



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 March 11, 2026 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **March 11, 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: 6 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Conor Donoghue, Michael Lynn, John F. Simpson IV, Craig Thomas

Absent: 0

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. Swearing-in of Daniel Charleston as a new Commissioner

Chair Carmichael swore in Daniel Charleston as a Planning & Zoning Commissioner.

6. Roll Call of newly constituted Planning & Zoning Commission

Present: 7 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Dan Charleston, Conor Donoghue, Michael Lynn, John F. Simpson IV, Craig Thomas

Absent: 0

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

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

7. Reminder to silence all electronic devices

8. Reminder to sign-in for any public testimony

9. Approval of the Minutes

- a. **Approval of the Minutes of the February 4, 2026, special meeting and the February 11, 2026, regular meeting.**

MOTION by **Simpson** to approve the special meeting minutes from February 4, 2026, and the regular meeting minutes from February 11, 2026.

Seconded by **Donoghue**.



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VOTING:

Ayes: 6 - Carmichael, Peterson, Donoghue, Lynn, Simpson, Thomas

Nays: 0

Abstain: 1 - Charleston

Motion Passed

10. Review of Public Hearing Procedures

11. Old Business

None.

12. New Business

PUBLIC HEARING PZC 005-2026

Request from Clovers Garden Center LLC, d/b/a Clovers Garden Center (Petitioner), and Suburbanite Bowl, Inc., and Downers Grove National Trust 76-28 (Owners), for the properties at 201 and 209 West Ogden Avenue, Westmont, Illinois, 60559, for the following:

- 1) Special Use Permit to operate an Outdoor Retail Sales business (seasonal outdoor garden center) in the B-2 General Business District.

Presentation:

Jim Kuehnle, petitioner, presented the request, explaining the location and function of the second space.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams explained that the addition of the second space triggered the requirement for a new special use permit. If approved, the special use permit would address this new area and the existing operations.

Public Comment:

None.

Commissioner Comments:

Lynn: Commissioner Lynn asked if the greenhouse is reviewed by the Building Division. Williams explained that the Fire Department reviews the structure at the time of permitting. Lynn, Kuehnle, and Williams discussed how the greenhouse is constructed and permitting and inspection requirements.

Charleston: Commissioner Charleston asked how delivery vehicles access the site. Kuehnle responded that they direct delivery vehicles to enter the parking lot from Washington Street.

Simpson: Commissioner Simpson did not have questions for the petitioner.

Donoghue: Commissioner Donoghue expressed support for the request.



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Thomas: Commissioner Thomas did not have objections with the new area.

Peterson: Secretary Peterson had no concerns with the request.

Carmichael: Chair Carmichael asked if the fencing around the sales area will be 5 feet or 6 feet tall. Kuehnle answered that it would be 6 feet.

Lynn asked what would be stored in the second greenhouse. Kuehnle replied plants only.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Clovers Garden Center LLC, d/b/a Clovers Garden Center (Petitioner), and Suburbanite Bowl, Inc., and Downers Grove National Trust 76-28 (Owners), for the properties at 201 and 209 West Ogden Avenue, Westmont, Illinois, 60559, for a ***Special Use Permit to operate an Outdoor Retail Sales business (seasonal outdoor garden center) in the B-2 General Business District, subject to the conditions listed in the staff report.***

Seconded by **Donoghue**.

VOTING:

Ayes: 7 - Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas

Nays: 0

Motion Passed

PUBLIC HEARING PZC 004-2026

Requests from the Village of Westmont for the properties at 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane, Westmont, Illinois, 60559, for the following:

- 1) Comprehensive Plan Map Amendment from General Commercial and Parks/Open Space to Public/Semi Public;
- 2) Zoning Ordinance Map Amendment to rezone the properties from the R-3 Single-Unit Residential District, the R-4 General Residential District, and the C-1 Commercial District to the P/I Public and Institutional District;
- 3) Preliminary Plan of Subdivision to consolidate four (4) lots into one (1) lot;
- 4) Zoning Ordinance Variance to the maximum size, fuel type, and location of an Emergency Generator;
- 5) Major Site Plan.

Presentation:

Tom Frank, Deputy Fire Chief, presented the requests. Frank explained how the project was developed,



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how the consultants were selected, and engagement opportunities for the neighbors, public, and Village Board to provide feedback. Virgil Viscuso, Fleet & Facilities Supervisor, explained the variances requested for the emergency standby generator.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams recommended including a condition on the major site plan approval to allow staff to administratively make changes to the plan based on recent Village Board direction.

Public Comment:

Wes Buege, Westmont resident, raised concerns about changes to the stormwater detention area. Frank answered that the pond east of the station will be filled in, but will increase the volume of the other detention areas to accommodate the change. Buege asked how the station would be financed. Carmichael and Williams explained that the financing is outside of the scope of the Commission's purview. Frank briefly explained that sales tax would see a small increase, which was already approved by the Village Board.

Ruben Romero, Westmont resident, asked about the proposed changes to the detention. Frank explained the scope of the detention improvements.

Carmichael asked for clarification whether the detention improvements will affect the existing fencing. Viscuso answered that the detention being filled will create a more usable yard for the neighbors.

Laurel Rugen, Westmont resident, asked if the south detention facility would be filled in. Frank and Viscuso answered that the south facility would be deepened, and not be filled in, only the facility to the east will be filled in.

Commissioner Comments:

Lynn: Lynn asked why diesel would be used for the generator. Viscuso explained that diesel is much cheaper and would be available much quicker than a natural gas generator. Lynn and Viscuso discussed the emissions, sound levels, frequency of generator testing, and setbacks from property lines.

Lynn asked if the Beninford subdivision has any covenants related to generators. Williams replied that he is not aware of any.

Lynn questioned the ownership of the Fire Department. Williams and John Zemenak, Village Attorney, confirmed that the Fire Department is part of the Village of Westmont. Lynn asked why the stormwater is being consolidated with the Fire Department. Frank answered that the consolidation is per staff's direction and that the Fire Department uses these areas for training.

Lynn asked if the detention lots could be sold for development. Williams replied no, the detention will remain.

Charleston: Charleston questioned including the Beninford lot in the consolidation. Williams explained the purposes of the detention areas, noting that the detention facing Beninford is connected to the



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detention facing Cass Avenue.

Charleston asked how the existing generator serves the Fire Department. Viscuso explained that the existing generator is fueled by natural gas, and could run in perpetuity, so long as natural gas is available. Carmichael confirmed that the generator does not support the whole building.

Charleston raised concerns about the visual impacts of the generator. Jamie Zaura, 845 Design Group (the Village's consultant), explained that a variance for a taller fence would be required to fully screen the generator. Frank added that landscaping will also help screen the generator.

Zemenak asked about the landscaping surrounding the generator, to which Williams clarified the language. Williams added that the Public Works Department anticipates installing taller landscaping, Zemenak added that can be placed as a condition of approval.

Simpson: Simpson asked about the decibel level of the existing natural gas generator. Viscuso explained that it is much louder than the proposed diesel generator.

Simpson asked how the fencing near the fueling station would be affected. Zaura explained that the Village will install a new 7 foot fence that would be placed on the east and north sides of the station. Carmichael asked if the fueling station would remain. Frank replied yes.

Lynn asked about the emissions of a natural gas versus a diesel generator. Carmichael did not have a concern with the emissions of the generator for testing and emergency purposes. Viscuso explained that the police station at 500 North Cass Avenue has a diesel generator and they have not received complaints about it. Frank explained why a diesel generator was chosen.

Donoghue: Donoghue asked if additional diesel fuel will be stored on-site. Viscuso explained that the fueling station regularly gets diesel delivered to it, and it can be easily transferred to the generator.

Thomas Thomas asked what the target date for completion is. Frank replied by September 2027 if everything goes according to plan.

Peterson: Secretary Peterson expressed support for the design of the station, asking if the existing pergola would be retained. Frank answered that a new pergola will be constructed, but they are evaluating the possibility of reusing the existing one elsewhere.

Peterson asked why Cass Avenue is not already striped in front of the garage bays. Frank explained that the right-of-way is under DuPage County's jurisdiction, and they have not been supportive of striping the road since it is far from a signalized intersection.

Peterson asked if a line would connect the diesel at the fueling station to the generator. Viscuso replied no, but there is a large container attached to the generator.

Carmichael: Carmichael asked about the operations of the emergency shelter. Zaura explained that there will be one in the basement separate from the ground floor training room.



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Carmichael asked if anything can be added to the fence to screen the generator. Megan Harte, 845 Design Group, explained that the landscaping around the generator could grow to 15 feet in height.

Zemenak and Williams discussed adding conditions to the site plan approval to allow for revisions prior to Village Board approval for fencing to be consistent throughout the plans.

MOTION 1

Motion by **Charleston** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont, for the properties at 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane, Westmont, Illinois, 60559, for a ***Comprehensive Plan Map Amendment from General Commercial and Park/Open Space to Public/Semi Public.***

Seconded by **Simpson**.

VOTING:

Ayes: 6 -Carmichael, Peterson, Charleston, Donoghue, Simpson, Thomas

Nays: 1 -Lynn

Motion Passed

MOTION 2

Motion by **Peterson** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont, for the properties at 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane, Westmont, Illinois, 60559, for a ***Zoning Map Amendment to rezone the properties from the R-3 Single-Unit Residential District, the R-4 General Residential District, and the C-1 Commercial District to the P/I Public and Institutional District.***

Seconded by **Thomas**.

VOTING:

Ayes: 7 -Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas

Nays: 0

Motion Passed

MOTION 3

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont, for the properties at 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane, Westmont, Illinois, 60559, for a ***Preliminary Plan of Subdivision to consolidate four (4) lots into one (1) lot.***

Seconded by **Donoghue**.



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VOTING:

Ayes: 7 - Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas
Nays: 0

Motion Passed

MOTION 4

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont, for the properties at 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane, Westmont, Illinois, 60559, for a **Zoning Ordinance Variance to the maximum size, fuel type, and location of an Emergency Generator.**

Seconded by **Peterson.**

VOTING:

Ayes: 6 - Carmichael, Peterson, Charleston, Donoghue, Simpson, Thomas
Nays: 1 - Lynn

Motion Passed

MOTION 5

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont, for the properties at 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane, Westmont, Illinois, 60559, for a **Major Site Plan, with the condition that staff may modify and approve adjustments to the major site plan.**

Seconded by **Donoghue.**

VOTING:

Ayes: 7 - Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas
Nays: 0

Motion Passed

13. Open Forum

Nobody spoke during the Open Forum.

14. Miscellaneous Items

a. Next regular Planning & Zoning Commission on April 8th

Williams noted that there may be a light agenda or the meeting may be canceled. Williams added that there could be an opportunity to attend a virtual Plan Commissioner training if the meeting is canceled.



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b. IT Security Training

Williams notified the commissioners that there is a required IT Security Training they must complete by March 21st.

15. Adjourn

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

The motion carried on a unanimous voice vote.

Meeting adjourned at 7:56 p.m.