 Troy - 2nd Row Driver Side Storage Drawers, Locking T-Handle & Open Storage Area (Electronics Cabinet)	\$2,484.00	1	\$2,484.00
4 Troy - Rear Window Square-Hole Punched Window Screen, 20+ FPIU	\$152.94	1	\$152.94
			Total: \$4,913.81

Drone System			
Description	Price	QTY	Subtotal
1 TruckVault - Drone Reponder 7 Series	\$5,193.11	1	\$5,193.11
2 LG - 32" 4K UHD Computer Monitor, Built-in Speakers, Flicker Safe, Borderless Design	\$371.32	1	\$371.32



Midwest911, Inc
 503 South Weber Road
 Suite 228
 Bolingbrook, IL 60490
 (800) 858-0083
 sales@midwest911.com
 midwest911.com

Estimate #1348
 Created: 01/09/2026 at 9:55PM
 Payment Term: Net 30
 Service Writer: Fernando Arrozal

Drone System			
3	Kussmaul - Sure Auto Eject Super	\$430.61	1 \$430.61
4	Freight - TruckVault		\$195.00
			Total: \$6,190.04

Vehicle Accessories			
Description	Price	QTY	Subtotal
1 WeatherTech - Floorliner HP Series (20+ FPIU) First Row	\$177.35	1	\$177.35
2 Weathertech - Front Window Deflectors, 2020+ FPIU	\$64.65	1	\$64.65
			Total: \$242.00

Vinyl Graphics			
Description	Price	Subtotal	
1 Vinyl GHOST Graphics - Westmont PD - See notes from JTS	\$1,425.00	\$1,425.00	
			Total: \$1,425.00

**** PLEASE NOTE NEW PAYMENT TERMS ****

- GOVERNMENT ORDERS: Invoices \$1500 or below require payment on vehicle pickup
- GOVERNMENT ORDERS: 1.0% Service Charge if not paid in full within 30 days
- GOVERNMENT ORDERS: 50 ILCS 505/1 - Local Government Prompt Payment Act
- ALL ORDERS: 14-Day Return Privilege with notification. Restocking fees may apply
- ALL ORDERS: Appropriate taxes will be collected
- ALL ORDERS: Returned checks are subject to a \$45.00 handling charge

Estimates provided are an approximation of timing and charges to you for the services requested. They are based on the anticipated work to be done. It is possible for unexpected complications to cause some deviation from the original quote. You hereby authorize the work described in this estimate to be done along with the procurement of the necessary parts and material(s). All parts are new unless specified otherwise.

Deposits are non-refundable.

No returns or refunds on special ordered items. There is no warranty for used/refurb parts or customer supplied parts. We are not responsible for any delays caused by unavailability of parts or delays in delivery of parts by the supplier or transporter. We will keep you informed and only perform any work authorized by you.

Federal Government Contract Information:
 SAM Unique Entity ID# DS8KT27W4315, CAGE/NCAGE: 07T27 | D-U-N-S# 11-796-4011

Signature _____

Labor	\$4,250.00
Parts	\$21,713.49
Subcontracts	\$1,425.00
Subtotal	\$27,388.49
Shop Supplies	\$0.00
EPA	\$0.00
Fees	\$877.26
Tax	\$0.00
Grand Total	\$28,265.75
Paid to Date	(\$0.00)
REMAINING BALANCE	\$28,265.75



Midwest911, Inc
 503 South Weber Road
 Suite 228
 Bolingbrook, IL 60490
 (800) 858-0083
 sales@midwest911.com
 midwest911.com

Invoice #1348

Created: 01/09/2026 at 9:55PM
 Invoiced: 02/09/2026 at 12:08PM
 Payment Term: Net 30
 Payment Due: 03/11/2026
 Service Writer: Fernando Arrozal

Westmont Police Department
 500 North Cass Avenue
 Westmont, IL 60559
 Work: (630) 981-6300
 arainaldi@westmont.il.gov

2026 Ford Police Interceptor Utility Base (#34)
 Mileage In: 123 mi
 Mileage Out: 123 mi

SoundOff bluePRINT - Premium Patrol Package (mPower, Dual-Color 55" Lightbar)			
Description	Price	QTY	Subtotal
Part: Soundoff - nFORCE® Interior Split Front, 3-Mod, 2025+ FPIU - RW/BW	\$1,151.00	1	\$1,151.00
Part: SoundOff - nForce Interior Lightbar (REAR), 20+ FPIU - Dual-Color, Red/Amber - Blue/Amber	\$1,151.00	1	\$1,151.00
Part: SoundOff - bluePRINT 500 Series Knob Control - 200 watt dual-tone	\$1,054.94	1	\$1,054.94
Part: Soundoff - 100J Series Composite Speaker w/ Universal Bail Bracket - 100 watt	\$218.19	2	\$436.38
Part: SoundOff - bluePRINT Link Micro Kit, includes Module and Vehicle Harness, 2025+ FPIU	\$409.94	1	\$409.94
Part: SoundOff - bluePRINT Sync Module, includes GPS Antenna, ECE R10 Certified	\$286.19	1	\$286.19
Part: Soundoff - LF Aftershock, 100W Speaker System & Universal Bracket	\$581.94	1	\$581.94
Fee: Tariff Fee			\$380.35
Shop Supplies: \$425.00			Total: \$5,876.74

Additional Lighting & Equipment (To complete Westmont PD Spec.)			
Vehicle's ordered from Currie Ford with Ford Options; 66A and 66B which include built in mPowers inside the headlamp assemblies and a built-in taillight flasher.			
Description	Price	QTY	Subtotal
Part: Soundoff - mPower® 3" (Stud Mount, 18" pigtail), Tricolor - Red/Blue/White - Installed in Grille Coutouts	\$145.44	2	\$290.88
Part: NOVA - Preemption Dash Light (Restricted Sale Item)	\$374.99	1	\$374.99
Part: SoundOff - Intersector Surface Mount Light, Red/Blue/White (Black Housing)	\$208.69	2	\$417.38
Part: Soundoff - Under Mirror Intersector, Vehicle Specific Bracket, 25+ FPIU, Driver Side	\$31.46	1	\$31.46
Part: Soundoff - Under Mirror Intersector, Vehicle Specific Bracket, 25+ FPIU, Passenger Side	\$31.46	1	\$31.46
Part: SoundOff - SL Running Light, 72", 6 Module, (R/B/W)	\$464.63	2	\$929.26
Part: SoundOff - Mounting Kit for SL Running Light, 20-25 FPIU	\$31.88	2	\$63.76
Part: SoundOff - nFORCE Single Deck/Grille Mount Light (R,B,W)	\$187.31	2	\$374.62
Part: SoundOff - nForce Interior Lightbar (REAR), 20+ FPIU - Dual-Color, Red/Amber - Blue/Amber	\$1,151.00	1	\$1,151.00
Part: SoundOff - MPower 4" Fascia edge clip, adj bkt	\$11.19	2	\$22.38



Midwest911, Inc
 503 South Weber Road
 Suite 228
 Bolingbrook, IL 60490
 (800) 858-0083
 sales@midwest911.com
 midwest911.com

Invoice #1348

Created: 01/09/2026 at 9:55PM
 Invoiced: 02/09/2026 at 12:08PM
 Payment Term: Net 30
 Payment Due: 03/11/2026
 Service Writer: Fernando Arrozal

Additional Lighting & Equipment (To complete Westmont PD Spec.)			
Part: SoundOff - Hand-Held Controller (400 & 500 Series Sirens)	\$215.00	1	\$215.00
Part: Soundoff - Infrared Universal UnderCover LED Single Light Kit (Extreme Angle)	\$123.25	1	\$123.25
Fee: Tariff Fee			\$301.91
			Total: \$4,327.35

Vehicle Console & Computer Equipment			
Description	Price	QTY	Subtotal
Part: Havis - Vehicle-Specific 22" Angled Console for 2025+ Ford Interceptor Utility - Includes all necessary faceplates to enclose console	\$685.00	1	\$685.00
Part: Havis - 8.5" Heavy-Duty Telescoping Pole, Side Mount w/ Short Handle	\$184.24	1	\$184.24
Part: Havis - 11" Slide Out Locking Swing Arm	\$294.58	1	\$294.58
Part: Havis - 3" Accessory Pocket, 2.5" Deep	\$45.00	1	\$45.00
Part: Havis - Mic Clip Bracket	\$15.70	1	\$15.70
Part: Magnetic Mic	\$42.50	1	\$42.50
Part: Havis - Side Mounted Swing-Away Flip-Up Armrest	\$198.79	1	\$198.79
			Total: \$1,465.81

Prisoner Transport System, Weapon Security & Rear Loft Electronics System (IT Required)			
Description	Price	QTY	Subtotal
Part: Troy - Single Cell w/ Poly Window - Half Cage (20-24 FPIU) - Includes; Kick Panel w/ foot pocket, metal/poly divider w/ removable panel, center seat floor plate, plastic sear w/ OS seatbelt system	\$2,027.03	1	\$2,027.03
Part: Troy - Universal Single Weapon Mount for Single Cell (20-24 FPIU)	\$249.84	1	\$249.84
Part: Troy - 2nd Row Driver Side Storage Drawers, Locking T-Handle & Open Storage Area (Electronics Cabinet)	\$2,484.00	1	\$2,484.00
Part: Troy - Rear Window Square-Hole Punched Window Screen, 20+ FPIU	\$152.94	1	\$152.94
			Total: \$4,913.81

Drone System			
Description	Price	QTY	Subtotal
Part: TruckVault - Drone Reponder 7 Series	\$5,193.11	1	\$5,193.11
Part: LG - 32" 4K UHD Computer Monitor, Built-in Speakers, Flicker Safe, Borderless Design	\$371.32	1	\$371.32
Part: Kussmaul - Sure Auto Eject Super	\$430.61	1	\$430.61
Fee: Freight - TruckVault			\$195.00
			Total: \$6,190.04



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Vehicle Accessories			
Description	Price	QTY	Subtotal
Part: WeatherTech - Floorliner HP Series (20+ FPIU) First Row	\$177.35	1	\$177.35
Part: Weathertech - Front Window Deflectors, 2020+ FPIU	\$64.65	1	\$64.65
			Total: \$242.00

Vinyl Graphics		
Description	Price	Subtotal
Subcontract: Vinyl GHOST Graphics - Westmont PD - See notes from JTS	\$1,425.00	\$1,425.00
		Total: \$1,425.00

**** PLEASE NOTE NEW PAYMENT TERMS ****

- GOVERNMENT ORDERS: Invoices \$1500 or below require payment on vehicle pickup
- GOVERNMENT ORDERS: 1.0% Service Charge if not paid in full within 30 days
- GOVERNMENT ORDERS: 50 ILCS 505/1 - Local Government Prompt Payment Act.
- ALL ORDERS: 14-Day Return Privilege with notification. Restocking fees may apply
- ALL ORDERS: Appropriate taxes will be collected
- ALL ORDERS: Returned checks are subject to a \$45.00 handling charge

Warranty will be void if any work has been altered, modified or tampered with from its original installation completed by Midwest911 Inc. There is no warranty for used/refurb parts or customer supplied parts.

Please make checks payable to: Midwest911, Inc.

Labor	\$0.00
Parts	\$21,713.49
Subcontracts	\$1,425.00
Subtotal	\$23,138.49
Shop Supplies	\$425.00
EPA	\$0.00
Fees	\$877.26
Tax	\$0.00
Grand Total	\$24,440.75
Paid to Date	(\$0.00)
REMAINING BALANCE	\$24,440.75

Federal Government Contract Information:
 SAM Unique Entity ID# DS8KT27W4315, CAGE/NCAGE: 07T27 | D-U-N-S# 11-796-4011

Thank you for your business.

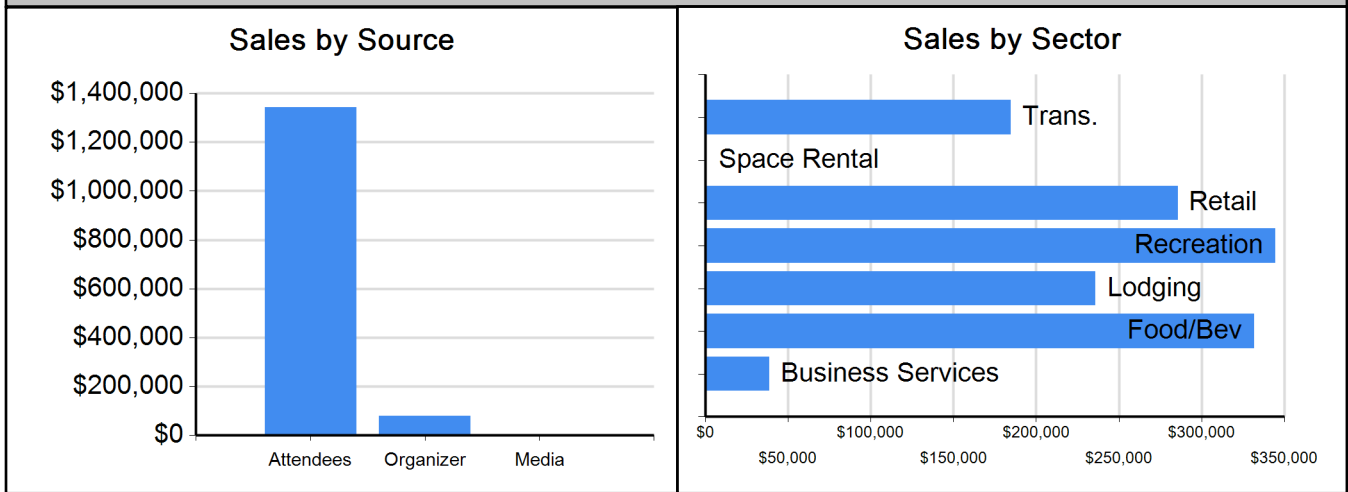
Signature _____

Event Impact Summary

Destination: Dupage Convention & Visitor Bureau

Event Parameters		Key Results	
Event Name:	World Cup Athletes, Support Staff & Organizers	Business Sales (Direct):	\$1,422,201
Organization:	World Aquatics	Business Sales (Total):	\$2,383,753
Event Type:	Professional	Jobs Supported (Direct):	260
Start Date:	10/13/2025	Jobs Supported (Total):	301
End Date:	10/20/2025	Local Taxes (Total):	\$38,180
Overnight Attendees:	814	Net Direct Tax ROI:	\$22,793
Day Attendees:	90	Estimated Room Demand:	1,638

Direct Business Sales



Industry	Attendees	Organizer	Media/Sponsors	Total
Lodging	\$235,828	\$0	\$0	\$235,828
Transportation	\$184,311	\$122	\$147	\$184,580
Food & Beverage	\$291,626	\$40,180	\$0	\$331,806
Retail	\$285,652	\$0	\$0	\$285,652
Recreation	\$344,568	\$0	\$0	\$344,568
Space Rental	\$0	\$1,000	\$0	\$1,000
Business Services	\$0	\$38,434	\$332	\$38,766
TOTAL	\$1,341,986	\$79,736	\$479	\$1,422,201

Event Impact Details

Destination: Dupage Convention & Visitor Bureau

Event Name: World Cup Athletes, Support Staff & Organizers 2025

Organization: World Aquatics

Economic Impact Details			
	Direct	Indirect/Induced	Total
Business Sales	\$1,422,201	\$961,552	\$2,383,753
Personal Income	\$462,433	\$266,216	\$728,649
Jobs Supported			
Persons	260	41	301
Annual FTEs	13	2	15
Taxes and Assessments			
<u>Federal Total</u>	<u>\$127,099</u>	<u>\$80,638</u>	<u>\$207,736</u>
<u>State Total</u>	<u>\$103,198</u>	<u>\$20,495</u>	<u>\$123,693</u>
sales	\$80,365	\$15,024	\$95,389
income	\$3,985	\$2,294	\$6,280
bed	\$14,150	-	\$14,150
other	\$4,698	\$3,176	\$7,875
<u>Local Total (excl. property)</u>	<u>\$32,793</u>	<u>\$5,387</u>	<u>\$38,180</u>
sales	\$16,073	\$3,005	\$19,078
income	\$0	\$0	\$0
bed	\$11,791	-	\$11,791
per room charge	\$0	-	\$0
tourism district	\$0	-	\$0
restaurant	\$2,187	\$529	\$2,716
other	\$2,741	\$1,853	\$4,595
property tax	\$23,839	\$11,678	\$35,516

Event Return on Investment (ROI)		
Direct local tax RO(net property taxes)		
Direct Tax Receipts	\$32,793	
DMO Hosting Costs	\$10,000	
Direct ROI	\$22,793	
Net Present Value	\$22,793	
Direct ROI (%)	228%	
Total local tax RO(net property taxes)		
Total Local Tax Receipts	\$38,180	
Total ROI	\$28,180	
Net Present Value	\$28,180	
Total ROI (%)	282%	

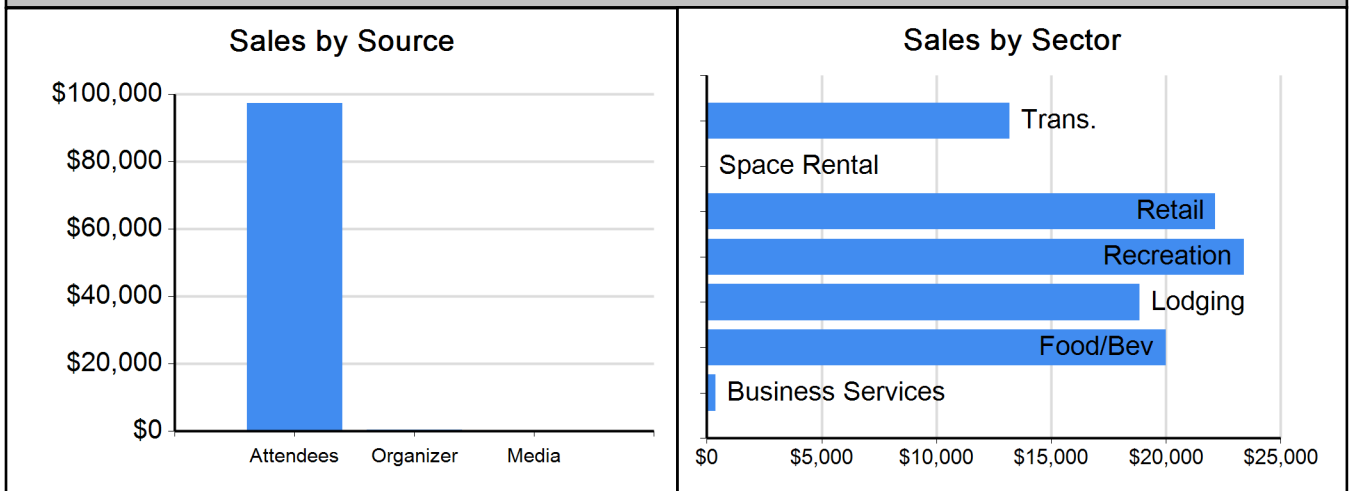
Estimated Room Demand Metrics	
Room Nights (total)	1,638
Room Pickup (block only)	1,374
Peak Rooms	271
Total Visitor Days	4,974

Event Impact Summary

Destination: Dupage Convention & Visitor Bureau

Event Parameters		Key Results	
Event Name:	World Cup Spectators	Business Sales (Direct):	\$97,925
Organization:	World Aquatics	Business Sales (Total):	\$162,668
Event Type:	Professional	Jobs Supported (Direct):	41
Start Date:	10/17/2025	Jobs Supported (Total):	47
End Date:	10/19/2025	Local Taxes (Total):	\$2,802
Overnight Attendees:	127	Net Direct Tax ROI:	\$2,439
Day Attendees:	1145	Estimated Room Demand:	131

Direct Business Sales



Industry	Attendees	Organizer/Exhibitor	Total
Lodging	\$18,841	\$0	\$18,841
Transportation	\$13,112	\$64	\$13,176
Food & Beverage	\$19,987	\$0	\$19,987
Retail	\$22,138	\$0	\$22,138
Recreation	\$23,390	\$0	\$23,390
Space Rental	\$0	\$0	\$0
Business Services	\$0	\$394	\$394
TOTAL	\$97,467	\$458	\$97,925

Event Impact Details

Destination: Dupage Convention & Visitor Bureau

Event Name: World Cup Spectators 2025

Organization: World Aquatics

Economic Impact Details			
	Direct	Indirect/Induced	Total
Business Sales	\$97,925	\$64,743	\$162,668
Personal Income	\$30,543	\$17,513	\$48,056
Jobs Supported			
Persons	41	6	47
Annual FTEs	1	0	1
Taxes and Assessments			
<u>Federal Total</u>	<u>\$8,603</u>	<u>\$5,382</u>	<u>\$13,986</u>
<u>State Total</u>	<u>\$7,508</u>	<u>\$1,376</u>	<u>\$8,885</u>
sales	\$5,791	\$1,012	\$6,803
income	\$263	\$151	\$414
bed	\$1,130	-	\$1,130
other	\$323	\$214	\$537
<u>Local Total (excl. property)</u>	<u>\$2,439</u>	<u>\$363</u>	<u>\$2,802</u>
sales	\$1,158	\$202	\$1,361
income	\$0	\$0	\$0
bed	\$942	-	\$942
per room charge	\$0	-	\$0
tourism district	\$0	-	\$0
restaurant	\$150	\$36	\$186
other	\$189	\$125	\$314
property tax	\$1,641	\$782	\$2,424

Event Return on Investment (ROI)		
Direct local tax RO(net property taxes)		
Direct Tax Receipts	\$2,439	
DMO Hosting Costs	\$0	
Direct ROI	\$2,439	
Net Present Value	\$2,439	
Direct ROI (%)	-	
Total local tax RO(net property taxes)		
Total Local Tax Receipts	\$2,802	
Total ROI	\$2,802	
Net Present Value	\$2,802	
Total ROI (%)	-	

Estimated Room Demand Metrics	
Room Nights (total)	131
Room Pickup (block only)	0
Peak Rooms	58
Total Visitor Days	374



**Village of Westmont
ADMINISTRATION**

31 West Quincy Street, Westmont, Illinois 60559

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

FMC Natatorium Event Grant Request

Overview

Title of Event:		Event Date:	
Geographic Draw: (state, national, etc)		Grant Amount Requested:	

Event Information

Estimated Numbers of Participants/Support*	
Estimated Number of Spectators	
Estimated % of Swimmers/Spectators Living at least 100 miles away	
Additional Event Description/Notes (optional)	

* Be sure to include coaches, support staff, volunteers, swimmers, etc.

Hotel Information

Estimated Hotel Stays (required)	
<u>Describe calculation for estimated hotel stays if not using default calculation*</u>	

* Default calculation suggested by USA Swimming is (# of swimmers + # of coaches + # of officials) / 2.5 [estimated average people per room] x Length of event in days [including warm ups]



Village of Westmont ADMINISTRATION

31 West Quincy Street, Westmont, Illinois 60559

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

Use of Funds

Enter how the requested funds will be used by category.

Marketing services to promote FMC as a venue for a major event	
Bid Fees	
Rental of equipment to promote, market, or host a large event	
Ancillary services related to transportation/hospitality for a large event	
Operating or other administrative services related to hosting a large event, including if needed to cover a revenue gap.	
Total Use of Funds (must match Grant Amount Requested)	

Signature/Certification

- I certify that I am authorized to represent the FMC Natatorium in this grant application and in making these commitments for FMC.
- I certify the above information is true and accurate to the best of my knowledge.
- I acknowledge that if I receive this grant I may receive a 1099 G from the Village of Westmont.
- If this grant is awarded, after funds have been spent, and no later than 30 days after the event, I confirm the FMC natatorium will:
 - Invoice the Village for the amount of the grant.
 - Provide documentation of the use of the money, that matches the indicated uses above.
 - Provide final confirmation of number of participants, attendees, and hotel stays.

	<i>Mary Ann Kaufman</i>
Print Name	Signature

Please email completed application to administration@westmont.il.gov



VILLAGE OF WESTMONT
Board of Trustees Memorandum
February 19, 2026

Item for Board of Trustees Consideration:

Board to consider an ordinance approving requests from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for the following:

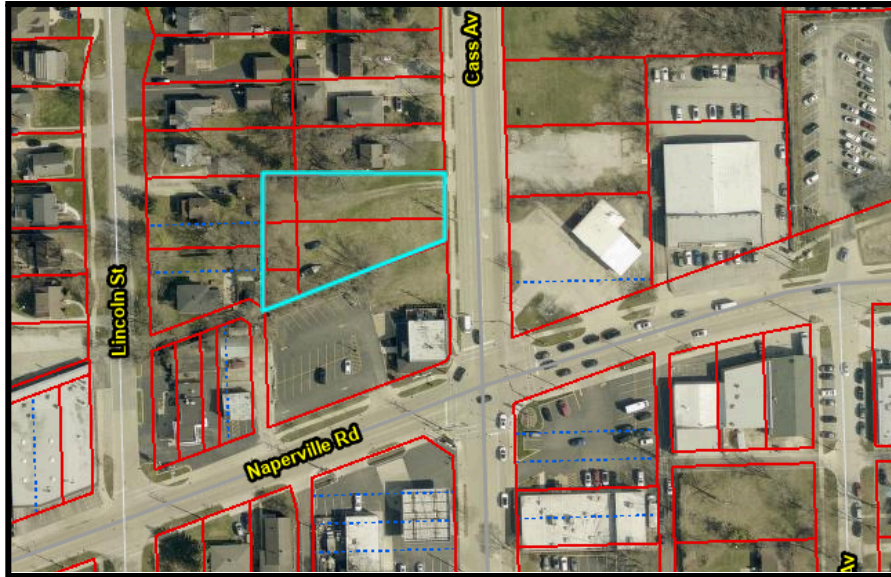
1. Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot
2. Zoning Ordinance Variance to the minimum front yard setback in the R-4 General Residential District
3. Zoning Ordinance Variance to the minimum lot area per dwelling unit in the R-4 General Residential District
4. Zoning Ordinance Variance to the minimum outdoor open space in the R-4 General Residential District
5. Major Site Plan
6. Zoning Ordinance Map Amendment to rezone three (3) of the five (5) total parcels of the subject property from R-3 Single-Unit Residential District to R-4 General Residential District so that all parcels in the proposed development are uniformly zoned.

Planning & Zoning Commission recommendation:

The Planning & Zoning Commission held public hearings for these requests on January 14, 2026, and February 4, 2026. The Commission recommended approval of the requests (5–0, with one member absent and one vacancy), with the exception of the major site plan, which was recommended for approval with conditions by a vote of 4–1 (one absent and one vacancy). The conditions are as follows: that the patio and balcony railings be uniform throughout the development; that landscaping may be installed in lieu of fencing in front of the building; that the northern solid fence be extended eastward to the front of the house directly to the north; and that the underlayment of the balconies on the east façade be obscured from view.

I. BACKGROUND OF ITEM

- A. Location: 306 North Cass Avenue is located just north of the intersection of Cass Avenue and Naperville Road. It is a part of A.T. McIntosh & Co.'s Fairmont Gardens Resubdivision of Lots 8-27, which was recorded in 1922. The property is currently split between five lots/parcels, for a total area of 0.475 acres, or roughly 20,670 square feet. Two lots front Cass Avenue, while the other three are the rear 34 feet of lots fronting North Lincoln Street. Based on aerial images, it appears that these five lots were used for one single-family home. The home was demolished by 2010, and the property has been vacant since.



Aerial Map - 306 North Cass Avenue (source: DuPage County Parcel Viewer)

Zoning Map - 306 North Cass Avenue

B. Zoning Designations:

SUBJECT PROPERTY:

- R-4 General Residential &
- R-3 Single-Unit Residential

NORTH:

- R-4 General Residential &
- R-3 Single-Unit Residential

SOUTH:

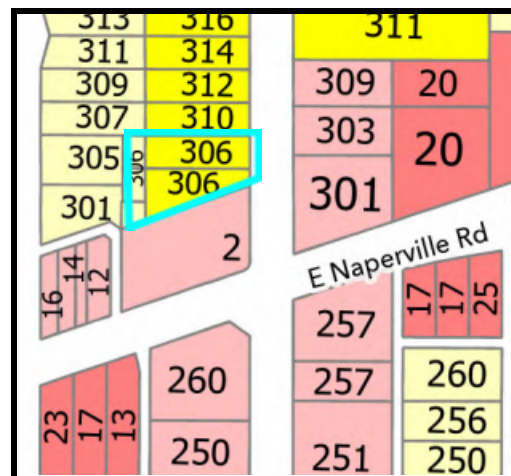
- B-1 Downtown Edge

EAST:

- B-1 Downtown Edge

WEST:

- R-3 Single-Unit Residential



C. Neighborhood Characteristics

306 North Cass Avenue serves as a transitional piece of property to two distinct parts of the Village. Along Cass Avenue, the subject property transitions from Downtown Westmont to the south into a myriad of housing types to the north. Additionally, the subject property buffers the established detached home neighborhood to the west from Cass Avenue. A variety of uses surround the property ranging from restaurant, retail, service, and residential related uses.



Street View - 306 North Cass Avenue (Source: Google Street View)

II. PETITIONER REQUEST:

The Petitioner is seeking approval for a three-story, twelve-unit residential building, a project that requires multiple zoning entitlements. As part of the proposal, the Petitioner is requesting a Preliminary Plan of Subdivision to consolidate five existing lots into a single lot. The Petitioner is also seeking several variances from the Zoning Ordinance, including relief from the minimum front yard setback, the minimum lot area per dwelling unit, and the outdoor open space requirement in the R-4 General Residential District, along with a Major Site Plan review and Zoning Map Amendment request to rezone three of the five parcels from the R-3 Single-Unit Residential District to the R-4 General Residential District to establish consistent zoning under the proposed consolidated lot.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is split between R-3 Single-Unit Residential, which primarily allows detached houses, and R-4 General Residential, which allows for many residential types from detached houses to multi-unit buildings, and every type in between.

The Comprehensive Plan designates the future land use in this area as Single-Family Attached Residential. This designation finds that housing types like duplexes, townhomes, and rowhomes are appropriate, as they increase residential density near the Downtown and “...serve as a *transitional land use between business uses and single family neighborhoods.*”

Furthermore, the subject property is located within the Naperville & Cass subarea’s Commercial Node. This area is described as being appropriate for prominent commercial development, although it is a tertiary commercial core. The Commercial Node should target “...*local retail, restaurant, or service uses that benefit from the visibility of Naperville Road and Cass Avenue. It should also create an environment that is highly accessibly by foot or bicycle from surrounding neighborhoods.*”

Though the Comprehensive Plan’s Future Land Use Plan and the Naperville & Cass subarea plan disagree on the future land use of the property, the proposed multi-unit building is a permitted land use in the R-4 General Residential District.

B. Entitlement Request

The petitioner has provided a project narrative and supporting documentation for the following requests. Any corresponding zoning ordinance sections for entitlement approval consideration can be referenced in item V(B).

1. Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot [Chapter 95 Section 2.05 and Appendix B]

The property consists of five underlying lots, all of which are addressed as 306 North Cass Avenue and include the following Parcel Identification Numbers (PINs): 09-04-409-022, 09-04-409-023, 09-04-409-031, 09-04-409-032, and 09-09-204-002. This consolidation is required due to the unified development being proposed. The minimum lot area, lot width, and lot depth requirements are being met with a total area of 20,670 square feet (0.47 acres), a lot width of ~83.5 feet, and average lot depth of 197.25 feet.

2. Zoning Ordinance Variance to the minimum front yard setback in the R-4 General Residential District [Chapter 95, Section 2.05]

The petitioner is seeking approval to construct a multi-unit residential building that would encroach into the required front yard setback within the R-4 General Residential District. The proposed principal structure would sit 20 feet from the front property line, where a 25 foot setback is normally required along Cass Avenue.

According to the petitioner, the variance is necessary due to the lot's unusual shape, which limits placement options while still providing an appropriate buffer from the single-unit residence to the west and accommodating rear-yard parking. The petitioner also notes that several neighboring properties to the north and south along Cass Avenue have historically and organically developed within this same reduced front yard setback.

3. Zoning Ordinance Variance to the minimum lot area per dwelling unit in the R-4 General Residential District (Density) [Chapter 95, Section 2.05]

The petitioner is also seeking approval to include 12 dwelling units within the proposed multi-unit building. The R-4 District requires a minimum lot area of 2,500 square feet per dwelling unit. With an approximate lot size of 20,670 square feet, the property could accommodate 8 dwelling units by right. The request for 12 units would reduce the lot area per unit to 1,722.5 square feet and represents an increase of approximately 145% above the maximum permitted density. The petitioner cites the property's unusual shape, size, and location as justification for the variance, noting that the site is uniquely situated within an area undergoing transition and its relation to the Village's Downtown.

4. Zoning Ordinance Variance to the minimum outdoor open space in the R-4 General Residential District [Chapter 95, Section 2.05]

Per Sec 16.06 outdoor open space is defined as “*..outdoor private space required per unit must be open air and available specifically for the use of the building occupants.*” Additionally, outdoor open space must meet one or a combination of the following: “*The space must be attached to the unit in the form of a patio, balcony, or terrace, located in any abutting yard, with a minimum dimension of 6 feet in any direction; or the space must be common space for residents only in the form of one or more of the following: a garden, courtyard, roof deck, or terrace; each with a minimum dimension of 10 feet in any direction. Common space must be accessible and available to all occupants.*”

The petitioner has also requested a relief from the minimum requirement for outdoor open space within the R-4 District. That requires 250 square feet per unit at 12 dwelling units are being proposed which would mean that 3,000 square feet of outdoor open space is required. As proposed, the petitioner has provided each unit with balconies at sizes ranging approximately 82 square feet to 127 square feet for a total of 1,311 square feet in addition to the provided communal open space of approximately 959 square feet courtyard/garden at the east and south of the site. However, due to the required improvements and the required landscaping, a significant portion of this defined area does not constitute as outdoor open space. Overall, the petitioner is providing 2,270 square feet of outdoor open space between the communal area and private balconies, which is approximately 25% less than the minimum requirement. In contrast, the downtown zoning districts (B-1(A) & B-1) only require 50 square feet of outdoor open space per dwelling unit, which is normally achieved through private balconies.

The petitioner has cited that the variance is being sought due to the site's unusual geometry and topographic conditions, which limit feasible placement of the building and associated site elements. These characteristics are inherent to the property and not owner-created, and they create practical challenges in meeting the minimum usable outdoor open space requirement and that the proposed configuration would align with the established development pattern and serve as an appropriate transition to adjacent zoning districts

5. Major Site Plan [Chapter 95 Section 14.05]

The Major Site Plan request consists of an overall site plan, elevations of the building, and an accompanying landscape plan. The petitioner has provided a set of plans in addition to a floor plan for each story of the building.

The proposed development features a 12-unit residential building with an approximate footprint of 5,983 square feet. Initially stated at 32 feet, the overall building height has been revised by the petitioner to 34.5 feet, which excludes the parapet wall and the penthouse structure containing mechanical equipment. The exterior of the building is proposed to include a combination of stone siding and a hardie panel. Additionally, a six foot high cedar fence will partially enclose the rear and sides of the property with a four foot open metal fence to enclose the communal outdoor area at the front and a portion of the south property line. The Petitioner has provided two other options that allows for separation of the open space area including a 4 foot fence ivy like material or a landscaping hedge. The proposed site also includes a dumpster enclosure consisting of fence and brick materials in the northwest corner of the drive.

The proposed parking lot and drive consists of a single 24 foot full access entrance at the north end of the property off of Cass Avenue. The parking lot itself consists of 19 available parking spaces, including an accessible space, where 18 total spaces are required.

The property's topography results in a considerable grade change at the southern property line shared by 306 North Cass Avenue and 2 West Naperville Road, a condition previously addressed with a retaining wall. This existing retaining wall appears to be in disrepair. Should the proposal be approved, improvements to this wall will be necessary. Ongoing maintenance must be agreed upon between the property owners, or the wall would need to be entirely constructed and maintained by the owner of 306 North Cass Avenue. The latter option could substantially affect the proposed site plan. This same topography also provides the proposed building with high visibility along Cass avenue when approaching from the north and south and higher quality facade materials are warranted; however, the Village's Commercial Guidelines are being met.

All other minimum requirements including setbacks and landscaping are being met, other than the variances mentioned prior.

6. Zoning Ordinance Map Amendment to rezone three (3) of the five (5) total parcels of the subject property from R-3 Single-Unit Residential District to R-4 General Residential District so that all parcels in the proposed development are uniformly zoned. [Article 2 and Section 14.02]

The property located at 306 North Cass Avenue comprises five parcels, but is subject to a split zoning designation. The two front parcels are zoned R-4 (General Residence), while the three rear parcels are zoned R-3 (Single-Unit Residential). A unified zoning district across the entire property is necessary to proceed with a cohesive development. This requirement is supported by the Village Zoning Ordinance (Section 1.12(F)), which prohibits the creation of a single lot and PIN into a split-zoned lot or parcel, and treats the consolidation of properties as a form of subdivision. Furthermore, rezoning is mandated because the proposed use of the property is for a multi-unit residential development, which is exclusively permitted within the R-4 (General Residence) District. Additionally due to the configuration and underlying lot ownership the 3 rear parcels are unlikely to develop on their own without being consolidated into a larger piece of land due to being wholly surrounded by other lots without direct access to a right-of-way. Therefore, the rezoning and consolidation are warranted.

IV. SUMMARY

The Petitioner requests approval for a three-story, twelve-unit residential building requiring multiple zoning entitlements, including a Preliminary Plan of Subdivision to consolidate five lots into one lot, several variances from the Zoning Ordinance, a Major Site Plan, and a Zoning Map Amendment that would rezone three of the five parcels from R-3 to R-4, ensuring consistent zoning across the full development site if consolidated.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on December 25, 2025 for requests 1-5. A legal notice was published in Westmont Suburban Life on January 15, 2026 for request 6.
- B. Code References: Chapter 95, Article 2 and Sections 14.02, 14.05, and 14.06. Appendix B, Article II

VI. DOCUMENTS ATTACHED:

- 1. Publication notice appearing in the December 25, 2025 Westmont Suburban Life.
- 2. Publication notice appearing in the January 15, 2026 Westmont Suburban Life.
- 3. Findings of Fact
- 4. Petitioner Attachments (Edited for VB):
 - a. Planning and Zoning Development Applications
 - b. Cover Letter/Project Narrative & Responses to the variance standards
 - c. Parking Impact Study Memorandum prepared by Morris Engineering, Inc. dated June 13, 2025
 - d. Architectural Plans prepared by Place Foundry Design dated January 22, 2026 (For approval)
 - e. Landscape Plan prepared by The Lakota Group dated September 26, 2025 (For approval)
 - f. Preliminary Plan and Final Plat prepared by Morris Engineering Inc dated December 01, 2025 (For approval)
 - g. Boundary Survey prepared by Morris Engineering Inc dated March 25, 2025

PUBLIC NOTICES

PUBLIC NOTICE

VILLAGE OF LA GRANGE
NOTICE OF PUBLIC HEARING
Plan Commission Case
#2837

Notice is hereby given that the Plan Commission will conduct a public hearing on Tuesday, January 13, 2026 at 7:00 p.m. in the Auditorium of the La Grange Village Hall, 53 South La Grange Road, La Grange, Illinois on applications filed by Dr. Alex Georgiou to consider a Text Amendment to Zoning Code Article V, Commercial Districts, relating to the regulation of uses classified in NAICS category 446199 (All Other Health and Personal Care Stores) / SIC category 5999 (Miscellaneous Retail Stores, NEC (hearing aids and artificial limbs) in the C-1 Central Commercial District. The above application is open to inspection at the office of the Community Development Department of the Village of La Grange. All persons interested should attend the public meeting and will be given an opportunity to be heard.

Dated: December 25, 2025
Greg Paice, Chairman
Plan Commission
Village of La Grange
Individuals with disabilities and who require certain accommodations to participate at this meeting are requested to contact the La Grange ADA Coordinator at 579-2315, to allow the Village to make reasonable accommodations.
(Published in La Grange Suburban Life Dec. 25, 2025) 2294840

*** 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, January 14, 2026 at 8:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559. The purpose of the hearing is to consider requests from Compagno LLC (Petitioner) and 2 W Noperville Road, LLC (Owner), for 306 North Cass Avenue, Westmont, Illinois, 60559, for the following:

1. Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot
 2. Zoning Ordinance Variance to the minimum front yard setback in the R-4 General Residential District
 3. Zoning Ordinance Variance to the minimum lot area per dwelling unit in the R-4 General Residential District
 4. Zoning Ordinance Variance to the minimum outdoor open space in the R-4 General Residential District
 5. Major Site Plan
- PINs: 09-04-409-022
09-04-409-023
09-04-409-031
09-04-409-032
09-09-204-002
- More Common Location:
306 North Cass Avenue,
Westmont, Illinois, 60559
Village Code(s) Applicable:
Chapter 95, Sections: 2.05-
14.05; 14.06 Appendix B.

PUBLIC NOTICES

Article II
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 Dec. 25, 2025) 2294669

PUBLIC NOTICE

VILLAGE OF LA GRANGE
NOTICE OF PUBLIC HEARING
ZONING CASE #654

Notice is hereby given that the Zoning Board of Appeals will conduct a public hearing on Thursday, January 15, 2026 at 7:00 p.m. in the Auditorium of the La Grange Village Hall, 53 S. La Grange Road, La Grange, Illinois, on an appeal filed by Tom & Jennie Hoekstra to Zoning Interpretations issues by the Village Manager on the meaning of Section 14-303.E.1 of the La Grange Zoning Code. The granting of the appeal would allow the appellants to apply for variations to for the reconstruction of a previously existing legal non-conforming garage with a second story accessory dwelling unit in the R-4 zoning district on the property located at 300 S La Grange Road (PIN: 18-04-322-015-0000).

The above appeal is open to inspection at the office of the Community Development Department of the Village of La Grange. All persons interested should attend and will be given an opportunity to be heard.

Dated: December 25, 2025
Greg Paice, Chairman
Plan Commission
Village of La Grange
Individuals with disabilities and who require certain accommodations to participate at this meeting are requested to contact the La Grange ADA Coordinator at 579-2315, to allow the Village to make reasonable accommodations.
(Published in La Grange Suburban Life Dec. 25, 2025) 2294844

PUBLIC NOTICE

VILLAGE OF LA GRANGE
NOTICE OF PUBLIC HEARING
ZONING CASE #655

Notice is hereby given that the Zoning Board of Appeals will conduct a public hearing on Thursday, January 15, 2026 at 7:00 p.m. in the Auditorium of the La Grange Village Hall, 53 S. La Grange Road, La Grange, Illinois, on a Petition by Tom & Jennie Hoekstra to consider variations from Paragraphs 12-102H and 12-103H (Nonconforming Uses of Land Nonconforming Uses in Structures Designed for a Permitted Use and Nonconforming Uses in Structures Not Designed for a

PUBLIC NOTICES

Permitted Use) to allow for the reconstruction of a previously existing legal non-conforming garage with a second story accessory dwelling unit in the R-4 zoning district. The property is commonly known as 300 S La Grange Road (PIN: 18-04-322-015-0000).

The above application is open to inspection at the office of the Community Development Department of the Village of La Grange. All persons interested should attend and will be given an opportunity to be heard.

Dated: December 25, 2025
Greg Paice, Chairman
Plan Commission
Village of La Grange
Individuals with disabilities and who require certain accommodations to participate at this meeting are requested to contact the La Grange ADA Coordinator at 579-2315, to allow the Village to make reasonable accommodations.
(Published in La Grange Suburban Life Dec. 25, 2025) 2294847

PUBLIC NOTICE

VILLAGE OF LA GRANGE
NOTICE OF PUBLIC HEARING
ZONING CASE #656

Notice is hereby given that the Zoning Board of Appeals will conduct a public hearing on Thursday, January 15, 2026 at 7:00 p.m. in the Auditorium of the La Grange Village Hall, 53 S. La Grange Road, La Grange, Illinois, on a Petition by Alexis & Dennis Bone to consider variations from Paragraphs 3-1106.12 (Minimum Setback for Garages), 3-1106.9 (Side and Rear Yard Regulations for Accessory Uses and Structures), and 9-105D (Fence Prohibited Locations). The properties are commonly known as 512 W. Elm Avenue (PIN: 18-04-309-001-0000) and 211 S. Walcott Avenue (PIN: 18-04-309-002-0000).

The above application is open to inspection at the office of the Community Development Department of the Village of La Grange. All persons interested should attend and will be given an opportunity to be heard.

Dated: December 25, 2025
Greg Paice, Chairman
Plan Commission
Village of La Grange
Individuals with disabilities and who require certain accommodations to participate at this meeting are requested to contact the La Grange ADA Coordinator at 579-2315, to allow the Village to make reasonable accommodations.
(Published in La Grange Suburban Life Dec. 25, 2025) 2294841

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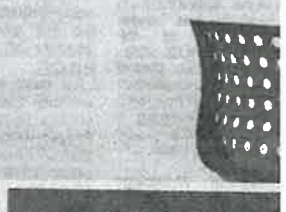
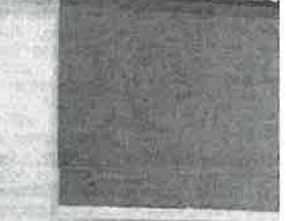
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Certificate of the Publisher

Westmont Suburban Life

Description: PZC 306 N CASS AVENUE
2298803

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 01/15/2026

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 15th day of January, A.D. 2026

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$144.70

PUBLIC NOTICE
LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION SPECIAL MEETING NOTICE OF PUBLICATION

NOTICE IS HEREBY GIVEN that a special meeting has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, February 4, 2026 at 6:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559. The purpose of this special meeting is to conduct a public hearing to consider requests from Compagno LLC (Petitioner) and 2 W Noperville Road, LLC (Owner), for 306 North Cass Avenue, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Map Amendment to rezone three (3) of the five (5) total parcels of the subject property from R-3 Single-Unit Residential District to R-4 General Residential District so that all parcels in the proposed development are uniformly zoned.

PINs: 09-04-409-022
09-04-409-023
09-09-204-002

More Common Location:
306 North Cass Avenue,
Westmont, Illinois, 60559
Village Code(s) Applicable:
Chapter 95, Article 2; and
Section 14.02

Note: An initial public hearing for this proposed development will take place on January 14, 2026 at 6:00 p.m. at the above-referenced location. This initial public hearing will involve zoning and subdivision requests by the Petitioner other than the proposed rezoning of 3 of the 5 parcels referenced above. After hearing testimony and evidence on these initial requests, it is expected that the Westmont Planning and Zoning Commission will continue this initial public hearing to this special meeting on February 4, 2026 for further consideration. More information may be found on the Village of Westmont's website.

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 Jan. 15, 2026) 2298803

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

**PUBLIC HEARING OF JANUARY 14, 2026
AND FEBRUARY 4, 2026**

PZC 016-2025: Compagno LLC, regarding property located at 306 N. Cass Avenue, Westmont, Illinois.

Variance Requests: Request for variances for a proposed 3-story, 12-unit multi-family building on the subject property as follows: (1) variance to the minimum front yard setback in the R-4 General Residential District, (2) variance to the minimum lot area per dwelling in the R-4 General Residential District, and (3) variance to the minimum outdoor open space in the R-4 General Residential District.

(Note: The findings for each criteria below apply equally to all 3 variance requests, and therefore there is 1 combined Findings of Fact for all 3 variance requests.)

(1) Particular Hardship or Practical Difficulty

The applicant must demonstrate that requiring strict compliance with the regulation for which a variance is sought would create a particular hardship or a practical difficulty.

FINDINGS: The Applicant would suffer a significant hardship if it had to strictly comply with the minimum front yard setback, the minimum lot area per dwelling, and the minimum outdoor open space requirements. First, the lot is irregularly shaped in the form of a trapezoid, which poses unique challenges for development since the lot is not rectangular like virtually all lots within the Village. Additionally, the lot has a significant grade change/slope from north to south, which poses additional, unique challenges to development.

The Applicant is complying with all setbacks, except for the front yard setback. The proposed 20' front yard setback is consistent with front yard setbacks of other properties along Cass Avenue in the immediate area to the north and south. Applicant is providing a compliant drive aisle, and Applicant is exceeding the off-street parking requirements. Applicant is complying with the requirements for minimum lot area, minimum lot width, minimum lot depth, maximum building height, landscaping, and garbage/dumpster enclosure.

By placing the off-street parking in the rear yard of the lot, the Applicant has provided a significant buffer to the single unit residences to the immediate west of the lot.

Unlike the properties to the south along Cass Avenue, this property does not have rear access to a public alley or street. This necessitates an entrance and drive aisle from Cass Avenue, which adversely impacts the ability to provide additional outdoor open space.

The number of residential units proposed in comparison to the lot size is reasonable given the above-stated impediments and hardships. The Applicant believes that no multi-family development of the property would be economically feasible with a lesser number of residential units based on strict compliance with all zoning regulations. The fact that the property has remained vacant since 2010 supports this belief, and the property's size, shape, and topography are not suitable for a single-unit residential development. There is no adjacent property that is available for purchase in order to increase the lot size to accommodate this development without variances.

(2) Unique Physical Condition

The applicant must demonstrate that the subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the subject lot rather than the personal situation of the current owner of the lot.

FINDINGS: The findings for Criteria (1) above are restated as the findings for this Criteria (2). Specifically, the lot is irregularly shaped in the form of a trapezoid, which poses unique challenges for development since the lot is not rectangular like virtually all lots within the Village. Additionally, the lot has a significant grade change/slope from north to south, which poses additional, unique challenges to development.

(3) Not Self-Created

The applicant must demonstrate that the unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner before acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action for which no compensation was paid.

FINDINGS: The unique physical conditions described above are not the result of any actions or inaction of the Applicant or the current owner, as they are pre-existing conditions. The owner was not aware of the extent of earthwork and grading that would be necessary to develop the property until it began planning this potential development and consulting with a professional engineer.

(4) Denied Substantial Rights

The applicant must demonstrate that requiring strict compliance with the regulation for which a variance is sought would deprive the subject property owner of substantial rights commonly enjoyed by owners of other lots subject to the same regulation.

FINDINGS: Properties to the north and south along Cass Avenue in the immediate area enjoy a 20' front yard setback, and the Applicant is seeking consistency with those properties. The Village has granted numerous density, setback, and other variances for other multi-family buildings in the nearby area and throughout the Village, recognizing the difficulty in strictly complying with the Village's regulations while yielding a reasonable return on the investment. The property has remained vacant for 15 years, showing that development of the property in strict compliance with these regulations is not feasible.

(5) Not Merely Special Privilege

The applicant must demonstrate that the alleged particular hardship or practical difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from use of the subject property.

FINDINGS: The Applicant is not seeking to enjoy a special privilege or acquire additional rights by seeking these variances. The variances are necessary due to the unique physical conditions of the property, and the hardship that those physical conditions impose on the development of the property. Most lots in the Village are rectangular in shape, and many lots do not contain the topographical challenges posed by this lot.

(6) Zoning Ordinance and Comprehensive Plan

The applicant must demonstrate that the variance would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of this zoning ordinance.

FINDINGS: The proposed development is consistent with the uses allowed in the underlying R-4 zoning district. The proposed development complies with the spirit, intent, and goals of the Comprehensive Plan. This proposed development serves as an ideal transitional use between the B-1 district and dense commercial development to the south, to the various residential developments to the north, and to the single unit residential developments to the west.

(7) Essential Character of the Area

The applicant must demonstrate that the variance would not result in a use or development of the subject property that:

- (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity;*

- (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;*
- (c) Would unduly increase the danger of flooding or fire;*
- (d) Would unduly tax public utilities and facilities in the area; or*
- (e) Would endanger the public health or safety.*

FINDINGS: The proposed development, with these variances, would not be detrimental to the public welfare. The Applicant is proposing a permitted, residential use that will not unduly strain public services or otherwise affect the public welfare. The proposed development will not adversely impact the use, enjoyment, or value of surrounding properties. This development is a permitted, residential use that complies with most of the zoning regulations and which is appropriately scaled for the property. The development will have upscale features and improvements and sufficient off-street parking. The development is consistent with other multi-family developments in the general area, and it is an appropriate transitional use.

The proposed development will not impair light or air to surrounding properties, will not increase the danger of fire or flooding, will not unduly tax public utilities and facilities, and will not otherwise endanger the public health and safety.

(8) No Other Remedy

The applicant must demonstrate that there is no means other than the requested variance by which the alleged hardship or practical difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

FINDINGS: The reasonable development of the property would not be feasible without these variances given the physical constraints of the lot. Adjoining properties are fully-developed, and there are no adjoining properties available to purchase to increase the size of the lot in order to avoid the need for these variances.



Village of Westmont Planning and Zoning Application and Instructions

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

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

PROJECT NAME: Highpoint Living- Westmont

Subject Property Street Address: 306 N Cass Ave.

PIN Number(s): 0909204002; 0904409023; 0904409022; 0904409031; 0904409032

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

Petitioner (and corporation if applicable): Compagno LLC

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Relationship of Petitioner to Property Owner: Contract Purchaser

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.

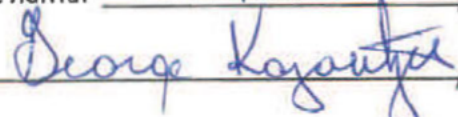
PETITIONER SIGNATURE:

Type or print name: Michael Gatto
Signature: 

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 20 _____

Notary Public

OWNER SIGNATURE:

Type or print name: 2 W. Naperville Rd. LLC
Signature:  AS MANAGER OF 2 W. NAPERVILLE
TED. LLC


SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2ND DAY OF JUNE, 20 25


Notary Public



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: Compagno LLC, Michael Gatto as Agent
Signature: 

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30 DAY OF June, 2025
Mary Lappe Kureja
Notary Public



OWNER SIGNATURE:

Type or print name: _____
Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 20 _____

Notary Public



January 5, 2026
Scott Williams
Senior Planner
Village of Westmont
31 W Quincy Street
Westmont, IL 60559

Re: Highpoint Living Westmont
306 N. Cass
PZC Application

Dear Mr. Williams,

We are pleased to submit the following application to construct a 12 unit multi-family building located at 306 N. Cass Ave. The following cover letter explains the project request, entitlements sought, and the list of materials included with this application.

Project Summary:

The proposed development seeks to turn a long vacant lot into a well appointed 12 unit luxury multi-family building. The proposed development will be comprised of 12 two bedroom, two bath units. The current lot is 20,670 sf and is underutilized as vacant property. The proposed development is a three story elevator building, clad in high quality materials: masonry; Hardie architectural panels; and Hardie architectural lap siding. The proposed interior finishes include: gourmet kitchens, individual mechanical systems, upgraded bathrooms with tile shower surrounds and glass enclosures; private balconies; and oversized windows.

Entitlements Requested:

- *Request for a preliminary and final plat of subdivision (consolidation);*
- *Request for a Major site and landscaping plan;*
- *Request for a Variance to the minimum front yard setback;*
- *Request for a Variance to the maximum density.*
- *Request for a Variance to the minimum usable outdoor open space*
- *Request for a Variance to the stormwater management requirements*
- *Request for a Zoning Ordinance Map Amendment*

Materials Included with this Application:

- Application Documents
 - Signed Application
 - Legal Description
 - Copy of Purchase Contract
 - Signed Escrow Form
 - Neighbor List
- Architectural Designs
 - Schematic Designs
 - Color Elevations
- Civil Engineering Designs
 - Topographic Survey
 - Preliminary and Final Plat of Consolidation
 - Preliminary Civil Designs
 - Traffic Memorandum
 - Stamped Landscape Design
- Variances and Waivers
 - Findings of Fact

If you have any questions regarding this submittal, please do not hesitate to call us. We look forward to receiving your feedback.

Very Truly Yours,

Compagno, LLC

Michael Gatto
Founder



306 N Cass- Variance Standards

Variance to the Minimum Front Yard Setback

- 1. Practical Hardship or Practical Difficulty:**
 - a. Due to the unique site geometrics, the physical topography of the site, and the village mandated parking in the rear, strict compliance with the front yard setback would create a difficulty in meeting this regulation**
- 2. Unique Physical Condition:**
 - a. The lot is trapezoidal in shape and geometrics. The lot also has a significant topography change. These unique conditions require a unique massing plan in order to achieve a viable and marketable project**
- 3. Not Self-Created:**
 - a. The lot shape and topography is not caused by ownership**
- 4. Denied Substantial Rights:**
 - a. Due to the unique physical condition, this particular lot would lose redevelopment viability if strict compliance was sought**
- 5. Not Merely Special Privilege:**
 - a. Due to the physical condition of the existing site, this is a unique situation specific to the lot and would exist regardless of the financial implications.**
- 6. Zoning Ordinance and Comprehensive Plan:**
 - a. The variance would be in line with other requests granted in the immediate vicinity. The proposed development would also be adjacent to the more dense zoning district and would create a transitional use consistent with the comprehensive plans.**
- 7. Essential Character of the Area:**
 - a. The variance, if granted, would not be materially detrimental to public welfare or materially injurious to the other properties in the vicinity.**
 - b. The variance, if granted, would not materially impair the supply of light or air to the properties in the vicinity**
 - c. The variance, if granted, would not increase the danger of flooding or fire**
 - d. The variance, if granted, would not unduly tax the public utilities, facilities, or services in the area**
 - e. The variance, if granted, would not endanger the public health or safety of the community**
- 8. No Other Remedy**
 - a. Due to the physical condition of the property, there is no other means to satisfy the practical difficulty in redevelopment of the subject property.**



Variance to the Maximum Density

1. **Practical Hardship or Practical Difficulty:**
 - a. Due to the unique site geometrics, the physical topography of the site, and the village mandated parking in the rear, strict compliance with the front yard setback would create a difficulty in meeting this regulation
2. **Unique Physical Condition:**
 - a. The lot is trapezoidal in shape and geometrics. The lot also has a significant topography change. These unique conditions require a unique massing plan in order to achieve a viable and marketable project
3. **Not Self-Created:**
 - a. The lot shape and topography is not caused by ownership
4. **Denied Substantial Rights:**
 - a. Due to the unique physical condition, this particular lot would lose redevelopment viability if strict compliance was sought
5. **Not Merely Special Privilege:**
 - a. Due to the physical condition of the existing site, this is a unique situation specific to the lot and would exist regardless of the financial implications.
6. **Zoning Ordinance and Comprehensive Plan:**
 - a. The variance would be in line with other requests granted in the immediate vicinity. The proposed development would also be adjacent to the more dense zoning district and would create a transitional use consistent with the comprehensive plans.
7. **Essential Character of the Area:**
 - a. The variance, if granted, would not be materially detrimental to public welfare or materially injurious to the other properties in the vicinity.
 - b. The variance, if granted, would not materially impair the supply of light or air to the properties in the vicinity
 - c. The variance, if granted, would not increase the danger of flooding or fire
 - d. The variance, if granted, would not unduly tax the public utilities, facilities, or services in the area
 - e. The variance, if granted, would not endanger the public health or safety of the community
8. **No Other Remedy**
 - a. Due to the physical condition of the property, there is no other means to satisfy the practical difficulty in redevelopment of the subject property.



Variance to the Minimum Usable Outdoor Open Space

- 1. Practical Hardship or Practical Difficulty:**
 - a. Due to the unique site geometrics, the physical topography of the site, and the village mandated parking in the rear, strict compliance with the front yard setback would create a difficulty in meeting this regulation**
- 2. Unique Physical Condition:**
 - a. The lot is trapezoidal in shape and geometrics. The lot also has a significant topography change. These unique conditions require a unique massing plan in order to achieve a viable and marketable project**
- 3. Not Self-Created:**
 - a. The lot shape and topography is not caused by ownership**
- 4. Denied Substantial Rights:**
 - a. Due to the unique physical condition, this particular lot would lose redevelopment viability if strict compliance was sought**
- 5. Not Merely Special Privilege:**
 - a. Due to the physical condition of the existing site, this is a unique situation specific to the lot and would exist regardless of the financial implications.**
- 6. Zoning Ordinance and Comprehensive Plan:**
 - a. The variance would be in line with other requests granted in the immediate vicinity. The proposed development would also be adjacent to the more dense zoning district and would create a transitional use consistent with the comprehensive plans.**
- 7. Essential Character of the Area:**
 - a. The variance, if granted, would not be materially detrimental to public welfare or materially injurious to the other properties in the vicinity.**
 - b. The variance, if granted, would not materially impair the supply of light or air to the properties in the vicinity**
 - c. The variance, if granted, would not increase the danger of flooding or fire**
 - d. The variance, if granted, would not unduly tax the public utilities, facilities, or services in the area**
 - e. The variance, if granted, would not endanger the public health or safety of the community**
- 8. No Other Remedy**
 - a. Due to the physical condition of the property, there is no other means to satisfy the practical difficulty in redevelopment of the subject property.**



Findings of Fact Standards

(Specific to Stormwater Management Variance Requests)

- A. The development activity cannot be located outside the special flood hazard area;
- B. An exceptional hardship would result if the variance were not granted;
- C. The relief requested is the minimum necessary;
- D. There will be no additional threat to public health, safety, or beneficial stream uses and functions, especially aquatic habitat, or creation of a nuisance;
- E. There will be no additional public expense for flood protection, lost environmental stream uses and functions, rescue or relief operations, policing, or repairs to streambeds and banks, roads, utilities, or other public facilities;
- F. The provisions of sections 34-39(c) and 34-41(c) shall still be met;
- G. The activity is not in a designated floodway;
- H. The applicant's circumstances are unique and do not represent a general problem; and
- I. The granting of the variance will not alter the essential character of the area involved, including existing stream uses.

Variance to the Stormwater Management Requirements

- A. The development site is wholly located outside the special flood hazard area
- B. If the variance were not granted, an exceptional hardship would exist for the development. The site topography and grading create significant challenges when employing a detention facility per the Village design guidelines
- C. Although the development is requesting a variance to the stormwater management requirements, the alternative method and means of construction will meet, or exceed the current county standards for the area.
- D. There will be no additional threat to public health, safety, or beneficial stream uses and functions. This variance and alternative design will not create a nuisance.
- E. There will be no additional public expense for flood protection, lost environmental stream uses and functions, rescue or relief operations, policing, or repairs to streambeds and banks, roads, utilities, or other public facilities
- F. The proposed alternative design meets section 34-39(c): "Preventing increased damages. No development in the flood fringe shall create a threat to public health and safety". The proposed alternative design meets section 34-41(c): "Preventing increased damages."
- G. The activity is not in a designated floodway
- H. The proposed development site is unique due to the topography and site massing.
- I. The granting of the variance will not alter the essential character of the area involved, including existing stream uses.



TO: **HP Ventures, LLC**
FROM: Morris Engineering, Inc.
DATE: June 13, 2025

RE: Parking Impact Study
Residential Condominium
306 N. Cass Ave
Westmont, Illinois

This memorandum analyzes the parking demand for the redevelopment of 306 N. Cass Ave. from the residential lot to 12 Unit Residential Condominium in Westmont, Illinois. The purpose of this study is to determine the impact of the proposed residential development in the area.

Redevelopment Plan

The redevelopment site is located at 306 N. Cass Avenue on the Northwest corner of Cass Avenue and E Naperville Road. Property is within 0.5 mi from Westmont Downtown with commuter parking and railroad tracks.

Existing lost previously was single family house.

The three-story condominium will be constructed to about 17,800 square feet. The proposed outdoor 19 space parking lot is proposed on the West side of the building and will incorporate required VCBMP per Village of Westmont requirements.

National Parking Data

National parking data for existing and proposed use was reviewed to estimate the parking demand for the site. The Institute of Transportation of Engineers' (ITE) publication Parking Generation, 10th Edition provides parking survey data for Single Family Detached Housing (0.99 per dwelling unit) and for Multifamily Housing (mid-rise 0.18 trips per unit) within dense multi-use urban area.

- Based on single-family detached housing, PM peak hour would generate 0.99 trips.
- Proposed multi-family housing would generate 2.16 trips per PM peak hour.

Total increase of 1.17 trips per PM peak hour.

CONSULTANTS:

**NOT FOR
CONSTRUCTION**

OWNER:

OWNER NAME

PROJECT:

306 N CASS AVE

ADDRESS:

306 N CASS AVE, WESTMONT, IL 60559

REVISIONS:

MARK	DATE	DESCRIPTION
	01-22-2026	SCHEMATIC UPDATE

DATE: 01-22-2026

DRAWN BY: Author

CHECKED BY: Checker

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PROJECT NUMBER:

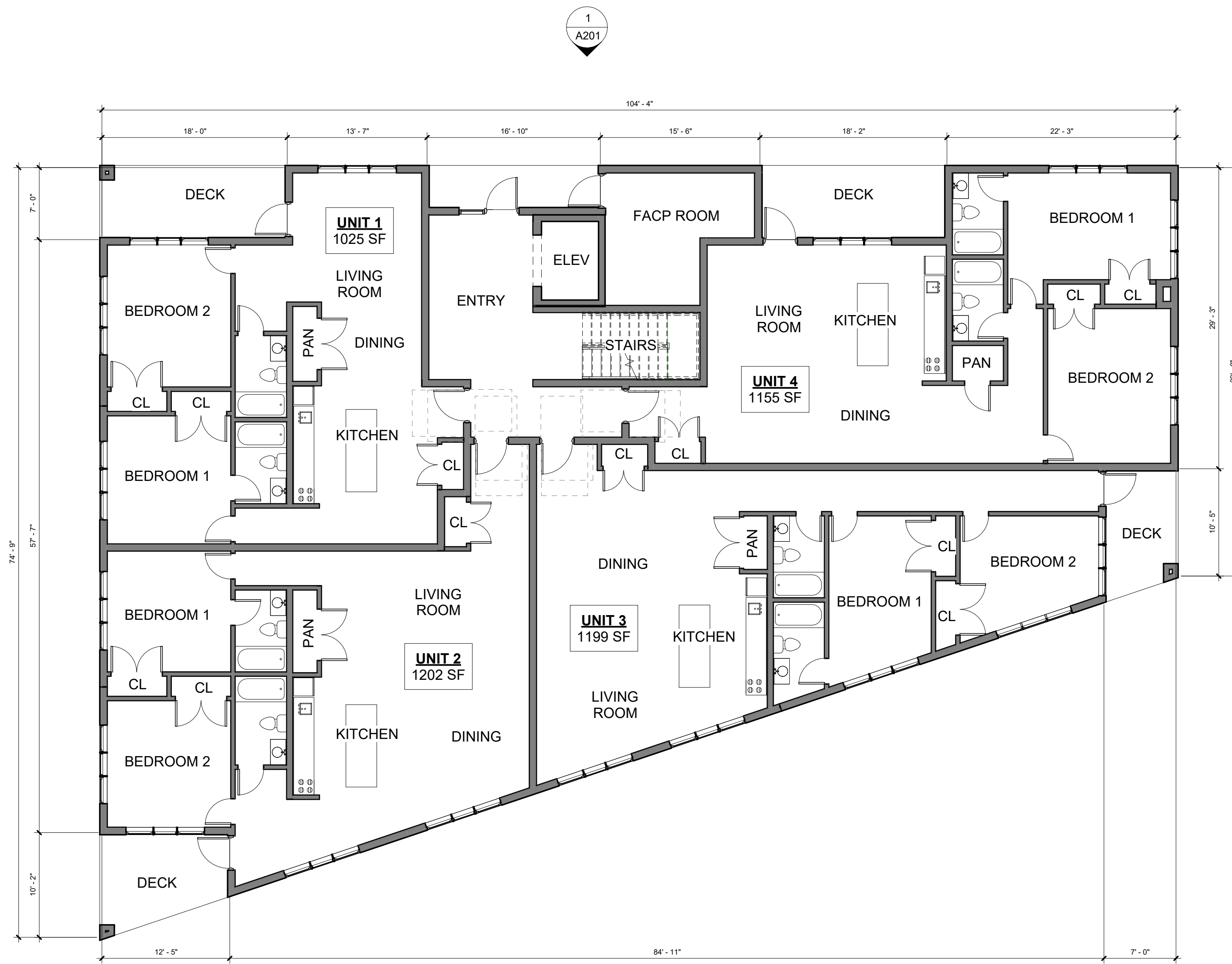
2026-0353

SHEET TITLE:

GROUND FLOOR
CONSTRUCTION PLAN

SHEET NUMBER:

A101



5 FIRST FLOOR PLAN
1/8" = 1'-0"

PLACE foundry DESIGN

PLACE FOUNDRY DESIGN, LLC.
ARCHITECTURE & ENGINEERING

1700 N ALPINE RD, STE 101
ROCKFORD, IL (815) 871-9612
WWW.THEPLACEFOUNDRY.COM

IL DESIGN FIRM REGISTRATION #: 184.008986

CONSULTANTS:

OWNER:

OWNER NAME

PROJECT:

306 N CASS AVE

ADDRESS:

306 N CASS AVE, WESTMONT, IL 60559

REVISIONS:

MARK	DATE	DESCRIPTION

DATE: 01-22-2026

DRAWN BY: Author

CHECKED BY: Checker

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PROJECT NUMBER:

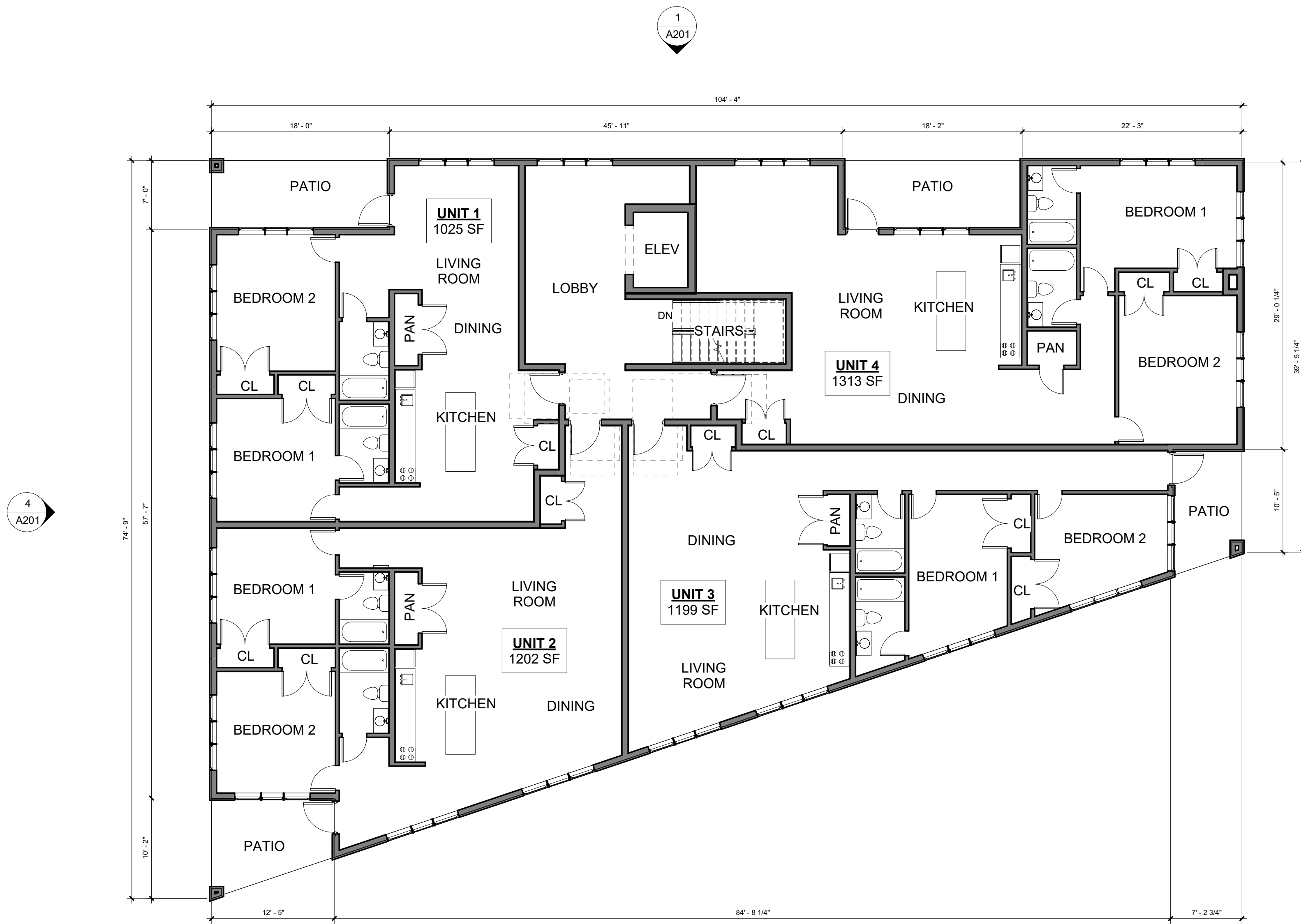
2026-0353

SHEET TITLE:

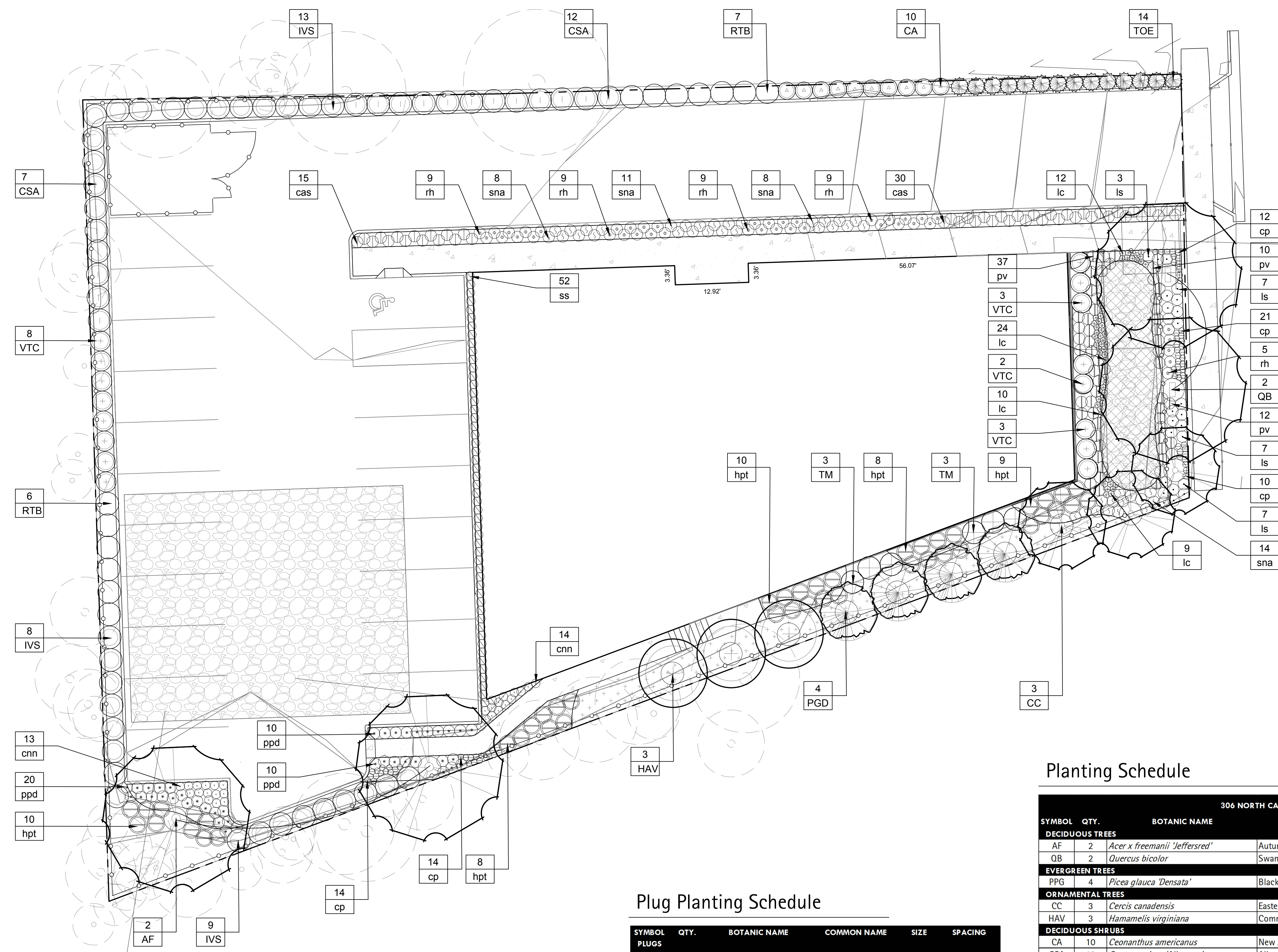
SECOND FLOOR PLAN

SHEET NUMBER:

A102



1 SECOND FLOOR PLAN
1/8" = 1'-0"



Legend

- Existing Tree to Remain
- Proposed Shade Tree See Detail 1, Sheet L1.1
- Proposed Evergreen Tree See Detail 2, Sheet L1.1
- Proposed Ornamental Tree See Detail 3, Sheet L1.1
- Proposed Deciduous Shrub See Detail 4, Sheet L1.1
- Proposed Evergreen Shrub See Detail 4, Sheet L1.1
- Perennials and Ornamental Grasses See Detail 5, Sheet L1.1
- Native Bioswale Plug Mix (ALTERNATE - SEED) See Detail 7, Sheet L1.1
- Turf Sod, typ.

THE LAKOTA GROUP.

1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com

PREPARED FOR
HP Ventures, LLC
5000 W. Lawrence Ave
Chicago, Illinois 60630

PROJECT
306 N Cass Ave.
Westmont,
Illinois 60559

CONSULTANTS
Civil Engineering
Morris Engineering
Liste, IL 60532
T 630. 271.0770

It's smart. It's free. It's the law.

Call before you dig. 811

ISSUED FOR PERMIT
September 26, 2025
REVISIONS

No	Date	Issue

CHECKED BY: MC DRAWN BY: KD
LANDSCAPE PLAN

SCALE IN FEET
1" = 10'

0' 5' 10' 30'

NORTH

SHEET NUMBER
L1.0
©2025 The Lakota Group

Landscape Data Chart - Code Compliance

CODE CHAPTER	SECTION	DESCRIPTION	COMPLIANCE
80	46.3	a) At least 50 percent of the open space on the site shall be landscaped. b) At least one tree shall be planted for every 500 square feet of the area required to be landscaped. One-third of the trees shall be evergreens of a minimum six feet in height, one-third of the trees shall be ornamental a minimum of three inch caliper o c) One shrub shall be planted for every 50 square feet of the area required to be landscaped. For shrubs that mature less than five feet in height, minimum installation size shall be two feet tall. For shrubs that mature greater than five feet in height, d) Foundation plantings of a minimum width of six feet shall be provided on all sides of the main structure except where sidewalks, driveways or other hardscape abuts the structure. Foundation plantings shall be comprised of a combination of shade trees.	IN COMPLIANCE: all open areas not dedicated to walks and parking are planted IN COMPLIANCE: fourteen (14) trees are proposed for the site. Four (4) trees are 8'H evergreens, six (6) trees are 6'H and 7'(H) ornamental trees, and four (4) trees are 4" cal. shade trees IN COMPLIANCE: 108 shrubs are proposed for the site, all 2' or greater in height at installation. Shrubs larger than 5' height at maturity are specified to be 3' or taller at installation. IN COMPLIANCE: Foundation plantings provided on all sides of the building except where sidewalk or drive is abutting. Foundation plantings consist of trees, shrubs, flowering perennials, and ornamental grasses.

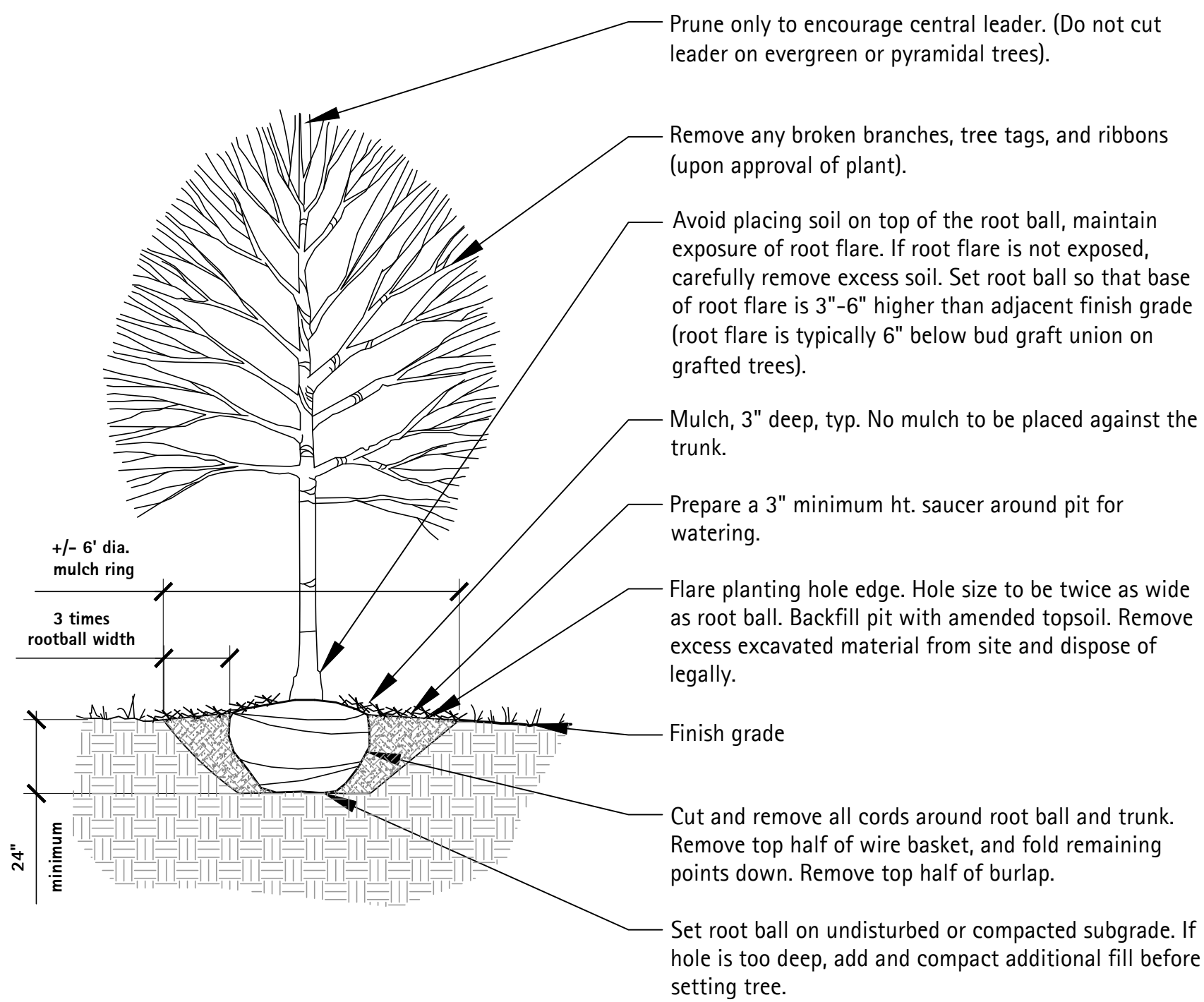
Plug Planting Schedule

SYMBOL	QTY.	BOTANIC NAME	COMMON NAME	SIZE	SPACING
PERMANENT GRASSES					
cc	28	<i>Calamagrostis canadensis</i>	Blue Joint Grass	plug	12" o.c. spacing
cv	28	<i>Carex vulpinoidea</i>	Fox Sedge	plug	12" o.c. spacing
jd	28	<i>Juncus dudleyi</i>	Dudley's Rush	plug	12" o.c. spacing
pv	28	<i>Panicum virgatum</i>	Switchgrass	plug	12" o.c. spacing
ss	28	<i>Schizacharyum scoparium</i>	Little Bluestem	plug	12" o.c. spacing
sv	28	<i>Scirpus validus</i>	Softstem Bulrush	plug	12" o.c. spacing
FORBS					
ai	28	<i>Asclepias incarnata</i>	Swamp Milkweed	plug	12" o.c. spacing
hh	28	<i>Heliopsis helianthoides</i>	Early Sunflower	plug	12" o.c. spacing
iv	28	<i>Iris virginica var. shrevei</i>	Southern Blue Flag Iris	plug	12" o.c. spacing
ls	28	<i>Lobelia siphilitica</i>	Great Blue Lobelia	plug	12" o.c. spacing
mf	28	<i>Monarda fistulosa</i>	Wild Bergamot	plug	12" o.c. spacing
sl	28	<i>Symphiotrichum laeve</i>	Smooth Blue Aster	plug	12" o.c. spacing
za	28	<i>Zizia aurea</i>	Golden Alexander	plug	12" o.c. spacing

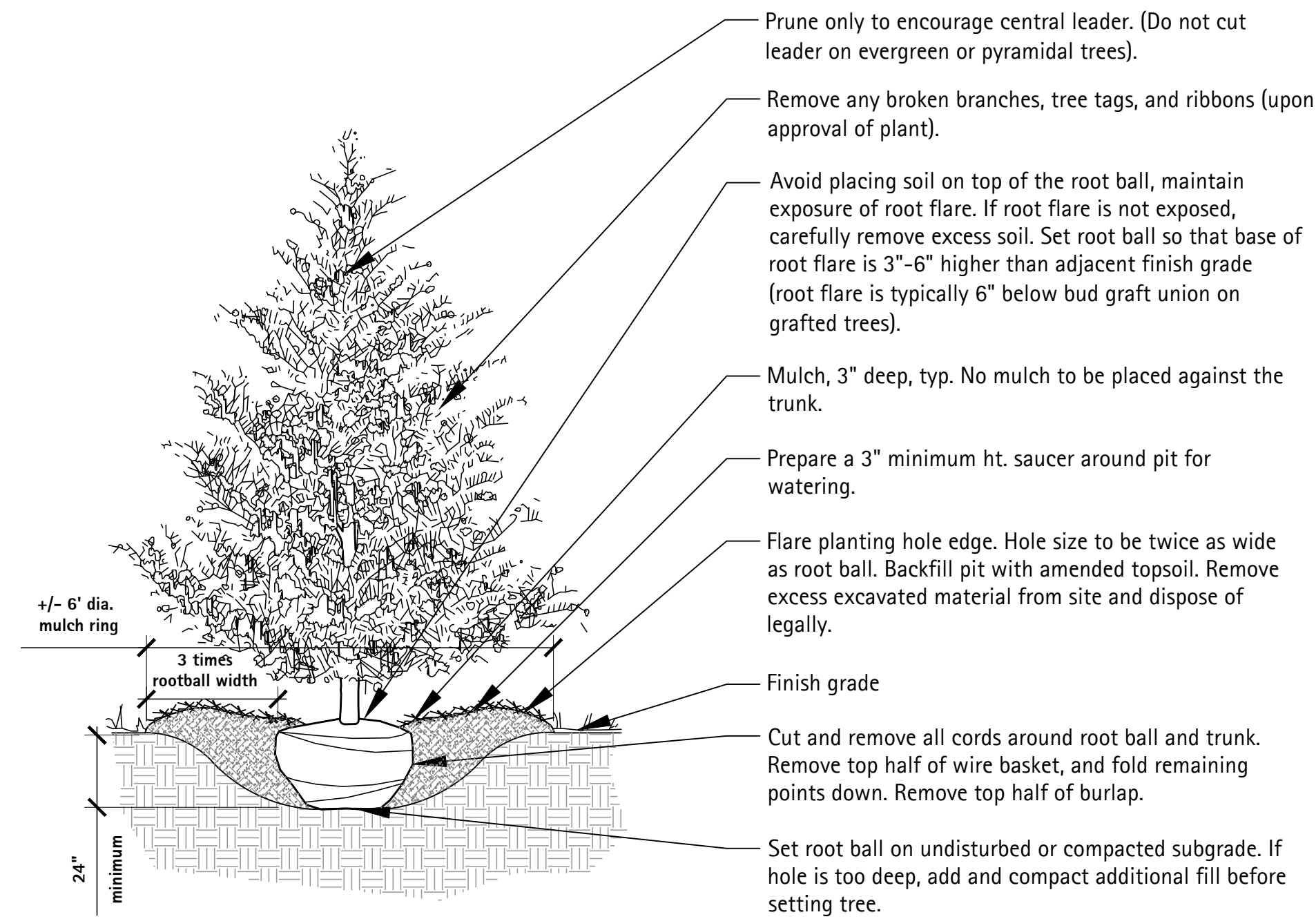
ALTERNATE - SEED
Plants listed above may be included as a seed mix rather than planted as plugs for the Native Bioswale area shown on the Planting Plan. Area to be seeded = 365 SF at a rate of 60-90 seeds/SF.

Planting Schedule

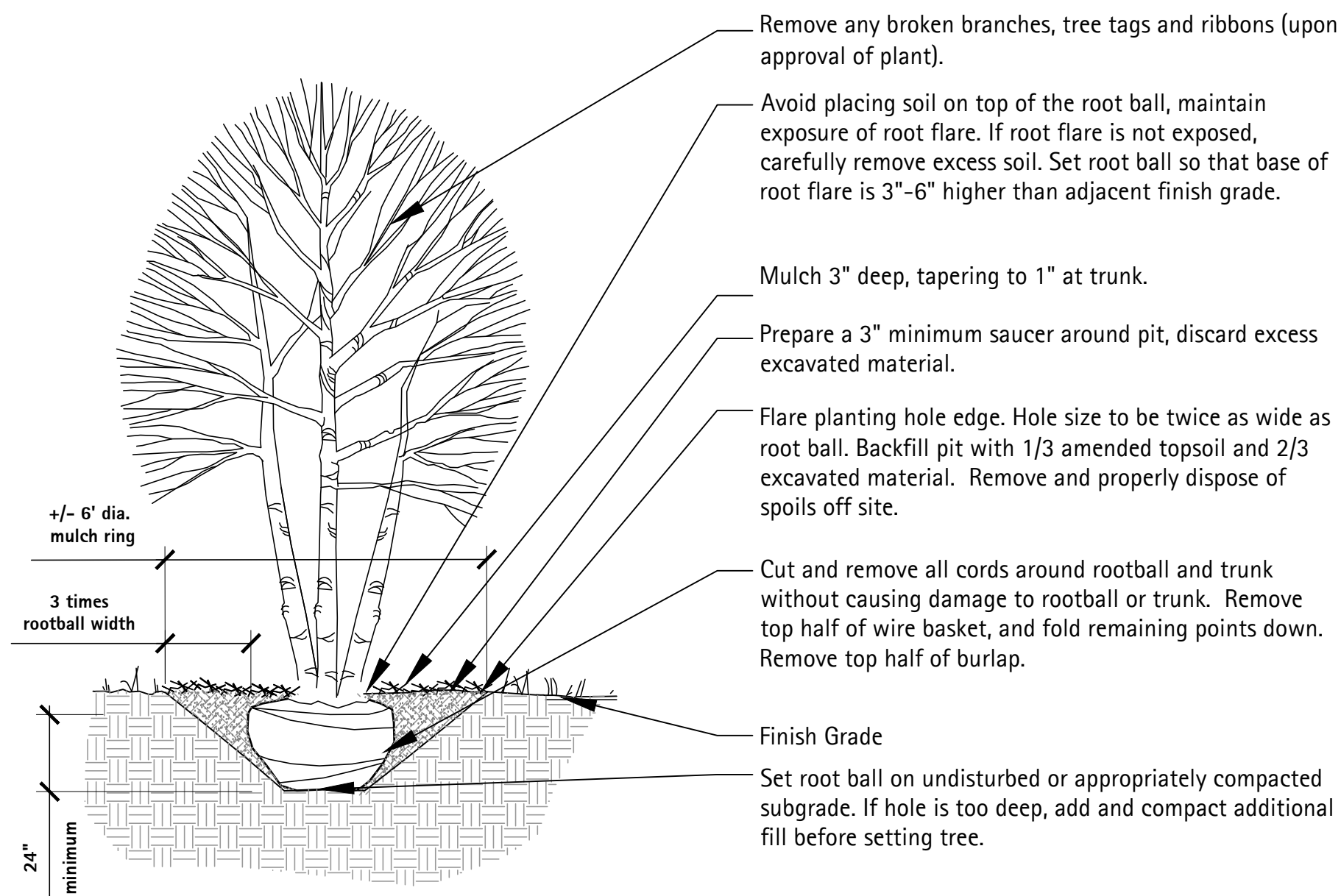
SYMBOL	QTY.	BOTANIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AF	2	<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Freemanii Maple	4" caliper B&B	As shown
QB	2	<i>Quercus bicolor</i>	Swamp White Oak	4" caliper B&B	As shown
EVERGREEN TREES					
PPG	4	<i>Picea glauca 'Densata'</i>	Black Hills Spruce	8' ht. B&B	As shown
ORNAMENTAL TREES					
CC	3	<i>Cercis canadensis</i>	Eastern Redbud	7' ht. B&B/Single Stem	As shown
HAV	3	<i>Hamamelis virginiana</i>	Common Witchazel	6' ht. B&B/Multi Stem	As shown
DECIDUOUS SHRUBS					
CA	10	<i>Ceanothus americanus</i>	New Jersey Tea	18-24" ht. #5 Container	30" o.c. spacing
CSA	19	<i>Cornus sericea 'Allemans'</i>	Alleman's Compact Redtwig Dogwood	30-36" ht. B&B	4' o.c. spacing
IVS	30	<i>Itea virginica 'Spirech'</i>	Little Henry Virginia Sweetpire	18-24" ht. #5 Container	24" o.c. spacing
RTB	13	<i>Rhus typhina 'Tigereye Bailtiger'</i>	Tiger Eyes Sumac	3-4' ht. B&B	36" o.c. spacing
VTC	16	<i>Viburnum trilobum compacta 'Bailey'</i>	Compact American Cranberrybush	24" ht. B&B	42" o.c. spacing
EVERGREEN SHRUBS					
TM	6	<i>Taxus media 'Densiformis'</i>	Dense Yew	24-30" spr. B&B	4' o.c. spacing
TOE	14	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Arborvitae	5' ht. B&B	3' o.c. spacing
PERENNIALS					
cnn	28	<i>Calamintha nepeta ssp. Nepeta</i>	Lesser Calamintha	1 gal.	CG/12" o.c. spacing
lc	55	<i>Lobelia cardinalis</i>	Cardinal Flower	1 gal.	CG/12" o.c. spacing
ls	24	<i>Liatris spicata 'Kobold'</i>	Purple Gayfeather	1 gal.	CG/24" o.c. spacing
hpt	45	<i>Hosta 'Patriot'</i>	Patriot Hosta	1 gal.	CG/36" o.c. spacing
ppd	40	<i>Phlox paniculata 'David'</i>	David Phlox (White)	1 gal.	CG/18" o.c. spacing
rh	41	<i>Rudbeckia hirta</i>	Black-eyed Susan	1 gal.	CG/18" o.c. spacing
so	41	<i>Symphiotrichum oblongifolium</i>	New England Aster	1 gal.	CG/18" o.c. spacing
ORNAMENTAL GRASSES					
cas	45	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1 gal.	CG/24" o.c. spacing
cp	71	<i>Carex pensylvanica</i>	Pennsylvania Oak Sedge	1 gal.	CG/12" o.c. spacing
pv	58	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	1 gal.	CG/24" o.c. spacing
ss	53	<i>Schizacharyum scoparium</i>	Little Bluestem	1 gal.	CG/18" o.c. spacing



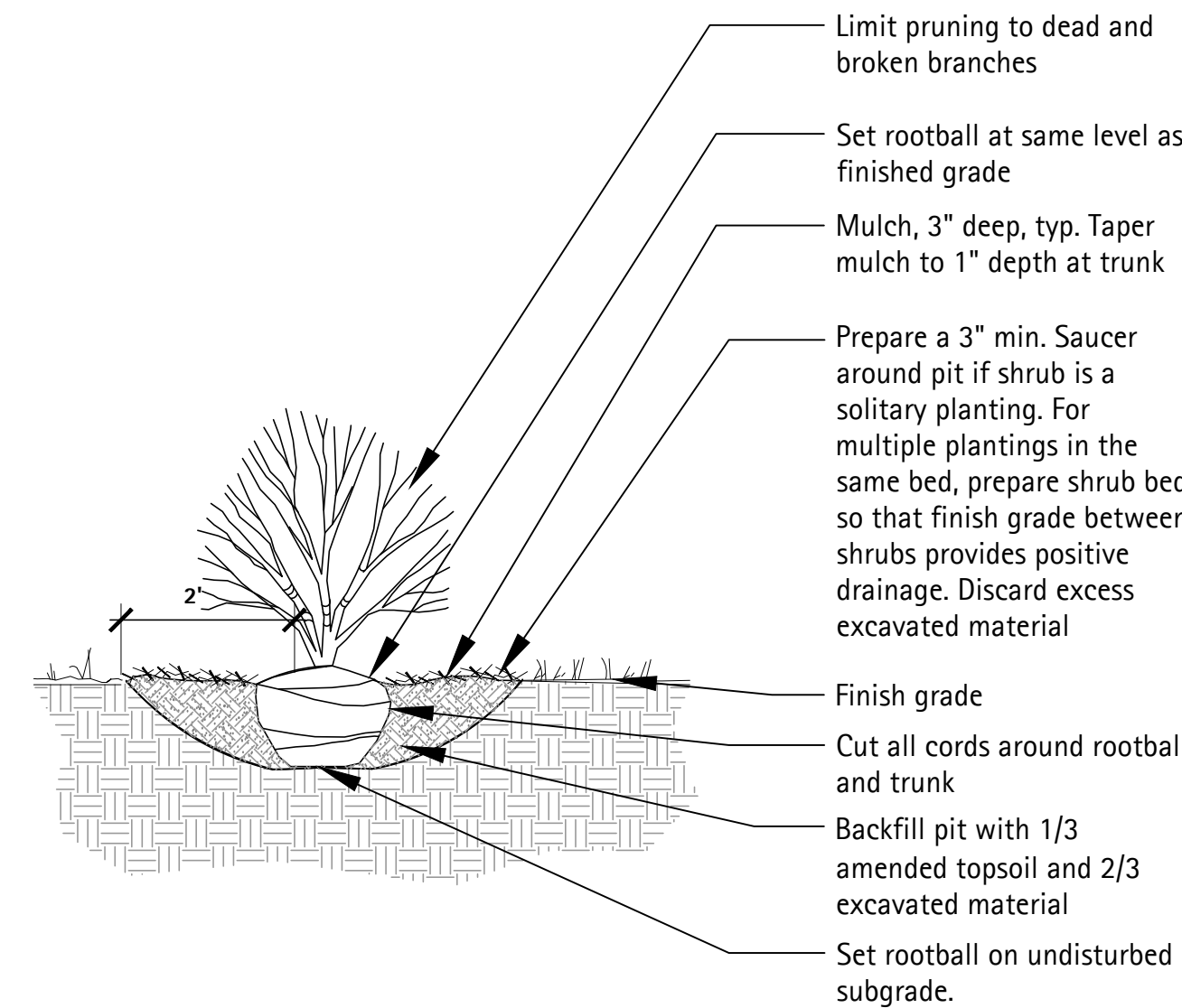
1 Section - Shade Tree Planting
Scale: 1/2" = 1'-0"



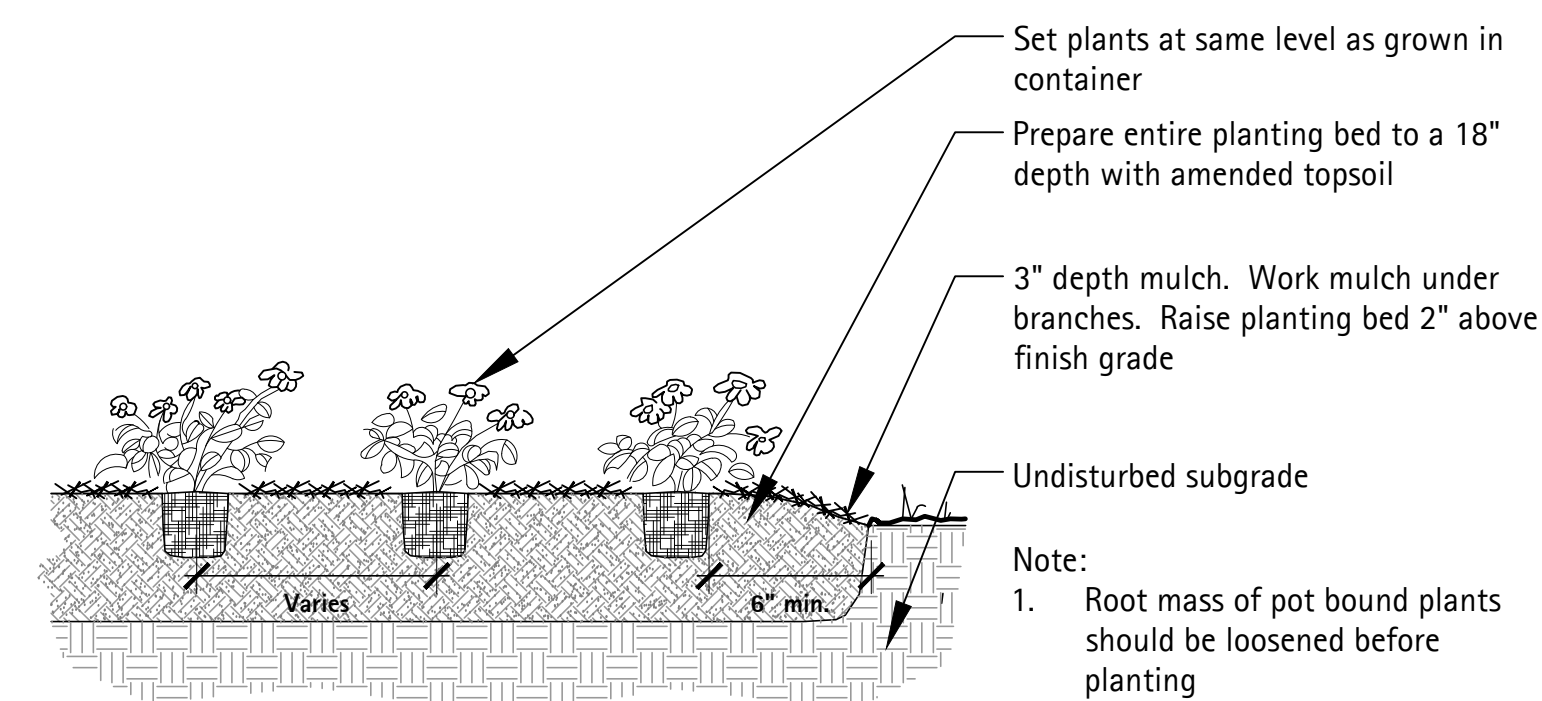
2 Section - Evergreen Tree Planting
Scale: 1/2" = 1'-0"



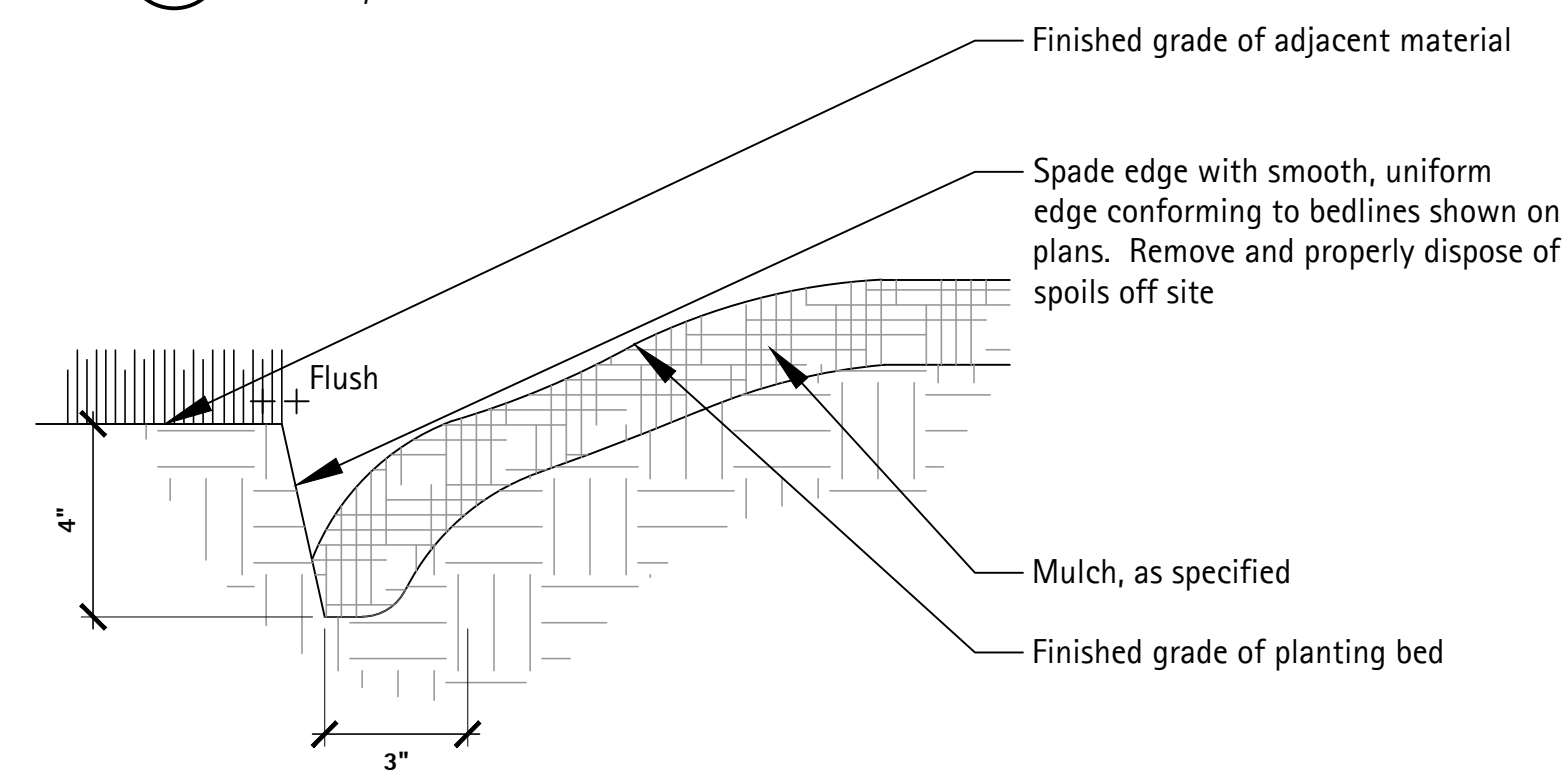
3 Section - Ornamental Tree Planting
Scale: 1/2" = 1'-0"



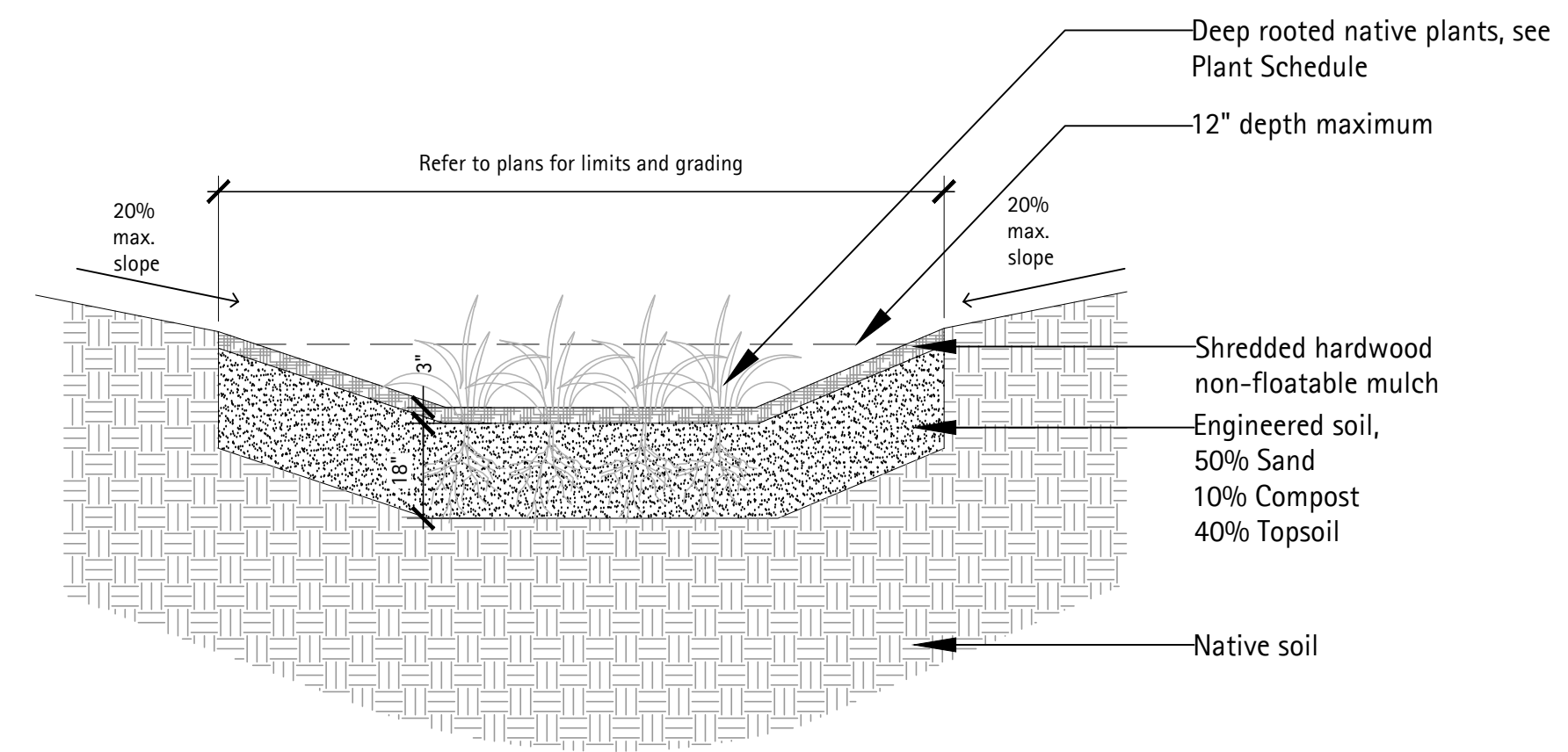
4 Section - Shrub Planting
Scale: 1/2" = 1'-0"



5 Section - Annual, Perennial, and Groundcover Planting
Scale: 1/2" = 1'-0"



6 Section - Spade Edge
Scale: 3" = 1'-0"



- Notes:
- Avoid compacting native soils. Scarify any compacted soil to 4" depth.
 - Mulch layer shall be hardwood mulch or other non-floating groundcover.
 - Minimum distance of 2 feet between bottom of basin and seasonally high groundwater level.

7 Bioswale - Section
Scale: 3/8" = 1'-0"

Planting Notes

GENERAL CONDITIONS

- Contractor shall familiarize themselves with all landscape specifications prior to commencement of work. Any questions or concerns shall be directed to Project Engineer or Landscape Architect in writing prior to landscape work commencement.
- All project limits shall be fenced with temporary plastic fencing at 48" height, staked at 4' on center, and clearly signed for construction activities. All existing, protected vegetation shall be fenced at a minimum of the plants drip line or as approved by Landscape Architect.
- The Landscape Contractor shall keep all areas clean and orderly at all times.
- The Landscape Contractor shall keep all roadways and walkways clear of mud and debris that result from landscape operations.

SOIL & PLANTING MIX

- All soil planting mix for backfill or beds, whether from on-site stockpile or new imported soil, shall be tested for approved specified pH levels and nutrient content. Submit testing agency with laboratory report to project Landscape Architect for approval, along with recommendations to amending soil as appropriate for use in planting.
- Topsoil shall be clean, pulverized soil from an acceptable source. Topsoil shall be free of debris, stones, and other material not more than one inch (1") diameter in size. Contractor shall provide the Landscape Architect with receipt of soil source and soil test results from a qualified lab upon request.
- It is anticipated that all planting areas, including lawn, shall be thoroughly tilled to a minimum of 12-18" depth. All on-site topsoil shall be amended and reused as approved, or removed off-site and disposed of properly. New planting soil mix consisting of pulverized topsoil and mushroom compost shall be installed and properly compacted to the following depths noted in the specifications and landscape planting details.
- Clean topsoil mix should have a tested and approved pH of 6.0 -- 7.0
- All planting beds shall be thoroughly tilled and amended with topsoil/compost mix to a minimum of 12" depth.
- The Landscape Contractor shall prepare planting beds by adding soil amendments to approved on-site or imported topsoil mix in the following quantities:

- Trees and Shrubs: three (3) parts topsoil, (1) part peat, and one (1) part sand
- Perennials and Groundcovers: three (3) parts topsoil, one (1) part peat, and two (2) parts decomposed mushroom compost. (See Specifications)

- All excess materials and spoils resulting from the landscape work shall be legally disposed of off-site by the Landscape Contractor.

PLANTING STANDARDS

- All plant material shall be top-quality grade, free of defects, and meet accepted horticultural standards established by the American Nurserymen's Association (AAN) and as deemed appropriate by Landscape Architect. Landscape Architect shall have the right to reject any, and all, plant material delivered to the site that does not meet acceptable standards.
- Sizes shown on plant schedule are minimum acceptable sizes.
- All plants to be balled-in-burlap or container-grown as specified in plant schedule. All plastic root wrapping material and metal wire baskets shall be removed.
- All new and transplanted plants to be sprayed with an antidesecant within twenty-four (24) hours after planting. Antitranspirant shall be "Wiltpruf" or an approved equal.
- Owner's Representative shall field verify and approve all final staked tree, shrub, and perennial bed locations prior to installation.
- The Landscape Contractor shall repair to its original condition any plant material which becomes damaged as a result of landscape operations.
- All perennials shall be planted at least two (2) feet from the tree trunks planted within planting areas.
- Owner's Representative shall approve all plant materials for quality, condition and specified sizes. Plant material shall be approved at nursery location, during tagging or before removal and transport to job site. Shrubs, perennials and groundcovers shall be approved at job site prior to installation.

FERTILIZER & MULCHING

- Prior to mulching tree and shrub planting areas, apply time-release fertilizer by broadcasting over entire planting areas. Rate is to manufacturer's recommendations. Fertilizer is to have no less than 10% available phosphoric acid, and 3-8% total nitrogen soluble potash.
- All plantings shall receive a slow-release fertilizer with a ratio of 10/10/10.
- All trees and shrub beds shall receive a minimum of 3" thick shredded hardwood mulch top-dressing.
- All perennials and groundcover beds shall be top-dressed with two inches (2") minimum of mushroom compost.

MAINTENANCE & WARRANTIES

- All plants shall be thoroughly watered in at time of planting and watered and maintained throughout construction until final acceptance by owner. Contractor shall water all plants immediately after planting. Flood plants twice during the first twenty-four (24) hours after planting.
- Landscape Contractor shall warranty all trees, shrubs, perennials, and ornamental grasses under this contract will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- All newly sodded or seeded areas shall be maintained, watered, and mowed throughout their growing seasons during construction and until final acceptance by owner.

THE LAKOTA GROUP.

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PREPARED FOR
HP Ventures, LLC

5000 W. Lawrence Ave
Chicago, Illinois 60630

PROJECT
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CONSULTANTS

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ILLINOIS
ONE-CALL SYSTEM

ISSUED FOR PERMIT
September 26, 2025

REVISIONS

No	Date	Issue

CHECKED BY
MC

DRAWN BY
KD

PLANTING NOTES AND DETAILS

SCALE IN FEET
Varies

SHEET NUMBER

L1.1

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PRELIMINARY PLAN

COMPAGNO

306 N. CASS AVENUE

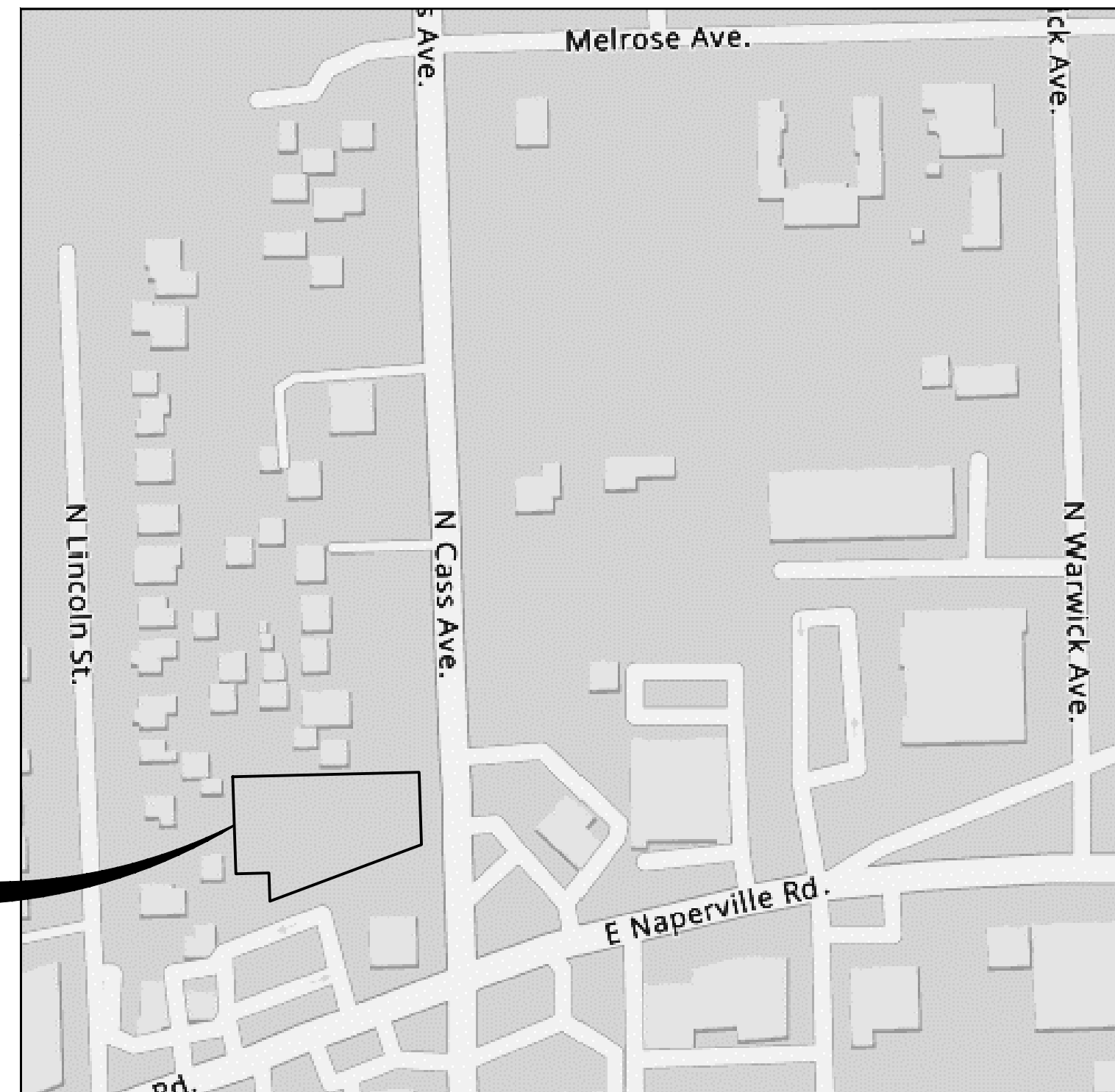
WESTMONT, ILLINOIS

INDEX OF SHEETS

1. COVER SHEET
2. SITE PLAN
3. UTILITY PLAN

LEGEND

EXISTING	PROPOSED		
		MANHOLE	
		CATCH BASIN	
		INLET	
		CLEANOUT	
		FLARED END SECTION	
		WATER VALVE BOX	
		BUFFALO BOX (B.BOX)	
		WATER VALVE & VAULT	
		FIRE HYDRANT	
		WELL	
		GAS VALVE	
		GAS METER	
		COMMUNICATION CANISTER	
		COMMUNICATION HANDHOLE	
		COMMUNICATION MANHOLE	
		ELECTRIC CANISTER	
		ELECTRIC HANDHOLE	
		ELECTRIC MANHOLE	
		ELECTRIC METER	
		TRAFFIC SIGNAL	
		TRAFFIC HANDHOLE	
		TRAFFIC CONTROL BOX	
		UTILITY POLE	
		UTILITY POLE W/ LIGHT	
		STREET LIGHT	
		STREET SIGN	
		BORING LOCATION	
		MAILBOX	
		SPOT ELEVATIONS	
		PROPERTY LINE	
		ADJACENT PROPERTY LINE	
		EASEMENT LINE	
		SETBACK LINE	
		RIGHT OF WAY LINE	
		STORM SEWER LINE	
		SANITARY SEWER LINE	
		WATERMAIN LINE	
		UNDERGROUND GAS LINE	
		UNDERGROUND COMM. LINE	
		UNDERGROUND ELECTRIC	
		OVERHEAD UTILITY	
		FENCE LINE	
		GUARDRAIL LINE	
		CONTOUR LINE	



PROJECT LOCATION MAP

PROJECT LOCATION

PREPARED FOR
HP VENTURES, LLC
5000 WEST LAWRENCE
CHICAGO, IL 60630

NOTICE TO CONTRACTORS

EXISTING UTILITIES

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF OVERHEAD AND/OR UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL PUBLIC AND PRIVATE UTILITY COMPANIES WHICH MAY HAVE OVERHEAD OR UNDERGROUND FACILITIES IN THE AREA BEFORE CONSTRUCTION BEGINS. (SEE SPECIFICATIONS)

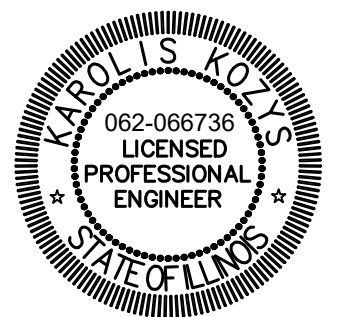
ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)
) SS.
 COUNTY OF DuPAGE)

I, KAROLIS KOZYS, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY MORRIS ENGINEERING, INC. 515 WARRENVILLE ROAD, LISLE, ILLINOIS, 60532 UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS. I FURTHER STATE THAT THE PROPOSED IMPROVEMENTS WILL NOT CAUSE PONDING OR FLOODING ON THE PROPERTY OR ADJACENT PROPERTIES.

DATED THIS 1 ST DAY OF DECEMBER, A.D. 2025

ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 062-066736
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2027



SITE BENCHMARK #1
NORTHWEST FLANGE BOLT ON HYDRANT ON THE EAST SIDE OF CASS AVENUE APPROXIMATELY 88 FEET SOUTH OF THE SOUTHWEST PROPERTY CORNER. NAVD88 ELEVATION = 754.81
SITE BENCHMARK #2
FOUND CROSS 2' EAST OF SOUTHEAST PROPERTY CORNER. NAVD88 ELEVATION = 758.46
SITE BENCHMARK #3
BASE OF LIGHT POLE APPROXIMATELY 36 FEET NORTH OF THE SOUTHWEST PROPERTY CORNER. NAVD88 ELEVATION = 759.07

SOURCE BENCHMARK
DESIGNATION - 0006 PID - DK3312 STATE/COUNTY - IL/DU PAGE USGS QUAD - WHEATON (2018)
DESCRIPTION: THE MONUMENT IS A 3.5 INCH BRASS DISK SET IN CONCRETE 0.2 FT ABOVE GRADE AT NORTHEAST CORNER OF WASHINGTON STREET AND WARREN AVENUE. THE STATION IS 57.4 FT SOUTHEAST OF A POWER POLE, 49.5 FT EAST OF A LIGHT POLE, AND 79.4 FT NORTHEAST OF A FIRE HYDRANT. NAVD88 ELEVATION: 718.78



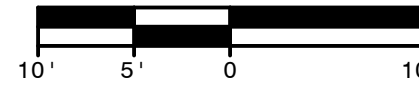
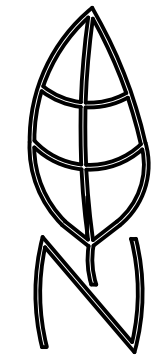
DATE	REVISION PER COMMENTS RECEIVED ON
1 08-19-2025	REVISION PER COMMENTS RECEIVED ON 07-21-2025
2 12-01-2025	REVISION PER COMMENTS RECEIVED ON 09-18-2025
3	
4	
5	
6	

COVER SHEET
306 N. CASS AVENUE
WESTMONT, ILLINOIS

Morris Engineering, Inc.
 Civil Engineering & Consulting
 Land Surveying
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 Fax: (630) 271-0599
 Website: www.mecivl.com



FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: KK
DATE: 0/06/2025
SCALE: HORIZ -
VERT -
SHEET
1
OF 3 SHEETS
PROJ # 24-12-2001



SAN MH
77' N OF N PL
RIM 761.31
VV 753.87 N/S
313'

ADJOINING PROPERTY OWNER INFORMATION	
PROPERTY ADDRESS	OWNER
312 N CASS AVE. WESTMONT IL 60559-1501	DERER, RICHARD & MERIKAY
310 N CASS AVE. WESTMONT IL 60559	DERER, RICHARD & MERIKAY
309 N LINCOLN ST. WESTMONT IL 60559-1510	SEIMO, BRIAN & JENNIFER
307 N LINCOLN ST WESTMONT IL 60559	LTC PR5815
311 N LINCOLN ST WESTMONT IL 60559	SPAL, MIRANDA
305 N LINCOLN ST WESTMONT IL 60559-1510	EGAN, JUDITH A
301 N LINCOLN ST WESTMONT IL 60559	TOMKO, ERIC D & BRIANNE L
12-16 W NAPERVILLE RD WESTMONT IL 60559	HAMIDI, ASIF
2 W NAPERVILLE RD WESTMONT IL 60559	2 W NAPERVILLE ROAD LLC
303 N CASS AVE WESTMONT IL 60559	SHEFFIELD INVESTMENTS LLC
301 N CASS AVE WESTMONT IL 60559	CHICAGO TITLE 8002388193

DATE	REVISION
1 08-19-2025	REVISED PER COMMENTS RECEIVED ON 07-21-2025
2 12-01-2025	REVISED PER COMMENTS RECEIVED ON 09-18-2025
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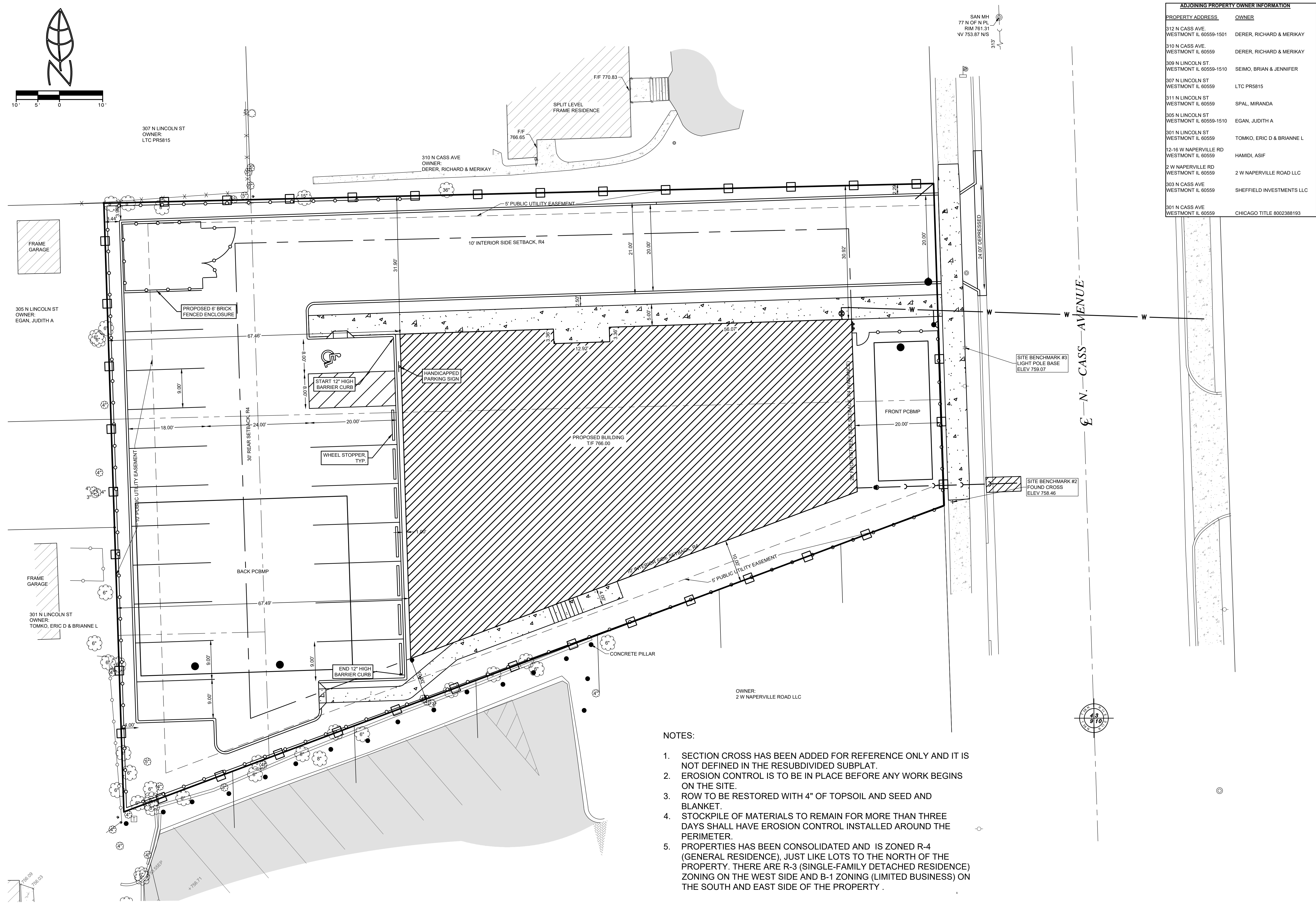
SITE PLAN

306 N. CASS AVENUE
WESTMONT, ILLINOIS

Morris Engineering, Inc.
Civil Engineering & Consulting
Land Surveying & Consulting
515 Westmoreland Ave., Suite 100
Westmont, IL 60559
Phone: (630) 271-0770
Fax: (630) 271-0774
Website: www.mecivil.com

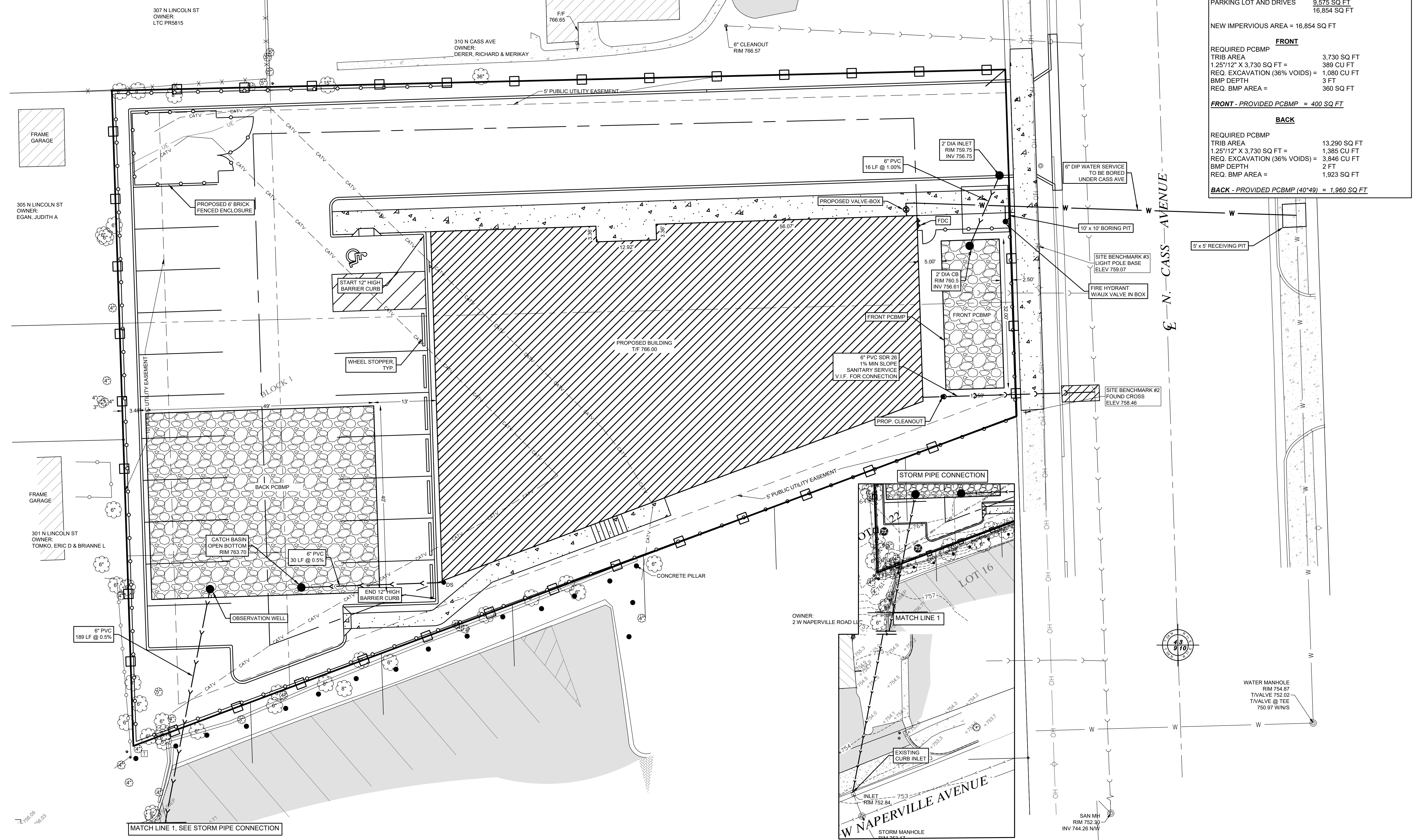
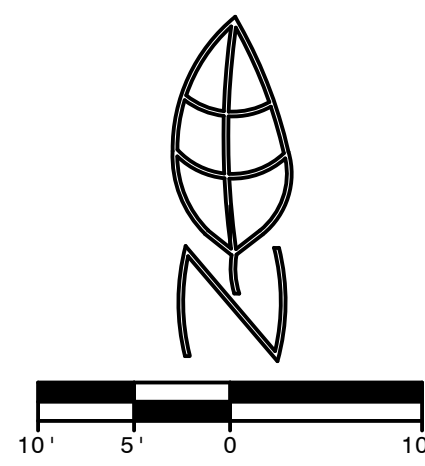


FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	KK
DATE:	6/06/2025
SCALE:	HORIZ 1"=10'
	VERT --
SHEET	
2	
OF 3 SHEETS	
PROJ # 24-12-2001	



- NOTES:
- SECTION CROSS HAS BEEN ADDED FOR REFERENCE ONLY AND IT IS NOT DEFINED IN THE RESUBDIVIDED SUBPLAT.
 - EROSION CONTROL IS TO BE IN PLACE BEFORE ANY WORK BEGINS ON THE SITE.
 - ROW TO BE RESTORED WITH 4" OF TOPSOIL AND SEED AND BLANKET.
 - STOCKPILE OF MATERIALS TO REMAIN FOR MORE THAN THREE DAYS SHALL HAVE EROSION CONTROL INSTALLED AROUND THE PERIMETER.
 - PROPERTIES HAS BEEN CONSOLIDATED AND IS ZONED R-4 (GENERAL RESIDENCE), JUST LIKE LOTS TO THE NORTH OF THE PROPERTY. THERE ARE R-3 (SINGLE-FAMILY DETACHED RESIDENCE) ZONING ON THE WEST SIDE AND B-1 ZONING (LIMITED BUSINESS) ON THE SOUTH AND EAST SIDE OF THE PROPERTY.

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TOTAL LOT AREA	20,670 SQ FT (0.475 ac)
EXISTING IMPERVIOUS AREA	
CONCRETE PAD	16 SQ FT
PROPOSED IMPERVIOUS AREA	
BUILDING FOOTPRINT	5,918 SQ FT
CONCRETE WALKS	1,361 SQ FT
PARKING LOT AND DRIVES	9,575 SQ FT
	16,854 SQ FT
NEW IMPERVIOUS AREA = 16,854 SQ FT	
FRONT	
REQUIRED PCBMP	3,730 SQ FT
TRIB AREA	389 CU FT
1.25"/12" X 3,730 SQ FT =	1,080 CU FT
REQ. EXCAVATION (36% VOIDS) =	3 FT
BMP DEPTH	360 SQ FT
REQ. BMP AREA =	
FRONT - PROVIDED PCBMP = 400 SQ FT	
BACK	
REQUIRED PCBMP	13,290 SQ FT
TRIB AREA	1,385 CU FT
1.25"/12" X 3,730 SQ FT =	3,846 CU FT
REQ. EXCAVATION (36% VOIDS) =	2 FT
BMP DEPTH	1,923 SQ FT
REQ. BMP AREA =	
BACK - PROVIDED PCBMP (40'49") = 1,960 SQ FT	

DATE	REVISION
08-19-2025	REVISED PER COMMENTS RECEIVED ON 07-21-2025
12-01-2025	REVISED PER COMMENTS RECEIVED ON 09-18-2025

UTILITY PLAN

306 N. CASS AVENUE
WESTMONT, ILLINOIS

Morris Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
515 Westerville Road, Suite 100, Westmont, IL 60552
Phone: (630) 271-0770
Survey: (630) 271-0559
FAX: (630) 271-0774
Website: www.mei.com



FIELD CREW: PW
 DRAWN BY: CJS
 CHECKED BY: AS
 APPROVED BY: KK
 DATE: 6/06/2025
 SCALE: HORIZ 1"=10'
 VERT -
 SHEET
3
 OF 3 SHEETS
 PROJ # 24-12-2001

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BOUNDARY SURVEY

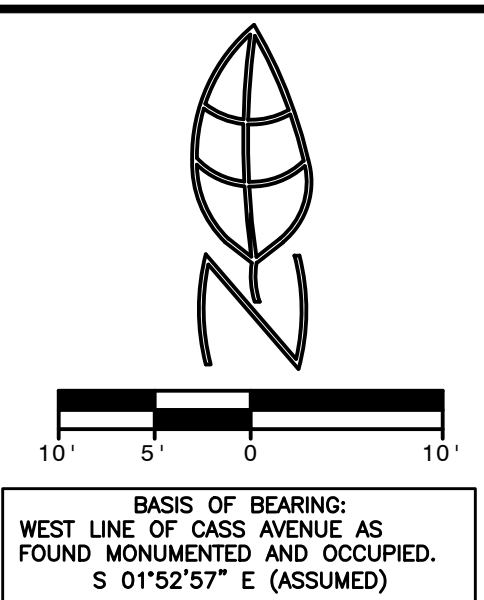
OF

LOTS 9 AND 10 AND THE EAST 34 FEET OF LOTS 22, 23 AND 24. ALL IN BLOCK 1 IN THE RESUBDIVISION OF LOTS 8 TO 27, BOTH INCLUSIVE IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRMONT GARDENS, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

LAND AREA = 20,670 SF OR 0.475 ACRES MORE OR LESS

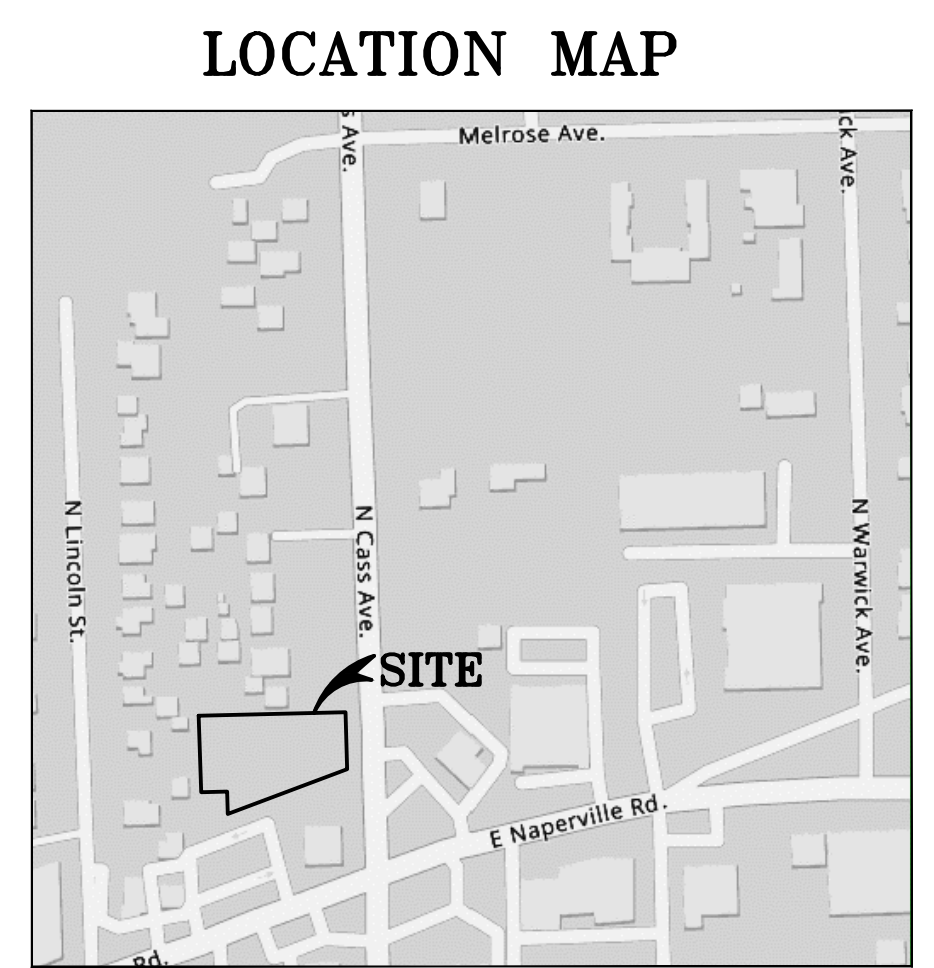
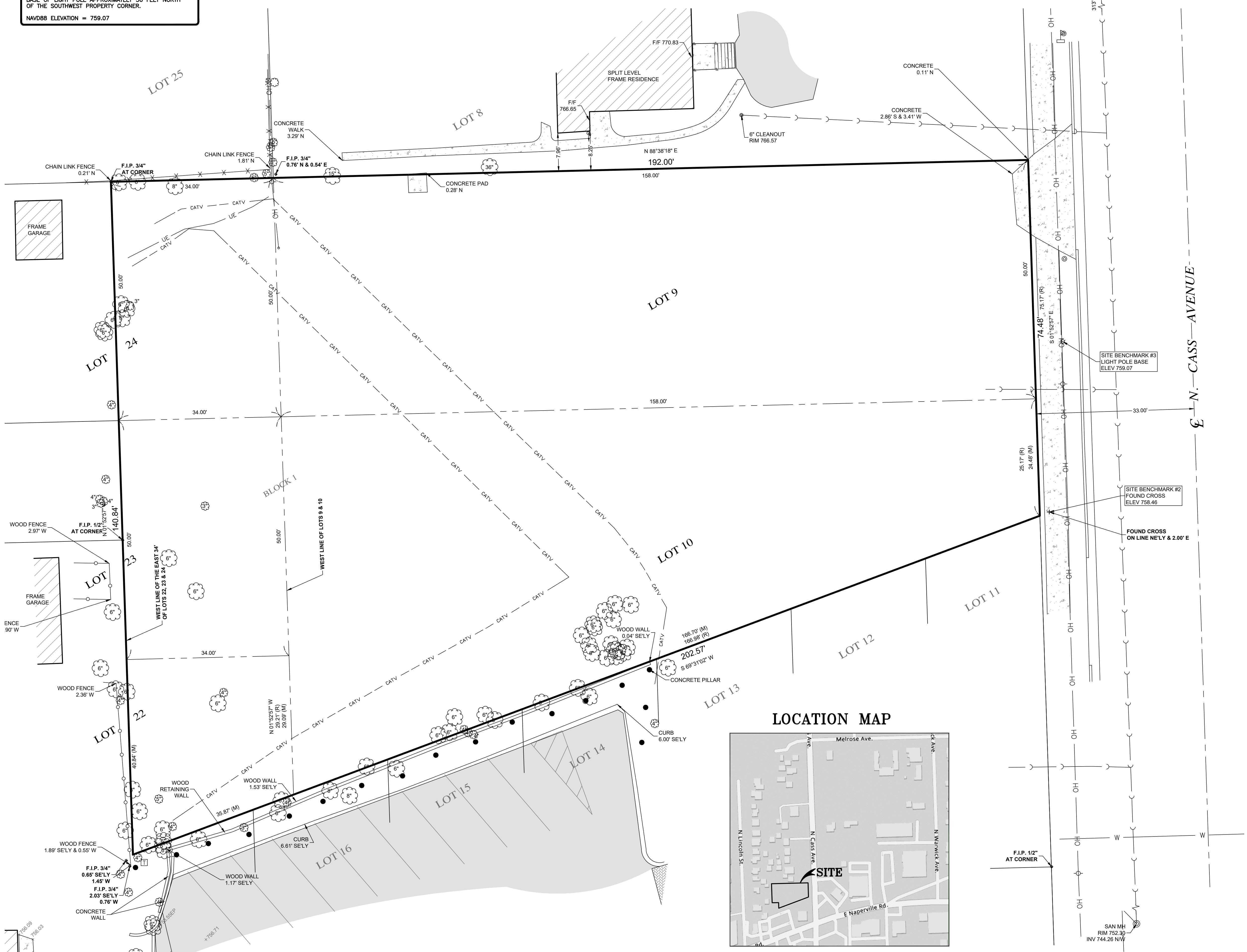
SITE BENCHMARK #1
NORTHWEST FLANGE BOLT ON HYDRANT ON THE EAST SIDE OF CASS AVENUE APPROXIMATELY 88 FEET SOUTH OF THE SOUTHWEST PROPERTY CORNER. NAVD88 ELEVATION = 754.81
SITE BENCHMARK #2
FOUND CROSS 2' EAST OF SOUTHEAST PROPERTY CORNER. NAVD88 ELEVATION = 758.46
SITE BENCHMARK #3
BASE OF LIGHT POLE APPROXIMATELY 36 FEET NORTH OF THE SOUTHWEST PROPERTY CORNER. NAVD88 ELEVATION = 759.07

SOURCE BENCHMARK
DESIGNATION - 0006 PID - DK3312 STATE/COUNTY - IL/DU PAGE USGS QUAD - WHEATON (2018)
DESCRIPTION: THE MONUMENT IS A 3.5 INCH BRASS DISK SET IN CONCRETE 0.2 FT ABOVE GRADE AT NORTHEAST CORNER OF WASHINGTON STREET AND WARREN AVENUE. THE STATION IS 57.4 FT SOUTHWEST OF A POWER POLE, 49.5 FT EAST OF A LIGHT POLE, AND 79.4 FT NORTHEAST OF A FIRE HYDRANT. NAVD88 ELEVATION: 718.78



LEGEND

	EXISTING BOUNDARY
	EXISTING EASEMENT
	EXISTING SETBACK
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING METAL FENCE
	EXISTING VINYL FENCE
	EXISTING BUILDING
	CENTER LINE
	B.L. BUILDING LINE
	F.I.P. FOUND IRON PIPE
	T/F TOP OF FOUNDATION
	F/F FINISHED FLOOR
	G/F GARAGE FLOOR
	ELEVATION
	(C) CALCULATED
	(R/M) RECORD/MEASURED
	SF SQUARE FEET
	ASPHALT SURFACE
	BUILDING/STRUCTURE
	CONCRETE SURFACE
	BRICK SURFACE
	MANHOLE
	EXIST. CATCH BASIN
	EXIST. CURB INLET
	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER VALVE
	BUFFALO BOX (B-BOX)
	WATER VALVE & VAULT
	FIRE HYDRANT
	WATER METER
	WELL
	WATER LINE
	GAS METER
	GAS VALVE
	GAS LINE
	ELECTRIC METER
	ELECTRIC PEDESTAL
	HANDHOLE
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC
	UTILITY POLE
	PHONE PEDESTAL
	PHONE MANHOLE
	UNDERGROUND TELEPHONE
	CABLE TV PEDESTAL
	CABLE HANDHOLE
	CABLE METER
	UNDERGROUND CABLE
	LIGHT POST
	STREET SIGN
	DOWNSPOUT
	BOLLARD
	MAILBOX
	DECIDUOUS TREE
	DECIDUOUS BUSH
	CONIFEROUS TREE
	CONIFEROUS BUSH



STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY;" AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

FIELD WORK WAS COMPLETED ON 12/16/2024

DATED, THIS 28TH DAY OF MARCH, A.D., 2025, AT LISLE, ILLINOIS.

Thomas J. Cress

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2026.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245

CLIENT: ROSEWOOD SIGNATURE HOMES



DATE	1	2	3	4	5	6
	3/28/2025					

BOUNDARY AND TOPOGRAPHIC SURVEY
306 N. CASS AVENUE
WESTMONT, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0699
FAX: (630) 271-0774
Website: www.ecivil.com

MEI
BETTER INFRASTRUCTURE
BETTER ENVIRONMENTS
BETTER LIFE

FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: TC
APPROVED BY: TC
DATE: 12/16/2024
SCALE: HORIZ 1"=10'
VERT NONE

SHEET
1
OF 1 SHEETS
PROJ # 24-12-2001

COMPAGNO CONSOLIDATION PLAT

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED IN THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES (DO) HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

C E MILLER ELEMENTARY SCHOOL, DISTRICT 201
 JT MANNING ELEMENTARY SCHOOL, DISTRICT 201
 WESTMONT JUNIOR HIGH SCHOOL, DISTRICT 201
 WESTMONT HIGH SCHOOL, DISTRICT 201

OWNER: 2 W. NAPERVILLE ROAD LLC

ADDRESS: 5410 GROVESIDE LANE, ROLLING MEADOWS, IL 60008

DATED THIS _____ DAY OF _____, AD 20____

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) (THEY) SIGNED AND DELIVERED THE SAID INSTRUMENTS AS HIS (HER) (THEIR) OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ AD 20____.

NOTARY PUBLIC _____ COMMISSION EXPIRES _____

CERTIFICATE OF PLANNING & ZONING COMMISSION

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, CHAIRMAN OF THE VILLAGE OF WESTMONT PLANNING & ZONING COMMISSION, CERTIFY THAT ON THE _____ DAY OF _____, THIS PLAT OF CONSOLIDATION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

BY: _____ ATTEST: _____
 CHAIRMAN SECRETARY

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, EXECUTIVE DIRECTOR FOR THE _____ DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED CONSOLIDATION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____ AD 20____.

BY: _____
 EXECUTIVE DIRECTOR

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, VILLAGE CLERK OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF WESTMONT,

ILLINOIS, THIS _____ DAY OF _____.

BY: _____
 VILLAGE CLERK

CERTIFICATE OF SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF WESTMONT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT WESTMONT, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY

OF _____.

 VILLAGE TREASURER

VILLAGE ENGINEER

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WESTMONT, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY

OF _____.

 VILLAGE ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

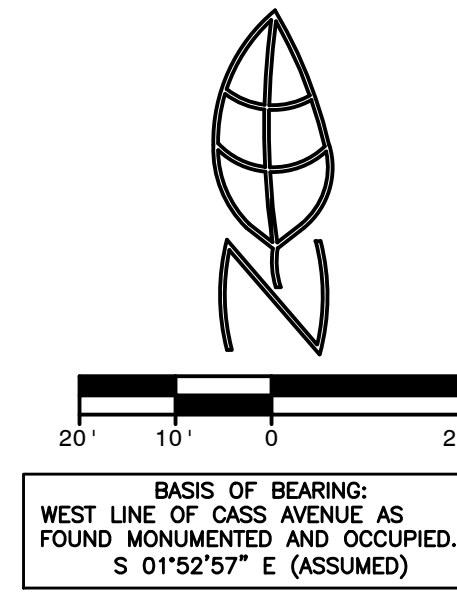
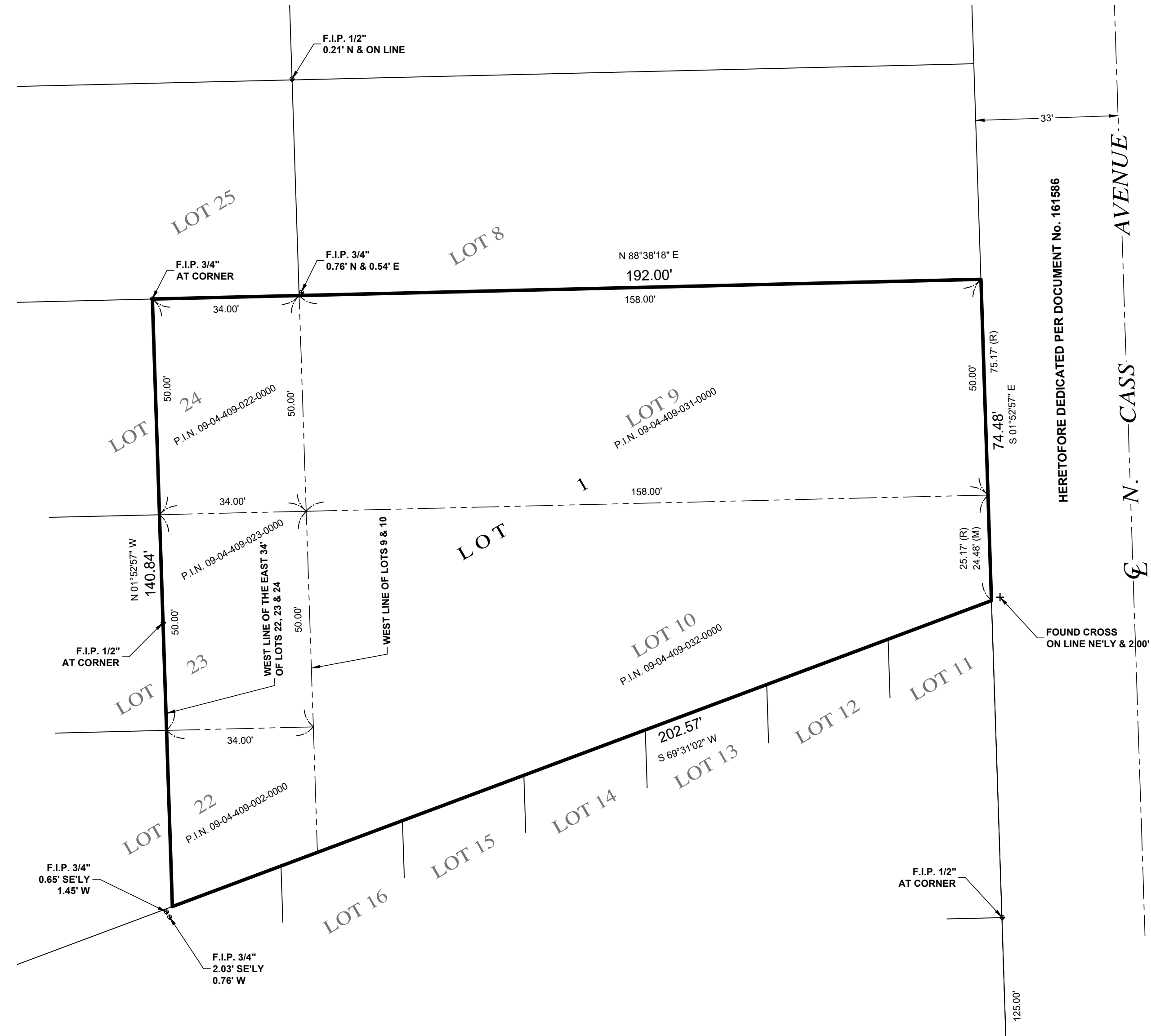
THIS PLAT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID ON THE _____ DAY OF _____, AT _____ O'CLOCK _____ M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

BY: _____
 RECORDER

OF

LOTS 9 AND 10 AND THE EAST 34 FEET OF LOTS 22, 23 AND 24, ALL IN BLOCK 1 IN THE RESUBDIVISION OF LOTS 8 TO 27, BOTH INCLUSIVE IN BLOCK 8 IN ARTHUR T. MC INTOSH AND COMPANY'S FAIRMONT GARDENS, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

LAND AREA = 20,670 SF OR 0.475 ACRES MORE OR LESS



UPON RECORDING, MAIL TO:

SEND TAX BILL TO:

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, THOMAS J. CESAL, HEREBY CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY HEREON DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT.

LOTS 9 AND 10 AND THE EAST 34 FEET OF LOTS 22, 23 AND 24, ALL IN BLOCK 1 IN THE RESUBDIVISION OF LOTS 8 TO 27, BOTH INCLUSIVE IN BLOCK 8 IN ARTHUR T. MC INTOSH AND COMPANY'S FAIRMONT GARDENS, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

I, FURTHER CERTIFY THAT BASED ON EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NUMBER 17043C0186J, EFFECTIVE DATE OF AUGUST 1ST, 2019 THAT THE PARCEL INCLUDED IN THIS RECORD OF DEED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FURTHERMORE, I DESIGNATE THE VILLAGE OF WESTMONT TO ACT AS MY AGENT, FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

I FURTHERMORE CERTIFY THAT UPON COMPLETION OF MASS GRADING, IRON PIPES WILL SET AT ALL LOT CORNERS.

DATED, THIS 25TH DAY OF JUNE, A.D., 2025, AT LISLE, ILLINOIS.

Thomas J. Cesal

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
 MY LICENSE EXPIRES NOVEMBER 30, 2026
 ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
 ENGINEERING CORPORATION NO. 184-001245

CLIENT: COMPAGNO LLC



Morris Engineering, Inc.
 Civil Engineering • Consulting
 Land Surveying
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 Survey: (630) 271-0599
 FAX: (630) 271-0774
 Website: www.ecivil.com



VILLAGE OF WESTMONT
Board of Trustees Memorandum
February 19, 2026

Item for Board of Trustees Consideration:

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

1. Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Westmont Code of Ordinances, for miscellaneous modifications to grammar and formatting, as well as amendments to definitions, use permissions, development standards, planning processes, and other zoning regulations.

Planning & Zoning Commission recommendation:

The Planning & Zoning Commission held a public hearing on this request at a special meeting on February 4, 2026. The Commission unanimously recommended approval of the text amendment.

I. BACKGROUND OF ITEM

A. Background:

In August 2025, the Village of Westmont adopted comprehensive text amendments to the Westmont Zoning Ordinance following nearly two years of preparation, including five public hearings. As part of a planned post-adoption review six months later, staff has been compiling necessary maintenance text amendments. These amendments aim to clarify intent, correct formatting and spelling errors, and address unintended exclusions identified since the comprehensive amendments were adopted. Staff anticipates that further maintenance amendments will likely be needed as the new regulations are continually applied and tested in real-world scenarios.

B. Proposed Chapter 95 - Zoning Structure and Content Summary

The following provides an overview of the proposed text amendments. The complete documentation, which includes the precise language (with all additions and deletions), is attached for a detailed review.

Article IV Downtown Zoning Districts:

Article IV provides detailed regulations tailored to the Village’s distinctive downtown and transition areas, encompassing the B-1(A) Downtown Core, B-1 Downtown Edge, and R-7 Downtown Residential districts.

- Sec. 4.07(A)(4): During the public hearing for the comprehensive amendment, the section regulating fleet vehicles was renamed business vehicles. However, this section still states “fleet vehicle storage”, and is proposed to be revised to “business vehicle storage” to be consistent with the rest of the zoning ordinance.

Article V Special Purpose Zoning:

Article V governs the P/I district, and proposed PUDs, existing PDs, and the existing B-3 District.

The proposed revisions are to the language of the PUD section only.

- Sec. 5.04(C)(3-4): Grammar revisions are proposed to these subsections, the actual approval procedures are not proposed to be changed.

Article VI Principal Uses

Article VI regulates and addresses principal uses on private property. It defines land usage within specific zoning districts by listing allowable uses as either permitted or special, or not allowed at all. These uses are classified into groups, categories, and subcategories, with supplemental regulations and special conditions for specific uses.

- In Table VI-1, Indoor Other Participant Entertainment is proposed to be added as a special use to the M Manufacturing district. Similar uses currently exist in the M district, although they are primarily operated by the Westmont Park District. Adding this use as a special use recognizes that indoor participant entertainment uses like pickleball and rock climbing centers may be compatible in this zoning district, but allows for scrutiny of the business' operations to ensure compatibility.
- Special condition #6, which is applicable to daycare homes, has three criteria for approval. These are listed as (A), (B), and (B). The second (B) is proposed to be called (C).
- Sec. 6.04(M)(2)(c) clarifies the setbacks for off-site nonresidential parking lots (often applicable to new off-site parking lots for religious institutions like the church and mosque on West Irving Street). This reduces the front yard setback from 35 feet to 15 feet and requires 5 foot setbacks from all other property lines.
- Sec. 6.04(R)(3): Adds and clarifies screening requirements for vehicle sales and service uses by requiring a 6-foot opaque fence or wall with evergreen trees to screen vehicles awaiting service and along shared lot lines with R-zoned districts. Establishes that screening is required only up to front or street yard setbacks, after which fence height must follow underlying zoning limits.
- Sec. 6.06(A) sees the last line of the Building Service use category description be removed, as this is the use category description for Industrial Service uses.
- Sec. 6.07(H-I) rectifies an error in formatting for Religious Assemblies and Safety Services.

Article VII Accessory and Temporary Uses:

Article VII regulates accessory and temporary uses including accessory structures and buildings. Accessory uses are generally secondary or subordinate uses, buildings, and structures that occur in conjunction with an allowed principal use. These accessory uses generally regulate the size, location, and design of accessory structures to ensure they complement the principal use and comply with safety and aesthetic standards.

- Sec. 7.02(B)(2) clarifies that only the interior side setback in the R-3 district is reduced to 3 feet for accessory buildings, instead of being applicable to both interior and street side yards. This is consistent with the permissions from Appendix A.
- Sec. 7.18(F) on Home Occupations omitted the operating hours, which is proposed to be added as 7.18(F)(9) and matches the restriction in Appendix A. (F)(6) also says "an sign", which will be changed to "a sign".
- Sec. 7.20(B)(3) says "rights-of" when it should say "rights-of-way".
- Sec. 7.23 clarifies that outdoor saunas and related spa equipment are regulated by this section.

Article IX Parking:

Article IX outlines parking regulations. Parking is essential for ensuring accessibility, safety, and convenience for residents, employees, and visitors. By regulating parking spaces, the goal is to meet public needs while minimizing potential negative impacts, such as congestion or aesthetic concerns, on the surrounding area.

- Sec. 9.06(B) contains a grammar edit to clarify the clauses within this subsection.

Article XI Signs:

Article XI establishes minimum standards for signs, recognizing their importance in communication, navigation, and supporting local businesses. These regulations aim to balance effective signage with visual appeal and safety by regulating design, placement, and size to reduce clutter.

- Sec. 11.03(G) regulates sandwich board (a.k.a A-frame) signs. This request proposes to rectify omissions from Appendix A and clarify that this type of signage is allowed only on private property (except in the B-1(A) and B-1 districts).
- Sec. 11.04(B)(7) contains a typo, as it should say "freestanding signs" instead of "freestanding sign".
- Sec. 11.05(A)(3) allows for new wall signs to have a component of the sign be a cabinet sign, while the majority of the sign still must be made of individual letters. However, the subsections (a), (b), and (c), are not working out as intended. It is proposed to allow the cabinet component to be 20% of the proposed sign's area instead of being restricted to 20% of the individual letter components of the sign. Additionally, the requirement to prohibit square or rectangular cabinet components is proposed to be removed, as staff does not find this regulation necessary for a small sign component.
- Sec. 11.10(B) ensures consistency with Appendix C (the Village's fee schedule) to not require a fee for temporary sign permits.

Article XII General Development Regulations:

Article XII provides general development regulations, covering outdoor lighting, underground utilities, street access, outdoor storage of junk and debris, and sight vision triangles. These rules aim to support environmental objectives, improve safety, and maintain the community's aesthetic and functional quality.

- Sec. 12.04 clarifies that the outdoor storage of junk and debris is prohibited unless it is explicitly approved as a Special Use Permit.

Article XIV Review and Approval Procedures:

Article XIV provides procedures for review and approval, encompassing common processes, map and text amendments, development plans, special uses, site plans, variances, zoning verification letters, and appeals. These guidelines are designed to ensure consistency, transparency, and fairness throughout the review and approval process. At the same time, they protect the rights of property owners and applicants, allowing for equitable consideration and due process in all matters.

- Sec. 14.01(L) would be a new subsection on successive applications. The intent of this subsection is to prevent repetitive submissions of the same zoning application for zoning amendments, special uses, and variances. If a request were to be denied, a petitioner

would have to wait at least one year before requesting the same application. However, if an application were denied and the plans were substantially modified, the application could be submitted since it is not identical to the denied request. This was language applicable to Special Use Permits in Appendix A, and has been expanded to include variances and zoning ordinance text and map amendments.

II. SUMMARY

In August 2025, the Village of Westmont adopted comprehensive text amendments to the Zoning Ordinance. Six months later, staff identified maintenance text amendments needed to clarify intent, correct errors, and address unintended exclusions. Further maintenance is anticipated as the new regulations are applied.

III. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on January 15, 2026.
- B. Code References: Chapter 95 - Zoning, Articles 4, 5, 6, 7, 9, 11, 12, 14

IV. DOCUMENTS ATTACHED:

1. Legal notice was published in Westmont Suburban Life on January 15, 2026.
2. Planning and Zoning Application received February 4, 2026.
3. Proposed Text Amendment Additions & Strikethroughs

Certificate of the Publisher

Westmont Suburban Life

Description:PZC CH 95 TEXT AMEND
2298805

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 01/15/2026

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 15th day of January, A.D. 2026

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$125.66

PUBLIC NOTICE
LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION SPECIAL MEETING NOTICE OF PUBLICATION

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission at a special meeting to be held on Wednesday, February 4, 2026 at 6:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the special meeting is to conduct a public hearing is to consider a request from Village of Westmont, for the following:

1. Zoning Ordinance text amendments to Chapter 95 - Zoning, of the Westmont Code of Ordinances, for miscellaneous modifications to grammar and formatting, as well as amendments to use permissions, development standards, planning processes, and other zoning regulations.

Village Code(s) Applicable: Chapter 95 - Zoning, Articles 4, 5, 6, 7, 9, 11, 12, 14 (see Note 1)

Note 1: The proposed text amendments are to multiple subsections within the Articles listed above. Though many of the amendments are clerical in nature, there are some substantive changes proposed. A full copy of the draft Text Amendments will be available for the public on the Village's website at www.westmont.illinois.gov and in person at Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559 during normal operating hours.

Note 2: 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 Jan. 15, 2026) 2298805

PZC Case Number (office use only):	
------------------------------------	--

Petitioner

Petitioner Name:		Property Owner Name:	
Petitioner Address:		Owner Address:	
City, State and Zip		City, State and Zip:	
Phone:		Phone:	
Email:		Email:	

Subject Property

Property Address (Subject Property):							
Property Identification Number(s) PIN(s):							
Lot Width		Lot Depth		Lot Area:		Lot Acreage:	
Current Zoning:				Current Use:			
Description of Request/Project Title:							
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format): <i>Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.</i>							

Signature(s)

By signing below, the Petitioner certifies that all of the above statements in this Application and statements on any documents or drawings submitted with this Application are true and correct to the best of my (our) information and belief.

BY SIGNING BELOW, THE PROPERTY OWNER (1) GRANTS PERMISSION TO THE PETITIONER (IF DIFFERENT THAN THE PROPERTY OWNER) TO SUBMIT THIS APPLICATION AND TO SEEK THE ZONING AND DEVELOPMENT APPROVALS CONTAINED IN THE APPLICATION FOR THE PROPERTY, AND (2) AGREES TO BE BOUND BY AND TO COMPLY WITH ANY CONDITIONS ESTABLISHED BY THE VILLAGE FOR THE DEVELOPMENT/USE OF THE PROPERTY.

By signing below, the petitioner and property owner acknowledge that the **Application fees are non-refundable** and that submitting this form is not a guarantee that the requests will appear before the Planning and Zoning Commission or Village Board. The petitioner and property owner further acknowledge that all items to be considered by the Planning and Zoning Commission shall receive technical reviews by Village Staff or consultants, as deemed appropriate by the zoning administrator, before being considered by the Planning and Zoning Commission.

PETITIONER SIGNATURE:

Jim Gunther, Village Manager, as agent for the Village

Print Name of **Petitioner**

 1/06/2026

Signature of **Petitioner** and Date

OWNER SIGNATURE
(if different than the petitioner):

Print Name of **Property Owner**

Signature of **Property Owner** and Date



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250
westmont.illinois.gov | 630-981-6200

PZC Case Number (office use only):	
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Application for Zoning Ordinance Text Amendment

Text Amendments are direct changes to the Zoning Ordinance. An example of a text amendment is adding a specific use to one district, which would apply to every property zoned to that district. These amendments may be initiated by the Board of Trustees, Planning & Zoning Commission, the zoning administrator, or a property owner.

Proposed Text Amendment Detailed Description

Please explain the proposed text amendment. Include any construction plans or other improvements to be made if the amendment is approved. You must indicate the specific sections of the [Village's Zoning Ordinance](#) for which the text amendment is sought. Please consult Village staff for confirmation.

1. Explain how the proposed text amendment is in conformity with the Comprehensive Plan. If the text amendment is specific to a certain zoning district(s), discuss how the amendment may affect any subarea plans. The [Comprehensive Plan](#) can be found on the Village’s website under the Community Development page.

2. Explain how the text amendment is consistent with the purposes of the Zoning Ordinance (the Village’s Zoning Ordinance can be found on the Village’s website). If the text amendment is specific to a certain zoning district(s), discuss how the amendment is consistent with the district’s purpose statement(s).

3. Explain if the text amendment will correct an error or inconsistency, or if it is necessary or desirable to meet the challenge of a changed or changing condition.

Minimum Submittal Requirements - Checklist

The below documents are required for all text amendments, unless otherwise stated by Village staff. Documents may be waived or added based on the context of the requested amendment.

- Original signed application with all original signatures and required responses
- Complete, signed application with all original signatures and the completed fee schedule
- Cover letter explaining the request, entitlements sought, and list of application materials
- Document containing the proposed text amendment for the whole subsection (amendments shall be indicated by underlined and shaded text; deletions shall be indicated by ~~strikeouts~~):
- A check payable to “Village of Westmont” with proper application fee per Appendix C
- Escrow deposit and form, if requested by Village staff

PZC 001-2026: First Maintenance Text Amendment

DRAFT AMENDMENT LANGUAGE

(amendments are indicated by underlined and **shaded** text; deletions are indicated by ~~strikeouts~~):

Article IV: Downtown Zoning Districts

Sec. 4.07(A)(4)

(A) Enclosure of Operations

* * *

- (4) ~~Fleet~~ **Business** vehicle storage, in accordance with the regulations of Sec. 7.14.

Article V: Special Purpose Zoning

Sec. 5.04(C)

(C) PUD Approval Procedures

* * *

- (3) An application for approval of a PUD must include a developer's statement of intent. This is a statement from the applicant that describes the proposed development and uses of the property, describes how the proposed development meets one or more of the objectives for PUDs, and describes how the proposed development provides greater benefits to the village than ~~would~~ a development carried out in accordance with otherwise applicable zoning ordinance standards. The statement must also include a comparison of the proposed development and uses with (a) the standards and regulations of the base zoning district, (b) the other applicable development standards and regulations contained in this zoning ordinance, (c) the standards and regulations for public improvements and other infrastructure, and (d) the comprehensive plan
- (4) PUDs require approval of an ordinance by the board of trustees. The approved PUD ordinance must be signed by **the** applicant as an acknowledgment of the approval and as an acknowledgment of any conditions imposed on the development and use of the property. The village must record the approved and fully-executed PUD ordinance against title to the property.

Article VI: Principal Uses

Sec. 6.01 Table VI-1

Entertainment, Participant	R-1	R-1(A)	R-2	R-3	R-4	R-5	R-6	R-7	B-1(A)	B-1	B-2	B-3	C-1	O/R-1	O/R	M-1	M	P/I	Supplemental Regulations
Other Participant Ent., Indoor	-	-	-	-	-	-	-	-	S	S	P	P	S	-	-	-	S	-	

Table VI-1 Notes:

* * *

[6] Subject to the following

- (A) Proof of all required state licenses and certifications must be provided before occupancy; and
- (B) A certificate of zoning compliance must be obtained before occupancy; and
- ~~(B)~~ (C) All other applicable codes and ordinances must be met.

Sec 6.04(M)(2)(c)

(M) Parking, Off-site Nonresidential

* * *

(2) Supplemental Regulations

* * *

- (c) ~~No parking spaces are located within the required front setback area of the R-zoned lot and the front setback area is maintained and landscaped with grass, shrubs, and trees. All parking spaces must be setback at least 15 feet from the front yard setback and 5 feet from all other property lines. The required setback areas of the R-zoned lot must be maintained and landscaped with grass, shrubs, and trees.~~

Sec 6.04(R)

(R) Vehicles Sales and Service

* * *

(3) Supplemental Regulations

(a) Vehicles Awaiting Service

Vehicle sales and service uses—excluding fueling stations with accessory minor repair and maintenance and excluding principal minor repair and maintenance uses—must comply with an approved landscaping plan that screens vehicles awaiting service or customer pick-up, or must provide fully enclosed storage for those vehicles. Screening shall consist of an opaque fence or wall at least 6 feet in height, supplemented with at least one evergreen tree per 25 linear feet of fence or wall. Required evergreen trees must be at least six feet in height at time of planting. Screening may be provided either along applicable lot lines up to the point where a front yard or street yard setback begins, or by installing an interior screening fence or wall that encloses only the area where vehicles awaiting service or customer pick-up are located. Any interior screening structure must fully block views of the screened area from adjacent properties and public rights-of-way. Any fence or wall located within a front yard or street yard setback shall comply with the maximum fence height permitted within that yard and the underlying zoning district.

(b) Lots Abutting an R-Zoned District

All lots used for vehicle sale and service uses that abut an R-zoned district shall provide screening consisting of an opaque fence or wall at least 6 feet in height, supplemented with at least one evergreen tree per 25 linear feet of fence or wall. Required evergreen trees must be at least six feet in height at time of planting. This screening requirement applies along the shared lot line of an R-zoned lot up to the point where a front yard or street yard setback begins. After that point, fence or wall heights shall comply with the maximum fence height permitted within that yard and the underlying zoning district or cease.

Sec. 6.06(A)

(A) Building Service

(1) Use Category Description

Uses that provide maintenance and repair services for all structural and mechanical elements of structures, as well as the exterior spaces of premises. Typical uses include janitorial, landscape maintenance, carpet cleaning, chimney sweeps, extermination, plumbing, electrical, HVAC, roofing, and similar services. ~~Also includes~~

~~businesses engaged in the repair or servicing of industrial or commercial machinery, equipment, products, or by products.~~

Sec. 6.07(H-I)

(H) Religious Assembly

(1) Use Category Description

~~(1) Places of religious assembly or worship of religions recognized by the Illinois Attorney General and/or Internal Revenue Service. This use category includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage. Safety Service~~

~~(1) Use Category Description Establishments that provide fire, police, or life protection, together with the incidental storage and maintenance of necessary vehicles. Typical uses include fire stations and police stations.~~

Places of religious assembly or worship of religions recognized by the Illinois Attorney General and/or Internal Revenue Service. This use category includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage.

(I) Safety Service

(1) Use Category Description

Establishments that provide fire, police, or life protection, together with the incidental storage and maintenance of necessary vehicles and equipment. Typical uses include fire stations and police stations.

Article VII: Accessory and Temporary Uses and Structures

Sec. 7.02 Residential Accessory Uses and Structures Generally

(B) Location

* * *

(2) All accessory buildings and roofed structures must be set back at least 5 feet from all side and rear lot lines, except in the R-3 district, where accessory buildings may be 3 feet from an interior side lot line, unless otherwise expressly stated in this article or in Sec. 7.04 (Table VII-1). For accessory buildings in street side yards of reversed corner lots, the minimum street setback for an accessory building is 50% of the front yard that exists on the lot abutting to the rear of the reversed corner lot. If the abutting lot to the rear is vacant, the 50% minimum must be calculated on the basis of the abutting lot's required front setback.

Sec. 7.18 Home Occupations
(F) Regulations

* * *

(6) External structural alterations or site improvements that change the residential character of the lot upon which a home occupation is located are prohibited. Examples of such prohibited alterations include construction of parking lots, the addition of commercial-like exterior lighting, the addition of a separate building entrance that is visible from abutting streets or the exterior display of an sign.

* * *

(9) No business activities occur between the hours of 10:00 p.m. and 8:00 a.m.

Sec. 7.20 Outdoor Accessory Uses
(B) Outdoor Storage Areas

* * *

(3) Outdoor storage areas must be screened from view of abutting lots and rights-of-way by an opaque fence or wall or evergreen plant material with a minimum height of 6 feet; and

Sec. 7.23 Swimming Pools and Hot Tubs, Saunas, and Spas

The regulations of this section apply to private, accessory swimming pools and hot tubs, saunas, spas, and their related equipment in residential zoning districts.

- (A) Swimming pools and hot tubs, saunas, spas, and their related equipment are prohibited in street yards.
- (B) Swimming pools and hot tubs, saunas, spas, and their related equipment must be set back at least 7 feet from interior side and rear lot lines.
- (C) Any in-ground swimming pools and hot tubs, saunas, spas, and their related equipment may not be located within 10 feet of the principal building unless engineering plans for protecting the principal structure's foundation are submitted to and approved by the village.

Article IX: Parking

Sec. 9.06 Use of Required Off-Street Parking Areas

* * *

(B) Required off-street parking spaces may not be used for the storage, display or sale of goods, equipment, or materials. No motor vehicle repair work of any kind is permitted in a required parking space.

Article XI: Signs

Sec. 11.03(G) Sandwich Board Signs

* * *

(9) Sandwich board signs must be set back at least 5 feet from all property lines and 15 feet from any vehicular private drives or entries, and may not obstruct or impede traffic flow.

* * *

(11) Sandwich board signs are permitted on ~~private sidewalks~~ private property (except in B-1(A) and B-1 districts where they are permitted on public and private sidewalks), provided that the signs must be located entirely or partially on the sidewalk in front of the business, allowing for at least 5 feet of continuous sidewalk clearance.

Sec. 11.04(B) Freestanding Signs

* * *

(7) All newly constructed freestanding signs must be landscaped in accordance with the following regulations and approved as part of a landscape plan for the subject property:
(a) Freestanding signs must have a minimum landscaped area of 5 feet around the base of the sign.

Sec. 11.05(A) Wall Signs

* * *

(3) All new wall signs must be individual letter signs, with each letter mounted independently on the wall or attached to a typical raceway. Square or rectangular shaped cabinet or box type signs are expressly prohibited as wall signs. One small cabinet sign may be used as a component of a wall sign that is composed primarily of individual letters, provided that the cabinet sign component:
(a) Does not exceed 20% of the area of the proposed sign; ~~individual letter components of the sign;~~
(b) Reflects the design of the individual letter sign components in terms of color and shape. ~~Is not square or rectangular; and~~
(c) ~~Reflects the design of the individual letter sign components in terms of color and shape.~~

Sec. 11.10 Permits

* * *

(B) Permit fees must be calculated in accordance with the building permit fee schedule of section 18-487. Temporary signs and banners ~~require a flat fee of \$25.00 per display period.~~ do not require a fee.

Article XII: General Development Regulations

Sec. 12.04 Outdoor Storage of Junk and Debris

The open storage of junk, refuse, scrap, disabled or damaged motor vehicles, whether awaiting repair or not, is prohibited in all zoning districts, except when explicitly allowed through an approved special use permit. For the purposes of interpretation, open storage is any storage not contained completely within a building or structure enclosed on all sides by walls and by a solid roof on the top.

Article XIV: Review and Approval Procedures

Sec. 14.01 Common Procedures

* * *

(L) No application for a zoning amendment, special use, or variation which has been denied by the corporate authorities shall be resubmitted for a period of one (1) year from the date of such denial, unless the applicant demonstrates to the corporate authorities that there has been a substantial change in circumstances or new evidence which would justify reconsideration.

CHAPTER 78 – TRAFFIC AND VEHICLES

ARTICLE I. – IN GENERAL

Sec. 78-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alley means a public way within a block, generally giving access to the rear of lots or buildings and not used for general traffic circulation.

Authorized emergency vehicle means emergency vehicles of municipal departments or public service corporations as are designated or authorized by proper local authorities; police vehicles; vehicles of the fire department and ambulances.

Bicycle ~~means every device propelled by human power upon which any person may ride, having two tandem wheels, except scooters and similar devices.~~ means every human-powered or low-speed electric vehicle with two or more wheels not less than 12 inches in diameter, designed for the transportation of one or more persons.

Bus means every motor vehicle, other than a commuter van, designed for carrying more than ten persons.

....

ARTICLE XIII – BICYCLES, ELECTRIC BICYCLES, ELECTRIC SCOOTERS, AND OTHER ELECTRIC MOBILITY DEVICES

Sec. 78-600. Bicycle parking/abandonment.

- ~~(a) Bicycles shall not be parked in a manner which obstructs pedestrian or vehicle traffic, handicap access ramps, sidewalks, driveways or a building entrance.~~
- ~~(b) No person shall park or chain a bicycle to: fire hydrants, hand railings, benches, trees, trash receptacles, parking meters, light poles and/or street signs.~~
- ~~(c) Bicycles shall not be left on private property without the consent of the owner or a legal tenant.~~
- ~~(d) Bicycles shall not be left on a street or other public property for more than 72 consecutive hours at the same location.~~
- ~~(e) In the event that a bicycle is abandoned, it will have a notice affixed to it which informs the owner that the bicycle appears to be abandoned and will be removed within 72 hours/3 days. A bicycle is deemed abandoned if: (1) is in such a state of disrepair as to be incapable of being operated in its present condition, or (2) has not been moved or used in 72 hours.~~

~~(Ord. No. 16-174, § 2, 10-27-2016)~~

Sec. 78-601. Impounding bicycles.

- (a) ~~A bicycle left on a street or other public property for more than 72 hours may be deemed abandoned and impounded.~~
 - (b) ~~A bicycle may be immediately impounded if:

 - (1) ~~It is parked in violation of this Code and obstructs or impedes pedestrian or vehicular traffic; or~~
 - (2) ~~It is an immediate threat to the public welfare.~~~~
 - (c) ~~The impounding agency will make reasonable efforts to notify the owner of the impoundment and a description of how and by what date the bicycle must be claimed.~~
 - (d) ~~A fee may be charged to the owner of an impounded bicycle. No impoundment fee will be charged to the owner of a stolen bicycle that has been impounded.~~
 - (e) ~~An impounded bicycle that remains unclaimed after six months may be disposed of in accordance with the Law Enforcement Disposition of Property Act (765 ILCS 1030/).~~
 - (f) ~~Removed bicycles shall be held by the Village of Westmont Police Department or Public Works.~~
- (Ord. No. 16-174, § 3, 10-27-2016)

Sec. 78-600. – Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- Bicycle: Every human-powered or low-speed electric vehicle with two or more wheels not less than 12 inches in diameter, designed for the transportation of one or more persons.
- Electric personal assistive mobility device: A self-balancing 2 non-tandem wheeled device designed to transport only one person with an electric propulsion system that limits the maximum speed of the device to 15 miles per hour or less (e.g., Segway).
- E-Moto: An electric motor bike with an electric motor of 750+ watts that can travel faster than 28 miles per hour.
- Electric skateboard: A skateboard powered by an electric motor that can travel faster than 10 miles per hour without human propulsion.
- Electric unicycle: A self-balancing one-wheeled device with an electric propulsion system that can travel faster than 10 miles per hour without human propulsion.
- High-speed electric bicycle: A pedal bicycle with an electric motor of 750+ watts that can travel faster than 28 miles per hour without human assistance.

High-speed electric scooter:

A device with 2-3 wheels, handlebars, and a floorboard that can be stood upon while riding, powered by an electric motor and human power, and that can travel over 10 miles per hour without human propulsion.

Low-speed electric bicycle:

A bicycle equipped with fully operable pedals and an electric motor of less than 750 watts that meets the requirements of one of the following classes:

- (a) "Class 1 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 20 miles per hour.
- (b) "Class 2 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle and that is not capable of providing assistance when the bicycle reaches a speed of 20 miles per hour.
- (c) "Class 3 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 28 miles per hour.

A "low-speed electric bicycle" is not a moped or a motor driven cycle.

Low-speed electric scooter:

A device weighing less than 100 pounds, with 2 or 3 wheels, handlebars, and a floorboard that can be stood upon while riding, that is solely powered by an electric motor and human power, and whose maximum speed, with or without human propulsion, is no more than 10 miles per hour. "Low-speed electric scooter" does not include a moped or motor-driven cycle.

Sec. 78-601. – Prohibited devices.

E-motos, electric personal mobility devices, electric skateboards, electric unicycles, high-speed electric bicycles, high-speed electric scooters, and other similar electric mobility devices that are not specifically regulated and allowed by this article are strictly prohibited from operation on any public right-of-way or any other public property within the village. This prohibition does not apply to the use of other power-driven mobility devices by persons with mobility disabilities as set forth below in this article

Sec. 78-602. – Obedience to traffic-control devices.

Any person operating a bicycle, low-speed electric bicycle, or low-speed electric scooter, shall obey the instructions of official traffic signals, signs and other control devices applicable to vehicles unless otherwise directed by a police officer.

Wherever authorized signs are erected indicating that no right or left or “U” turn is permitted, no person operating a bicycle, low-speed electric bicycle, or low-speed electric scooter shall disobey the direction of any such sign, except when such person dismounts from the bicycle, low-speed electric bicycle, or low-speed electric scooter to make any such turn, in which event such person shall then obey the regulations applicable to pedestrians.

Sec. 78-603. - Operation and parking of bicycles, low-speed electric bicycles, and low-speed electric scooters.

A. Operating bicycles and low-speed electric bicycles: A person may operate a Class 3 low-speed electric bicycle only if he or she is 16 years of age or older. A person who is less than 16 years of age may ride as a passenger on a Class 3 low-speed electric bicycle that is designed to accommodate passengers. A person operating a bicycle or low-speed electric bicycle shall not ride other than upon or astride the permanent and regular seat attached thereto, nor carry any other person or persons upon such bicycle or low-speed electric bicycle other than upon a firmly attached and regular seat designed and intended for such purpose. No bicycle or low-speed electric bicycle shall be used to carry more than one (1) person unless specifically designed for more than one (1) person.

B. Operating low-speed electric scooters: No person may operate a low-speed electric scooter unless he or she is 18 years of age or older. A person may not use a low-speed electric scooter to carry more than one (1) person at a time.

C. Operating under the influence: A person may not operate a bicycle, low-speed electric bicycle or low-speed electric scooter while under the influence of alcohol or any drug.

D. Speed: No person shall operate a bicycle, low-speed electric bicycle or low-speed electric scooter (i) at a speed greater than is reasonable and prudent under the conditions then existing, (ii) at a speed that exceeds the posted speed limit, and/or (iii) at a speed which violates any other provision of this article. No person shall operate a low-speed electric scooter at a speed greater than 10 mph regardless of conditions.

E. Riding on right: Every person operating a bicycle, low-speed electric bicycle, or low-speed electric scooter upon a public street or roadway shall ride as near to the right-side thereof as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction.

F. Emerging From alley or driveway: The operator of a bicycle, low-speed electric bicycle, or low-speed electric scooter emerging from an alley, driveway or building shall, upon approaching a sidewalk or sidewalk area extending across any alleyway, yield the right of way to all pedestrians approaching on said sidewalk area and upon entering the public street or roadway shall yield the right of way to all vehicles approaching on said street or roadway.

G. Clinging to vehicles: No person riding upon any bicycle, low-speed electric bicycle, or low-speed electric scooter shall attach themselves or the bicycle or scooter, by clinging or otherwise, to any other vehicle or to any other device regulated by this article.

H. Riding in a group: A group of people operating bicycles, low-speed electric bicycles, or low-speed electric scooters shall ride in single file.

I. Carrying articles: The use of handheld cell phones, or similar devices, while operating a bicycle, low-speed electric bicycle and/or low-speed electric scooter is prohibited. The operator of a bicycle, low-speed electric bicycle and/or low-speed electric scooter shall keep at least one hand on the handlebars at all times. A person may not operate a bicycle, low-speed bicycle or low-speed electric scooter while carrying any package, bundle, or article, including handheld cell phones or similar devices, that prevents the operator from keeping at least one hand on the handlebars at all times.

J. Parking: No person shall park a bicycle, low-speed electric bicycle, or low-speed electric scooter upon a public street or roadway, nor upon a sidewalk except as follows:

1. On a sidewalk in a rack designed and installed for that purpose.
2. On a sidewalk adjacent to a building with the bicycle, low-speed electric bicycle, or low-speed electric scooter resting on its own standard, provided no part of the bicycle, low-speed electric bicycle, or low-speed electric scooter shall be more than two and one-half feet (2 1/2') from the adjacent building.
3. Parking in the downtown business district: Bicycles, low-speed electric bicycles, and low-speed electric scooters may be parked in the downtown business district only in bicycle racks provided by the village, unless parked on private property. For purposes of this article, "downtown business district" means Cass Avenue, between Naperville Road to the north and Dallas Street to the south.

No person shall park a bicycle, low-speed electric bicycle, or low-speed scooter in a manner which obstructs pedestrian or vehicle traffic, handicap access ramps, sidewalks, driveways or building entrances.

No person shall park or chain a bicycle, low-speed electric bicycle, or low-speed scooter to: fire hydrants, hand railings, benches, trees, trash receptacles, parking meters, light poles and/or street signs.

Bicycles, low-speed electric bicycles, or low-speed scooters shall not be left on private property without the consent of the owner or a legal tenant.

Bicycles, low-speed electric bicycles, or low-speed scooters shall not be parked or left on a public street, public sidewalk, or other public property for more than 72 consecutive hours at the same location.

Sec. 78-604. - Impoundment of bicycles, low-speed electric bicycles and low-speed electric scooters.

A. A bicycle, low-speed electric bicycle, low-speed scooter, or other electric mobility device as defined in this article that is left on a public street, public sidewalk, or other public property for more than 72 hours may be deemed abandoned and impounded.

B. A device described in subsection A above may be immediately impounded by the village police department if:

- (1) It is parked in violation of this Code and obstructs or impedes pedestrian or vehicular traffic; or
- (2) It is an immediate threat to the public welfare.

C. The village police department will make reasonable efforts to notify the owner of the impoundment and provide a description of how and by what date the device described in subsection A above must be claimed.

D. Impounded devices shall be held by the village police department or public works department.

E. The village police department shall charge a fee of \$25.00 to the owner of an impounded device in order to retrieve their impounded device. No impoundment fee will be charged to the owner of a stolen device that has been impounded.

F. An impounded device that remains unclaimed after six months may be disposed of in accordance with the Law Enforcement Disposition of Property Act (765 ILCS 1030/0.01, et seq.).

Sec. 78-605. – Location restrictions for operation of bicycles, low-speed electric bicycles, and low-speed electric scooters.

A. Bicycles. Bicycles, other than low-speed electric bicycles, may be operated on any street, roadway, alley, sidewalk, or other public way within the village, except as follows: The operation of bicycles on sidewalks in the downtown business district is prohibited.

B. Low-Speed Electric Bicycles. Low-speed electric bicycles may be operated on any street, roadway or alley within the village. No person shall operate a low-speed electric bicycle on any sidewalk within the village.

C. Low-speed electric scooters. Low-speed electric scooters may be operated on any street, roadway, alley, or other public way within the village, except for streets or roadways with a posted speed limit higher than 25 mph. The operation of such scooters is prohibited on sidewalks in the downtown business. Low-speed electric scooter operators must follow the same Illinois Bicycle Rules of the Road as outlined in the Illinois Vehicle Code, 625 ILCS 5/11-1505.

D. Duty to Yield. Whenever a person is riding a bicycle or low-speed electric scooter upon a sidewalk, such person shall yield the right of way to any pedestrian and shall give an appropriate signal clearly audible to such pedestrian.

Sec. 78-606. – Required equipment.

A. Lamps and reflectors: Every bicycle, low-speed electric bicycle, or low-speed electric scooter, when in use at nighttime, shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least five hundred feet (500') to the front and with a red reflector on the rear which shall be visible from all distances from one hundred (100) to six hundred (600) feet to the rear when directly in front of lawful lower beams of headlamps on a motor vehicle. A lamp emitting a steady or flashing red light visible from a distance of five hundred feet (500') to the rear may be used in addition to or instead of the red reflector.

B. Brakes: Every bicycle, low-speed electric bicycle and low-speed electric scooter shall be equipped with a brake which will adequately control movement of and stop and hold the bicycle, low-speed electric bicycle or low speed electric scooter.

C. Electric motor and battery: No person shall operate any low-speed electric bicycle or low-speed

electric scooter within the village with a battery or motor that has been altered or modified from the manufacturer's specifications, or where the battery or motor specifications are removed, disguised, or omitted to conceal performance and/or to conceal bicycle or scooter specifications.

D. Labels for low-speed electric bicycles: Every low-speed electric bicycle is required to have a manufacturer's or distributor's label that is permanently affixed to the bicycle in a prominent location. The label shall contain: (1) the low speed electric bicycle classification number that corresponds with a class defined in section 78-600; (2) the bicycle's top assisted speed; and (3) the bicycle's motor wattage. No person shall alter, modify, or remove the manufacturer's or distributor's label.

E. Each Class 3 low-speed electric bicycle shall be equipped with a speedometer that displays the speed the bicycle is traveling in miles per hour.

F. Operating condition: Every bicycle, low-speed electric bicycle and low-speed electric scooter operated within the village shall be in good operating condition.

Sec. 78-607. – Liability of Parent or Legal Guardian.

It shall be unlawful for any parent or legal guardian to permit any minor child of whom they are a parent or legal guardian to violate any provisions of this chapter.

Sec. 78-608. – Applicability of article to persons with mobility disabilities.

The regulations and restrictions of this article do not apply to wheelchairs and other power-driven mobility devices ("OPDMD") used in public areas open to pedestrian use by persons with mobility disabilities. An OPDMD is defined as any mobility device powered by batteries, fuel, or other engines – whether or not designed primarily for use by individuals with mobility disabilities – that is used by individuals with mobility disabilities for the purpose of locomotion. The village is committed to complying with all accessibility requirements of Article II of the Americans with Disabilities Act ("ADA"), and the village is committed to allowing reasonable access to and use of public places open to pedestrian use by individuals with mobility disabilities through the use of wheelchairs and OPDMD's. The village may enact reasonable policies and procedures regarding the use of wheelchairs and OPDMD's by persons with mobility disabilities in public places open to pedestrian use that comply with the requirements of the ADA.

Sec. 78-609. – Application of article.

The provisions of this article shall apply whenever a bicycle or any electric mobility device as defined in this article is operated upon any public street, roadway, alley, sidewalk or other public way within the village.

Sec. 78-610. – Penalty.

Every person convicted for a violation of any provision of this article shall be punished by a fine of not

less than thirty dollars (\$30.00) nor more than seven hundred fifty dollars (\$750.00). Each day that any such violation continues shall constitute a separate offense for which a fine may issue.

Chapter 1 – GENERAL PROVISIONS

ARTICLE II. – ADMINISTRATIVE CODE HEARING SYSTEM

Sec. 1-100. Village administrative code hearing system-established.

(a) There is hereby established and created within the village an administrative code hearing system to enforce and adjudicate violations of the following chapters of the Village of Westmont Code of Ordinances (the "Code"), as the same may be amended and/or renumbered from time to time:

- (1) Chapter 6. Advertising
- (2) Chapter 14. Animals
- (3) Chapter 16. Illicit Discharge Detection and Elimination
- (4) Chapter 18. Buildings and building regulations
- (5) Chapter 22. Businesses
- (6) Chapter 34. Engineering and flood control
- (7) Chapter 38. Nuisances
- (8) Chapter 42. Fire Prevention, Fire Protection and Emergency Services
- (9) Chapter 46. Health and Sanitation
- (10) Chapter 50. Housing
- (11) Chapter 66. Solid Waste
- (12) Chapter 70. Streets, Sidewalks and other Public Places
- (13) Chapter 74. Taxation
- (14) Chapter 78, Article XIII. Bicycles, Electric Bicycles, Electric Scooters, and Other Electric Mobility Devices
- (14) Chapter 80. Trees and landscapes
- (15) Chapter 82. Utilities
- (16) Appendix A. Zoning
- (17) Chapter 95. Zoning

The village board may from time to time designate such other village ordinances and Code provisions which are subject to this administrative code hearing system.

(b) The provisions of 65 ILCS 5/1-2.1-1 of the Illinois Municipal Code are hereby adopted and incorporated into this article as if fully set forth herein.

(Ord. No. 25-074, § 2, 5-29-2025; Ord. No. 25-106, § 2, 8-7-2025)

DIVISION 3. TELECOMMUNICATIONS TAX¹

Secs. 74-190 Reserved.

DIVISION 4. SIMPLIFIED MUNICIPAL TELECOMMUNICATIONS TAX

Sec. 74-191. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

AMOUNT PAID: The amount charged to the taxpayer's service address in the village regardless of where such amount is billed or paid.

DEPARTMENT: The Illinois department of revenue.

GROSS CHARGE: The amount paid for the act or privilege of originating or receiving telecommunications in the village and for all services and equipment provided in connection therewith by a retailer, valued in money whether paid in money or otherwise, including cash, credits, services and property of every kind or nature, and shall be determined without any deduction on account of the cost of such telecommunications, the cost of the materials used, labor or service costs or any other expense whatsoever. In case credit is extended, the amount thereof shall be included only as and when paid. "Gross charges" for private line service shall include charges imposed at each channel point within this state, charges for the channel mileage between each channel point within this state, and charges for that portion of the interstate interoffice channel provided within Illinois. However, "gross charge" shall not include:

1. Any amounts added to a purchaser's bill because of a charge made pursuant to: a) the tax imposed by this section, b) the tax imposed by the telecommunications excise tax act, c) the tax imposed by section 4251 of the internal revenue code, d) 911 surcharges, or e) charges added to customers' bills pursuant to the provisions of section 9-221 or 9-222 of the public utilities act, as amended, or any similar charges added to customers' bills by retailers who are not subject to rate regulation by the Illinois commerce commission for the purpose of recovering any of the tax liabilities or other amounts specified in those provisions of the public utilities act;
2. Charges for a sent collect telecommunication received outside of the village;
3. Charges for leased time on equipment or charges for the storage of data or information for subsequent retrieval or the processing of data or information intended to change its form or content. Such equipment includes, but is not limited to, the use of calculators, computers, data processing equipment, tabulating equipment or accounting equipment and also includes the usage of computers under a time sharing agreement;

¹Cross reference(s)—Telecommunications infrastructure maintenance fee, ch. 77.

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4. Charges for customer equipment, including such equipment that is leased or rented by the customer from any source, wherein such charges are disaggregated and separately identified from other charges;
 5. Charges to business enterprises certified as exempt under section 9-222.1 of the public utilities act to the extent of such exemption and during the period of time specified by the department of commerce and community affairs;
 6. Charges for telecommunications and all services and equipment provided in connection therewith between a parent corporation and its wholly owned subsidiaries or between wholly owned subsidiaries when the tax imposed under this section has already been paid to a retailer and only to the extent that the charges between the parent corporation and wholly owned subsidiaries or between wholly owned subsidiaries represent expense allocation between the corporations and not the generation of profit for the corporation rendering such service;
 7. Bad debts ("bad debt" means any portion of a debt that is related to a sale at retail for which gross charges are not otherwise deductible or excludable that has become worthless or uncollectible, as determined under applicable federal income tax standards; if the portion of the debt deemed to be bad is subsequently paid, the retailer shall report and pay the tax on that portion during the reporting period in which the payment is made);
 8. Charges paid by inserting coins in coin operated telecommunication devices; or
 9. Amounts paid by telecommunications retailers under the telecommunications infrastructure maintenance fee act.

INTERSTATE TELECOMMUNICATIONS: All telecommunications that either originate or terminate outside this state.

INTRASTATE TELECOMMUNICATIONS: All telecommunications that originate and terminate within this state.

PERSON: Any natural individual, firm, trust, estate, partnership, association, joint stock company, joint venture, corporation, limited liability company, or a receiver, trustee, guardian, or other representative appointed by order of any court, the federal and state governments, including state universities created by statute, or any city, town, county, or other political subdivision of this state.

PURCHASE AT RETAIL: The acquisition, consumption or use of telecommunications through a sale at retail.

RETAILER: Every person engaged in the business of making sales at retail as defined in this subsection. The department may, in its discretion, upon application, authorize the collection of the tax hereby imposed by any retailer not maintaining a place of business within this state, who, to the satisfaction of the department, furnishes adequate security to ensure collection and payment of the tax. Such retailer shall be issued, without charge, a permit to collect such tax. When so authorized, it shall be the duty of such retailer to collect the tax upon all of the gross charges for telecommunications in this state in the same manner and subject to the same requirements as a retailer maintaining a place of business within this state. The permit may be revoked by the department at its discretion.

RETAILER MAINTAINING A PLACE OF BUSINESS IN THIS STATE (Or Any Like Term): Any retailer having or maintaining within this state, directly or by a subsidiary, an office, distribution facilities, transmission facilities, sales office, warehouse or other place of business, or any agent or other representative operating within this state under the authority of the retailer or its subsidiary, irrespective of whether such place of business or agent or other representative is located here permanently or temporarily, or whether such retailer or subsidiary is licensed to do business in this state.

SALE AT RETAIL: The transmitting, supplying or furnishing of telecommunications and all services and equipment provided in connection therewith for a consideration, to persons other than the federal and state governments, and state universities created by statute and other than between a parent corporation and its wholly owned subsidiaries or between wholly owned subsidiaries for their use or consumption and not for resale.

SERVICE ADDRESS: The location of telecommunications equipment from which telecommunications services are originated or at which telecommunications services are received by a taxpayer. In the event this may not be a

defined location, as in the case of mobile phones, paging systems, and maritime systems, service address means the customer's place of primary use as defined in the mobile telecommunications sourcing conformity act. For air to ground systems and the like, "service address" shall mean the location of a taxpayer's primary use of the telecommunications equipment as defined by telephone number, authorization code, or location in Illinois where bills are sent.

TAXPAYER: A person who individually or through his or her agents, employees, or permittees engages in the act or privilege of originating or receiving telecommunications in the village and who incurs a tax liability as authorized by this section.

TELECOMMUNICATIONS: In addition to the meaning ordinarily and popularly ascribed to it, includes, without limitation, messages or information transmitted through use of local, toll, and wide area telephone service, private line services, channel services, telegraph services, teletypewriter, computer exchange services, cellular mobile telecommunications service, specialized mobile radio, stationary two-way radio, paging service, or any other form of mobile and portable one-way or two-way communications, or any other transmission of messages or information by electronic or similar means, between or among points by wire, cable, fiber optics, laser, microwave, radio, satellite, or similar facilities. As used in this section, "private line" means a dedicated nontraffic sensitive service for a single customer, that entitles the customer to exclusive or priority use of a communications channel or group of channels, from one or more specified locations to one or more other specified locations. The definition of "telecommunications" shall not include value added services in which computer processing applications are used to act on the form, content, code, and protocol of the information for purposes other than transmission. "Telecommunications" shall not include purchases of telecommunications by a telecommunications service provider for use as a component part of the service provided by such provider to the ultimate retail consumer who originates or terminates the taxable end to end communications. Carrier access charges, right of access charges, charges for use of intercompany facilities, and all telecommunications resold in the subsequent provision of, used as a component of, or integrated into, end to end telecommunications service shall be nontaxable as sales for resale. Prepaid telephone calling arrangements shall not be considered "telecommunications" subject to the tax imposed under this section. For purposes of this subsection, "prepaid telephone calling arrangements" means that term as defined in section 2-27 of the retailers' occupations tax act.

Sec. 74-182. Imposed; rate.

A tax is hereby imposed upon any and all the following acts or privileges: A tax is imposed upon any or all of the following acts or privileges:

- (1) The act or privilege of originating in the village or receiving in the village intrastate telecommunications by a person at a rate of five percent (5%) of the gross charge for such telecommunications purchased at retail from a retailer.
- (2) The act or privilege of originating in the village or receiving in the village interstate telecommunications by a person at a rate of six percent (6%) of the gross charge for such telecommunications purchased at retail from a retailer. To prevent actual multistate taxation of the act or privilege that is subject to taxation under this subsection, any taxpayer, upon proof that the taxpayer has paid a tax in another state on such event, shall be allowed a credit against any tax enacted pursuant to or authorized by this paragraph to the extent of the amount of such tax properly due and paid in such other state which was not previously allowed as a credit against any other state or local tax in this state.
- (3) The tax imposed by this subsection is not imposed on such act or privilege to the extent such act or privilege may not, under the constitution and statutes of the United States, be made the subject of taxation by the village.

Sec. 74-183 Collection of Tax.

- (a) The tax authorized by this section shall be collected from the taxpayer by a retailer maintaining a place of business in this state and shall be remitted by such retailer to the department. Any tax required to be collected pursuant to or as authorized by this section and any such tax collected by such retailer and required to be remitted to the department shall constitute a debt owed by the retailer to the state. Retailers shall collect the tax from the taxpayer by adding the tax to the gross charge for the act or privilege of originating or receiving telecommunications when sold for use, in the manner prescribed by the department. The tax authorized by this section shall constitute a debt of the taxpayer to the retailer until paid, and, if unpaid, is recoverable at law in the same manner as the original charge for such sale at retail. If the retailer fails to collect the tax from the taxpayer, then the taxpayer shall be required to pay the tax directly to the department in the manner provided by the department.
- (b) Whenever possible, the tax authorized by this section shall, when collected, be stated as a distinct item separate and apart from the gross charge for telecommunications.

Sec. 74-184 Returns to Department:

Commencing on February 1, 2003, on or before the last day of each month, the tax imposed under this section on telecommunication retailers shall be returned with appropriate forms and information as required by the department pursuant to section 5-50 of the simplified municipal telecommunications tax act and any accompanying rules and regulations created by the department to implement the act.

Sec. 74-185 Resellers

- (a) If a person who originates or receives telecommunications claims to be a reseller of such telecommunications, such person shall apply to the department for a resale number. Such applicant shall state facts which will show the department why such applicant is not liable for the tax authorized by this section on any of such purchases and shall furnish such additional information as the department may reasonably require.
- (b) Upon approval of the application, the department shall assign a resale number to the applicant and shall certify such number to the applicant. The department may cancel any number which is obtained through misrepresentation, or which is used to send or receive such telecommunication tax free when such actions in fact are not for resale, or which no longer applies because of the person having discontinued the making of resales.
- (c) Except as provided hereinabove in this subsection E, the act or privilege of originating or receiving telecommunications in this state shall not be made tax free on the grounds of being a sale for resale unless the person has an active resale number from the department and furnishes that number to the retailer in connection with certifying to the retailer that any sale to such person is nontaxable because of being a sale for resale.

Sec. 74-185 Repealer

If the Simplified Municipal Telecommunications Tax Act is repealed or becomes ineffective for any reason, or if this section is repealed or becomes ineffective for any reason, then the provisions repealed in Sections 74-181 through 74-189 and Sections 77-3 and 77-4 by ordinance passed 2/19/2026 including ordinance 94-20 passed 4/4/1994 and ordinance 97-89 passed 10/20/1997, as they applied to Telecommunications Taxes and Telecommunications Infrastructure Maintenance Fee, shall be deemed in full force and as of the date the Simplified Municipal Telecommunications Tax Act or this section is repealed or becomes ineffective.

Sec. 74-186. Severability.

If any section, subsection, sentence, clause, phrase or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this chapter.

Sec. 74-187. Conflicting regulations.

This chapter supersedes all ordinances or parts of ordinances adopted prior to this chapter which are in conflict with this chapter, to the extent of such conflict.

**Secs. 74-188—74-220. Reserved. Chapter 77 TELECOMMUNICATIONS
INFRASTRUCTURE MAINTENANCE FEE⁶**

Sec. 77-1. Definitions.

As used in this chapter, the following terms shall have the following meanings:

Gross charges means the amount paid to a telecommunications retailer for the act or privilege of originating or receiving telecommunications within the village, and for all services rendered in connection therewith, valued in money whether paid in money or otherwise, including cash, credits, services, and property of every kind or nature, and shall be determined without any deduction on account of the cost of such telecommunications, the cost of the materials used, labor or service costs, or any other expense whatsoever. In case credit is extended, the amount thereof shall be included only as and when paid. Gross charges for private line service shall include charges imposed at each channel point within the village, charges for the channel mileage between each channel point within the village, and charges for that portion of the interstate inter-office channel provided within the village. However, gross charges shall not include:

- (1) Any amounts added to a purchaser's bill because of a charge made under:
 - a. The fee imposed by this chapter;
 - b. Additional charges added to a purchaser's bill under 220 ILCS 5/9-221 and 5/9-222;
 - c. Amounts collected under 65 ILCS 5/8-11-17;
 - d. The tax imposed by the Telecommunications Excise Tax Act;
 - e. 911 surcharges; or
 - f. The tax imposed by section 4251 of the Internal Revenue Code;
- (2) Charges for a sent collect telecommunication received outside the village;

⁶Editor's note(s)—Ordinance No. 97-89, § 2, adopted October 20, 1997, amended the Code by adding ch. 77, §§ 77.1—77.10, which sections have been renumbered as §§ 77-1—77-10 at the discretion of the editor.

Cross reference(s)—Businesses, ch. 22; streets, sidewalks and other public places, ch. 70; taxation, ch. 74; telecommunications tax, § 74-181 et seq.; telecommunications systems, ch. 76; utilities, ch. 82; schedule of fees, taxes and charges, app. C.

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- (3) Charges for leased time on equipment or charges for the storage of data or information or subsequent retrieval or the processing of data or information intended to change its form or content. Such equipment includes, but is not limited to, the use of calculators, computers, data processing equipment, tabulating equipment, or accounting equipment and also includes the usage of computers under a time-sharing agreement;
 - (4) Charges for customer equipment, including such equipment that is leased or rented by the customer from any source, wherein such charges are disaggregated and separately identified from other charges;
 - (5) Charges to business enterprises certified under section 9-222.1 of the Public Utilities Act to the extent of such exemption and during the period of time specified by the village;
 - (6) Charges for telecommunications and all services and equipment provided in connection therewith between a parent corporation and its wholly owned subsidiaries or between wholly owned subsidiaries, and only to the extent that the charges between the parent corporation and wholly owned subsidiaries or between wholly owned subsidiaries represent expense allocation between the corporations and not the generation of profit other than a regulatory required profit for the corporation rendering such services;
 - (7) Bad debts (bad debt means any portion of a debt that is related to a sale at retail for which gross charges are not otherwise deductible or excludable that has become worthless or uncollectible, as determined under applicable federal income tax standards; if the portion of the debt deemed to be bad is subsequently paid, the retailer shall report and pay the tax on that portion during the reporting period in which the payment is made);
 - (8) Charges paid by inserting coins in coin-operated telecommunications devices; or
 - (9) Charges for telecommunications and all services and equipment provided to the village.

Public right-of-way means any municipal street, alley, water or public right-of-way dedicated or commonly used for utility purposes, including utility easements wherein the village has acquired the right and authority to locate or permit the location of utilities consistent with telecommunications facilities. The term "public right-of-way" shall not include any real or personal village property that is not specifically described in the previous sentence and shall not include village buildings and other structures or improvements, regardless of whether they are situated in the public right-of-way.

Retailer maintaining a place of business in this state, or any like term, means and includes any retailer having or maintaining within the state, directly or by a subsidiary, an office, distribution facilities, transmission facilities, sales office, warehouse, or other place of business, or any agent or other representative operating within this state under the authority of the retailer or its subsidiary, irrespective of whether such place of business or agent or other representative is located here permanently or temporarily, or whether such retailer or subsidiary is licensed to do business in this state.

Sale of telecommunications at retail means the transmitting, supplying, or furnishing of telecommunications and all services rendered in connection therewith for a consideration, other than between a parent corporation and its wholly owned subsidiaries or between wholly owned subsidiaries, when the gross charge made by one such corporation to another such corporation is not greater than the gross charge paid to the retailer for their use or consumption and not for sale.

Service address means the location of telecommunications equipment from which telecommunications services are originated or at which telecommunications services are received. If this is not a defined location, as in the case of wireless telecommunications, paging systems, maritime systems, air-to-ground systems, and the like, the term "service address" shall mean the location of the customer's primary use of the telecommunications equipment as defined by the location in Illinois where bills are sent.

Telecommunications includes, but is not limited to, messages or information transmitted through use of local, toll, and wide area telephone service, channel services, telegraph services, teletypewriter service, computer exchange services, private line services, specialized mobile radio services, or any other transmission of messages or information by electronic or similar means, between or among points by wire, cable, fiber optics, laser, microwave, radio, satellite, or similar facilities. Unless the context clearly requires otherwise, "telecommunications" shall also include wireless telecommunications as defined in this section. The term "telecommunications" shall not include value added services in which computer processing applications are used to act on the form, content, code, and protocol of the information for purposes other than transmission. The term "telecommunications" shall not include purchase of telecommunications by a telecommunications service provider for use as a component part of the service provided by him to the ultimate retail consumer who originates or terminates the end-to-end communications. Retailer access charges, right of access charges, charges for use of intercompany facilities, and all telecommunications resold in the subsequent provision and used as a component of, or integrated into, end-to-end telecommunications service shall not be included in gross charges as sales for resale. The term "telecommunications" shall not include the provision of cable services through a cable system as defined in the Cable Communications Act of 1984 (47 USC 521 and following), as now or hereafter amended, or cable or other programming services subject to an open video system fee payable to the village through an open video system as defined in the Rules of the Federal Communications Commission (47 CDF 76.1550 and following), as now or hereafter amended.

Telecommunications provider means:

- (1) Any telecommunications retailer; and
- (2) Any person that is not a telecommunications retailer that installs, owns, operates or controls equipment in the public right-of-way that is used or designed to be used to transmit telecommunications in any form.

Telecommunications retailer, retailer and carrier mean and include every person engaged in the business of making sales of telecommunications at retail as defined in this section. The village may, in its discretion, upon application, authorize the collection of the fee imposed by this chapter by any retailer not maintaining a place of business within this state, who, to the satisfaction of the village, furnishes adequate security to ensure collection and payment of the fee. When so authorized, it shall be the duty of such retailer to pay the fee upon all of the gross charges for telecommunications in the same manner and subject to the same requirements as a retailer maintaining a place of business within the village.

Wireless telecommunications includes cellular mobile telephone services, personal wireless services as defined in section 704(C) of the Telecommunications Act of 1996 (Public Law 104-104), 42 USC 332(c)(7), as now or hereafter amended, including all commercial mobile radio services, and paging services.

(Ord. No. 97-89, § 2(77.1), 10-20-1997)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 77-2. Registration of telecommunications providers.

- (a) *Required.* Every telecommunications provider as defined by this chapter shall register with the village within 30 days after the effective date of this chapter or becoming a telecommunications provider, whichever is later, on a form to be provided by the village; provided, however, that any telecommunications retailer that has filed a return pursuant to section 77-4(c) shall be deemed to have registered in accordance with this section.
- (b) *Changes in information.* Every telecommunications provider who has registered with the village pursuant to subsection (a) of this section has an affirmative duty to submit an amended registration form or current return as required by section 77-4(c), as the case may be, to the village within 30 days from the date of the

occurrence of any changes in the information provided by the telecommunications provider in the registration form or most recent return on file with the village.

(Ord. No. 97-89, § 2(77.2), 10-20-1997)

Sec. 77-5. Compliance with other laws.

Nothing in this chapter shall excuse any person from obligations imposed under any law, including but not limited to:

- (1) Generally applicable taxes;
- (2) Standards for construction on, over, under, or within, use of or repair of the public rights-of-way, including standards relating to freestanding towers and other structures upon the public rights-of-way, as provided;
- (3) Any liability imposed for the failure to comply with such generally applicable taxes or standards governing construction on, over, under, or within, use of or repair of the public rights-of-way; and
- (4) Compliance with any ordinance or provision of this Code concerning uses or structures not located on, over, or within the right-of-way.

(Ord. No. 97-89, § 2(77.5), 10-20-1997)

Sec. 77-6. Existing franchises and licenses.

Any franchise, license, or similar agreements between telecommunications retailers and the village entered into before the effective date of this chapter regarding the use of public rights-of-way shall remain valid according to and for their stated terms except for any fees, charges or other compensation to the extent waived.

(Ord. No. 97-89, § 2(77.6), 10-20-1997)

Sec. 77-7. Penalties.

Any telecommunications provider who violates, disobeys, omits, neglects or refuses to comply with any of the provisions of this chapter shall be subject to a fine in accordance with section 1-8.

(Ord. No. 97-89, § 2(77.7), 10-20-1997)

Sec. 77-8. Additional remedies.

Nothing in this chapter shall be construed as limiting any additional or further remedies that the village may have for enforcement of this chapter.

(Ord. No. 97-89, § 2(77.8), 10-20-1997)

Sec. 77-9. Severability.

If any section, subsection, sentence, clause, phrase or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this chapter.

(Ord. No. 97-89, § 2(77.9), 10-20-1997)

Sec. 77-10. Conflicting regulations.

This chapter supersedes all ordinances or parts of ordinances adopted prior to this chapter which are in conflict with this chapter, to the extent of such conflict.

(Ord. No. 97-89, § 2(77.10), 10-20-1997)

Simplified Telecom. – SAMPLE

ORDINANCE NO. _____

Simplified Municipal Telecommunications Tax

Whereas, this municipality desires to **change the rate of its** Simplified Municipal Telecommunications Tax pursuant to the Simplified Municipal Telecommunications Tax Act (35 ILCS 636/5-1 et seq.);

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Westmont that:

Section 1. Tax imposed. A simplified municipal telecommunications tax is hereby imposed upon the act or privilege of originating in the municipality or receiving in the municipality intrastate or interstate telecommunications by a person at the rate of 5% (**Insert any rate up to 6% in 0.25% increments.**) of the gross charges for such telecommunications purchased at retail from a retailer, in accordance with and subject to the provisions of the Simplified Municipal Telecommunications Tax Act (35 ILCS 636/5-1 et seq.).

Section 2. Illinois Department of Revenue to administer. The tax hereby imposed shall be collected and enforced by the Department of Revenue of the State of Illinois. The Illinois Department of Revenue shall have full power to administer and enforce the provisions of this Ordinance.

Section 3. Clerk to file Ordinance with Illinois Department of Revenue. The Municipal Clerk is hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue prior to **March 20, 2026**.

Section 4. Effective date. This Ordinance shall be in full force and effect from and after its passage and approval and publication in pamphlet form as required by law, provided, however, that Section 1 of this Ordinance shall take effect for all gross charges billed by telecommunications retailers on (i) the first day of July next following the adoption and filing of this Ordinance with the Department of Revenue, if filed on or before the preceding March 20th or (ii) the first day of January next following the adoption and filing of this Ordinance with the Department of Revenue, if filed on or before the preceding September 20th.

Section 5. Repeal of conflicting provisions. All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of Section 1 of this Ordinance.

Simplified Telecom. – SAMPLE

THE FOLLOWING NOTES ARE NOT PART OF THE ORDINANCE AND SHOULD NOT APPEAR IN THE ADOPTED ORDINANCE, BUT SHOULD BE CONSIDERED WHEN DRAFTING THE ORDINANCE.

DISCLAIMER: This sample document is offered as a service to units of local government to assist them in using a proper format when imposing a tax that the Illinois Department of Revenue is required by law to administer. This sample document does not take the place of legal advice. If you choose to use this sample document, however, and you properly complete and adopt it and file a certified copy of it with the Department, the Department will administer the tax. Please keep in mind that your local government attorney should always be consulted regarding the legality and appropriateness of the legislation that you are considering. He or she can help you modify sample documents, if necessary, to fit your community's specific needs.

March 20 and September 20 deadlines: This tax may be imposed or discontinued or the tax rate changed at only one of two times each year - January 1 or July 1.

- **September 20 deadline:** To take effect on January 1, an ordinance must be adopted and a certified copy filed with the Illinois Department of Revenue by September 20.
- **March 20 deadline:** To take effect on July 1, an ordinance must be adopted and a certified copy filed with the Illinois Department of Revenue by March 20.

Rebates: Section 5-35 of the Simplified Municipal Telecommunications Tax Act requires that any rebates must be implemented by separate ordinance.