



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

Village of Westmont Planning & Zoning Commission February 4, 2026 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held a special meeting on Wednesday, **February 4, 2026, at 6:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois, 60559.

1. Call to Order

Chair Doug Carmichael called the meeting to order at **6:00 PM.**

2. Roll Call

Present: 5 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Michael Lynn, John F. Simpson IV, Craig Thomas
Absent: 1 - Commissioner Conor Donoghue
Vacant: 1

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

Staff: Scott Williams (Senior Planner), John Zemenak (Village Attorney)

3. Pledge of Allegiance

4. Swearing-in of testifying attendees

5. Reminder to silence all electronic devices

6. Reminder to sign-in for any public testimony

7. Approval of the Minutes of the January 14, 2026 regular meeting.

MOTION by **Peterson** to approve the regular meeting minutes from January 14, 2026.

Seconded by **Simpson**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas
Nays: 0
Absent: 1 - Donoghue
Vacant: 1

Motion Passed

8. Review of Public Hearing Procedures



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9. Old Business

PUBLIC HEARING PZC 016-2025

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 Approval.

Chair Carmichael reopened the public hearing for PZC 016-2025, and also opened a new public hearing for the zoning map amendment, the first item under new business.

10. New Business

PUBLIC HEARING PZC 016-2025

Request 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) Zoning Ordinance Map Amendment to rezone three (3) lots 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.

Staff Comment:

Scott Williams, Senior Planner, explained the purpose of the two public hearings being opened and heard simultaneously, and discussed the map amendment request.

Presentation:

Michael Gatto, petitioner, presented the revisions made to the development in response to the commission's recommendations from the previous meeting, some of which provided the commissioners with options.

Williams presented the revised staff report, discussing the revisions proposed by the petitioner, and recommended conditions of approval.

Public Comment:

Rick Derer, owner of the neighboring property to the north, raised concerns about the visual impacts of the proposed development on his property. Commissioner Simpson asked about his preference for fencing along the shared property line. Derer responded solid. Williams explained the location of the solid fence.



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Laurel Rugen, Westmont resident, voiced concerns about the height of the apartment building and impacts on the intersection and neighboring properties.

Commissioner Comments:

Lynn: Commissioner Lynn recommended increasing the design of the balconies and windows to enhance the east facade. John Zemenak, Village Attorney, explained that some leeway can be given to approved site plans, as long as it does not substantially change the project.

Lynn and Gatto discussed the tile material and quality, retaining walls, the location of the front fence, and the windows.

Simpson: Simpson recommended extending the solid fence on the north side of the property to match the building line of the adjacent property. Carmichael invited Mr. Derer back to the podium to address Simpson's suggestion. Derer was in favor of extending the fence. Williams noted that the landscaping in the plan may need to be adjusted.

Simpson was in favor of having landscaping along the front property line instead of a different fence style. Secretary Peterson noted that in the winter, Cass Avenue gets salted frequently, which may negatively impact landscaping at the front of the development. Williams explained that if landscaping is placed there, staff can make sure the plants are salt-tolerant.

Simpson voiced concerns about not having visitor parking for delivery trucks. Gatto replied that even if space was reserved for delivery trucks, they likely would not use it.

Simpson asked about the balcony railing options. Gatto explained that the east balconies are flush with the building wall, giving a sense of screening, but a more solid railing could be used on the east facade. Lynn said that he would prefer all railings to be the same.

Carmichael asked for a consensus on the balcony style. Williams summarized that the preference appears to be for a uniform style, and that a condition does not need to be placed on the approval.

Thomas: Commissioner Thomas was in favor of cohesive design elements and extending the northern solid fence.

Peterson: Peterson voiced support for the proposed development.

Carmichael: Carmichael asked if the units will have their own laundry units. Gatto replied yes. Carmichael confirmed the north side of the building would informally be used as a loading zone. Gatto replied yes, and that the property management team works to schedule tenant move-ins and move-outs. Carmichael expressed support for the requests.

Simpson and Lynn recommended adding a condition that the underlayment of the balconies be obscured from view. Williams added that if the condition is placed, it should include "if possible" in case it is not feasible with the Village's building codes. Zemenak explained how the site plan conditions would be enforced. Williams listed the proposed site plan conditions.



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OLD BUSINESS MOTION 1

Motion by **Peterson** to recommend to the Village Board of Trustees to approve a request from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for a ***Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot.***

Seconded by **Simpson**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas

Nays: 0

Absent: 1 - Donoghue

Vacant: 1

Motion Passed

OLD BUSINESS MOTION 2

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for a ***Zoning Ordinance Variance to the minimum front yard setback in the R-4 General Residential District.***

Seconded by **Peterson**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas

Nays: 0

Absent: 1 - Donoghue

Vacant: 1

Motion Passed

OLD BUSINESS MOTION 3

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for a ***Zoning Ordinance Variance to the minimum lot area per dwelling unit in the R-4 General Residential District.***

Seconded by **Lynn**.



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VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas
Nays: 0
Absent: 1 - Donoghue
Vacant: 1

Motion Passed

OLD BUSINESS MOTION 4

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for a **Zoning Ordinance Variance to the minimum outdoor open space in the R-4 General Residential District.**

Seconded by **Lynn**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas
Nays: 0
Absent: 1 - Donoghue
Vacant: 1

Motion Passed

OLD BUSINESS MOTION 5

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for a **Major Site Plan, with the conditions 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 north, and the underlayment of the balconies on the east facade be obscured from view.**

Seconded by **Lynn**.

DISCUSSION:

Lynn recommended adding a condition that all railings better obscure the items on the balcony. The commission did not agree with adding the condition.

VOTING:

Ayes: 4 - Carmichael, Peterson, Lynn, Simpson
Nays: 1 - Thomas



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Absent: 1- Donoghue
Vacant: 1

Motion Passed

NEW BUSINESS MOTION 1

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for a **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 the R-4 General Residential District so that all the parcels in the proposed development are uniformly zoned.**

Seconded by **Simpson**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas
Nays: 0
Absent: 1 - Donoghue
Vacant: 1

Motion Passed

PUBLIC HEARING PZC 001-2026

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.

Presentation:

Scott Williams, Senior Planner, presented the staff report, explaining that after the comprehensive text amendments were adopted, staff anticipated a maintenance text amendment within six months. Williams explained some of the proposed amendments originally were in Appendix A, but did not get carried over into Chapter 95.

Public Comment:

None.

Commissioner Comments:

Lynn: Though not proposed to be changed, Lynn suggested revising the accessory dwelling unit (ADU) regulations. Zemenak said that the public hearing for maintenance amendments may not be an appropriate hearing to discuss substantive amendments to ADUs. Williams explained that staff can note ADUs as a future stand-alone text amendment to allow time for staff deliberation.



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MOTION 1

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont ***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.***

Seconded by **Simpson**.

DISCUSSION:

Lynn asked about the packet materials. Williams replied that a marked-up copy and clean copy of all text amendments were included in the packet.

VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas
Nays: 0
Absent: 1 - Donoghue
Vacant: 1

Motion Passed

11. Open Forum

Nobody spoke during the Open Forum.

12. Miscellaneous Items

a. Next regular Planning & Zoning Commission meeting on February 11th

Williams notified the commissioners that there are two items on the agenda. Williams added that there are many large projects in the pipeline, and the commissioners may be polled for special meetings.

b. Vacant commissioner position

Carmichael stated that the vacant commissioner position should be filled soon. Williams said that once the vacancy is filled, a formal commissioner training will be held for everyone.

c. Comprehensive Plan update

Williams notified the commission that multiple consulting firms submitted a proposal to assist the Village in preparing a new Comprehensive Plan.

13. Adjourn

Motion by **Simpson** to adjourn the meeting.
Second by **Thomas**.

The motion carried on a unanimous voice vote.

Meeting adjourned at 7:48 p.m.