



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

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westmont.illinois.gov | 630-981-6200

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

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, June 10, 2026 at 6:00 PM, at the Village of Westmont, 31 W. Quincy St., Westmont, IL 60559.

1. Call to Order
2. Roll Call
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 Minutes
 - a. Approval of the Minutes of the May 13, 2026 regular meeting
8. Review of Public Hearing Procedures
9. Old Business
 - a. **PZC 010-2026**
A request from 814 CRE, LLC (Petitioner) and Encore CW, LLC (Owner) for the property at 6120 South Cass Avenue, Westmont, Illinois 60559 for the following:
 1. Major Site Plan approval for a Daycare Center in the C-1 Commercial Zoning District.
10. New Business
 - a. **PUBLIC HEARING PZC 018-2026**
A request from Community Unit School District 201 for the property at 909 Oakwood Drive, Westmont, Illinois, 60559, for the following:
 1. Special Use Permit for an electronic message board sign for Westmont High School in the R-3 Single-Unit Residential District.
 - b. **PUBLIC HEARING PZC 019-2026**
A request from The Mahj House, LLC, d/b/a The Mahj House (Petitioner), and Richmond Station LLC (Owner), for the property at 38 South Cass Avenue,

Westmont, Illinois, 60559, for the following:

1. Special Use Permit to operate an Indoor Other Participant Entertainment business (mahjong studio) in the B-1 Downtown Edge District.

c. PUBLIC HEARING PZC 020-2026

A request from Richard Strohmaier Jr. for the property at 29 North Washington Street, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for two patios.

d. NOTE: The public hearings concerning all Downtown rezoning and related items will begin no earlier than 7:30 PM.

e. PUBLIC HEARING PZC 014-2026

Requests from the Village of Westmont for the following:

1. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the B-1 Downtown Edge District to the B-1(A) Downtown Core District.

2-8 ½ North Cass Avenue; 2- 10, 10a, and 10b West Burlington Avenue PIN(s): 09-09- 222-027	19 North Cass Avenue PIN(s): 09-10- 112-011	29-31 North Cass Avenue PIN(s): 09-10- 112-007; 09-10-112-006	38 North Cass Avenue PIN(s): 09-09- 222-014	110 North Cass Avenue PIN(s): 09-09- 215-023	132 North Cass Avenue PIN(s): 09-09- 215-015
10 North Cass Avenue PIN(s): 09-09- 222-026	20 North Cass Avenue PIN(s): 09-09- 222-022	30 North Cass Avenue PIN(s): 09-09- 222-018	39 North Cass Avenue PIN(s): 09-10- 112-003; 09-10-112-002	111 North Cass Avenue PIN(s): 09-10- 108-008	134 North Cass Avenue PIN(s): 09-09- 215-014; 09-09-215-013
13 North Cass Avenue PIN(s): 09-10- 112-014	21 North Cass Avenue PIN(s): 09-10- 112-010	32 North Cass Avenue PIN(s): 09-09- 222-017	41 North Cass Avenue PIN(s): 09-10- 112-001	113 North Cass Avenue PIN(s): 09-10- 108-007	136 North Cass Avenue PIN(s): 09-09- 215-012
14 North Cass Avenue PIN(s): 09-09- 222-025	22 North Cass Avenue PIN(s): 09-09- 222-021	33 North Cass Avenue PIN(s): 09-10- 112-005	42 North Cass Avenue PIN(s): 09-09- 222-013	116-120 North Cass Avenue PIN(s): 09-09- 215-025	12 West Burlington Avenue PIN(s): 09-09- 222-012
15 North Cass Avenue PIN(s): 09-10- 112-013	24 North Cass Avenue PIN(s): 09-09- 222-020	34 North Cass Avenue PIN(s): 09-09- 222-016	100 North Cass Avenue PIN(s): 09-09- 215-024	117 North Cass Avenue PIN(s): 09-10- 108-006	14 West Burlington Avenue PIN(s): 09-09- 222-011
17 North Cass Avenue PIN(s): 09-10- 112-012	25 North Cass Avenue PIN(s): 09-10- 112-009; 09-10-112-008	35 North Cass Avenue PIN(s): 09-10- 112-004	101 North Cass Avenue PIN(s): 09-10- 108-011; 09-10-108-010	124 North Cass Avenue PIN(s): 09-09- 215-018	16 West Burlington Avenue PIN(s): 09-09- 222-010
18 North Cass Avenue PIN(s): 09-09- 222-023; 09-09-222-024	26-28 North Cass Avenue PIN(s): 09-09- 222-019	36 North Cass Avenue PIN(s): 09-09- 222-015	109 North Cass Avenue PIN(s): 09-10- 108-009	128 North Cass Avenue PIN(s): 09-09- 215-017; 09-09-215-016	35 South Cass Avenue PIN(s): 09-10- 303-051

18 West Burlington Avenue PIN(s): 09-09-222-009	7-11 West Quincy Street PIN(s): 09-09-407-022	17 West Quincy Street PIN(s): 09-09-407-002	1 South Cass Avenue PIN(s): 09-10-300-017	21 South Cass Avenue PIN(s): 09-10-303-003
20 West Burlington Avenue PIN(s): 09-09-222-008	13 West Quincy Street PIN(s): 09-09-407-004	19-23 West Quincy Street; 7 South Lincoln Street PIN(s): 09-09-407-001	15 South Cass Avenue PIN(s): 09-10-303-001	25 South Cass Avenue PIN(s): 09-10-303-004
1-5 West Quincy Street PIN(s): 09-09-407-027	15 West Quincy Street PIN(s): 09-09-407-003	15 East Quincy Street PIN(s): 09-10-303-008	19 South Cass Avenue PIN(s): 09-10-303-002	138-140 North Cass Avenue PIN(s): 09-09-215-011
28-44 South Cass Avenue PIN(s): 09-09-407-023; 09-09-430-001; 09-09-430-002; 09-09-430-003; 09-09-430-004; 09-09-430-005; 09-09-430-006; 09-09-430-007; 09-09-430-008; 09-09-430-009; 09-09-430-010; 09-09-430-011; 09-09-430-012; 09-09-430-013; 09-09-430-014; 09-09-430-015; 09-09-430-016; 09-09-430-017; 09-09-430-018; 09-09-430-019; 09-09-430-020; 09-09-430-021; 09-09-430-022; 09-09-430-023; 09-09-430-024				
1 North Cass Avenue Legal Description: LOTS 16 THRU 22 IN BLOCK 13 IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO WESTMONT, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1921 AS DOCUMENT 150101, AND ALSO, THE VACATED 16 FOOT ALLEY BETWEEN LOT 18 AND LOTS 19 THRU 22 IN AFORESAID BLOCK 13, AND ALSO, THAT PART OF BURLINGTON AVENUE LYING EAST OF CASS AVENUE AND BETWEEN LOTS 7 AND 8 IN BLOCK 12 AND LOTS 16 THRU 19 IN SAID BLOCK 13 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19, THENCE NORTH 01 DEGREES 51 MINUTES 52 SECONDS WEST ALONG THE EAST LINE OF SAID CASS AVENUE 46.02 FEET, THENCE NORTH 89 DEGREES 36 MINUTES 48 SECONDS EAST 25.00 FEET, THENCE NORTH 00 DEGREES 23 MINUTES 12 SECONDS WEST 20.00 FEET TO THE SOUTH LINE OF SAID LOT 8, THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 48 SECONDS WEST 85.00 FEET, THENCE SOUTH 00 DEGREES 23 MINUTES 12 SECONDS EAST 16.00 FEET, THENCE NORTH 89 DEGREES 36 MINUTES 48 SECONDS EAST 181.50 FEET, THENCE SOUTH 00 DEGREES 23 MINUTES 12 SECONDS EAST TO THE NORTH LINE OF SAID LOT 16, THENCE SOUTH 89 DEGREES 36 MINUTES 48 SECONDS WEST ALONG THE NORTH LINES OF SAID LOTS 16 THRU 19 A DISTANCE OF 290.32 FEET TO THE POINT OF BEGINNING, AND ALSO, THAT PART OF LOTS 15 AND 23 IN AFORESAID BLOCK 13 LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 23, THENCE NORTH 89 DEGREES 36 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 23 A DISTANCE OF 351.80 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 23 MINUTES 12 SECONDS WEST 150.00 FEET, THENCE NORTH 28 DEGREES 54 MINUTES 39 SECONDS EAST 28.61 FEET TO THE NORTH LINE OF SAID LOT 15, ALL IN DUPAGE COUNTY, ILLINOIS				

2. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the M-1 Limited Manufacturing District to the B-1(A) Downtown Core District.

20-26 East Quincy Street PIN(s): 09-10-300-014; 09-10-300-016

3. Comprehensive Plan Map Amendment to change the future land use designation of the properties listed below, all in Westmont, Illinois, 60559, from Single Family Attached Residential to Downtown Mixed-Use.

20-26 East Quincy Street PIN(s): 09-10-300-014; 09-10-300-016

4. Zoning Map Amendment to rezone the split-zoned property listed below, in Westmont, Illinois, 60559, from the B-1 Downtown Edge District and the R-3 Single-Unit Residential District to the B-1(A) Downtown Core District.

139 North Cass Avenue PIN(s): 09-10-108-019

5. Comprehensive Plan Map Amendment to change the future land use designation of the properties listed below, all in Westmont, Illinois, 60559, from Single Family Detached Residential to Downtown Mixed-Use.

139 North Cass Avenue PIN(s): 09-10-108-019

6. Zoning Map Amendment to rezone the split-zoned property listed below, in Westmont, Illinois, 60559, from being partially unzoned and from the R-5 General Residential District to the B-1(A) Downtown Core District.

18 West Quincy Street PIN(s): 09-09-502-007

f. PUBLIC HEARING PZC 015-2026

A request from the Village of Westmont for the following:

1. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the R-5 General Residential District to the B-1 Downtown Edge District.

45 West Quincy Street PIN(s): 09-09-406-001	26 West Burlington Avenue PIN(s): 09-09-221-021	32-34 West Burlington Avenue PIN(s): 09-09-221-017 ; 09-09-221-018	5 North Grant Street PIN(s): 09-09-221-015
22 West Burlington Avenue PIN(s): 09-09-221-022	30 West Burlington Avenue PIN(s): 09-09-221-023	38 West Burlington Avenue PIN(s): 09-09-221-016	

g. PUBLIC HEARING PZC 016-2026

A request from the Village of Westmont for the following:

1. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the R-5 General Residential District to the R-7 Downtown Residential District.

100 West Quincy Street PIN(s): 09-09-227-002; 09-09-227-001	321 West Quincy Street PIN(s): 09-09-400-019	139 West Quincy Street PIN(s): 09-09-403-002	208 West Burlington Avenue PIN(s): 09-09-218-023	227 West Quincy Street PIN(s): 09-09-429-001	316 West Burlington Avenue PIN(s): 09-09-216-031
101 West Quincy Street PIN(s): 09-09-404-007	100 West Burlington Avenue PIN(s): 09-09-220-023	140 West Quincy Street PIN(s): 09-09-226-039	210 West Burlington Avenue PIN(s): 09-09-218-019	229 West Quincy Street PIN(s): 09-09-429-002	320 West Burlington Avenue PIN(s): 09-09-216-022
105 West Quincy Street PIN(s): 09-09-404-006	104 West Burlington Avenue PIN(s): 09-09-220-022	141 West Quincy Street PIN(s): 09-09-403-001	212 West Burlington Avenue PIN(s): 09-09-218-018	231 West Quincy Street PIN(s): 09-09-401-004	1-5 North Washington Street PIN(s): 09-09-219-015
107 West Quincy Street PIN(s): 09-09-404-005	106 West Burlington Avenue PIN(s): 09-09-220-021; 09-09-220-020	144 West Quincy Street PIN(s): 09-09-226-038	216 West Burlington Avenue PIN(s): 09-09-218-017	235 West Quincy Street PIN(s): 09-09-401-003	1-5 North Hudson Street PIN(s): 09-09-218-016
109 West Quincy Street PIN(s): 09-09-	112 West Burlington Avenue	148 West Quincy Street PIN(s): 09-09-	220 West Burlington Avenue	240 West Quincy Street PIN(s): 09-09-	32 East Burlington Avenue

404-004	PIN(s): 09-09-220-019	226-037	PIN(s): 09-09-217-024	224-001	PIN(s): 09-10-113-009
113 West Quincy Street PIN(s): 09-09-404-024	114 West Burlington Avenue PIN(s): 09-09-220-018	205 West Quincy Street PIN(s): 09-09-402-005	222 West Burlington Avenue PIN(s): 09-09-217-023	241 West Quincy Street PIN(s): 09-09-401-002	100 East Burlington Avenue PIN(s): 09-10-114-013
115 West Quincy Street PIN(s): 09-09-404-023	116 West Burlington Avenue PIN(s): 09-09-220-017	207 West Quincy Street PIN(s): 09-09-402-004	224 West Burlington Avenue PIN(s): 09-09-217-022	243 West Quincy Street PIN(s): 09-09-401-001	102 East Burlington Avenue PIN(s): 09-10-114-014
117 West Quincy Street PIN(s): 09-09-404-022	120 West Burlington Avenue PIN(s): 09-09-220-016	213 West Quincy Street PIN(s): 09-09-402-003	226 West Burlington Avenue PIN(s): 09-09-217-021	300 West Quincy Street PIN(s): 09-09-223-002	108 East Burlington Avenue PIN(s): 09-10-114-015
119 West Quincy Street PIN(s): 09-09-404-021	126 West Burlington Avenue PIN(s): 09-09-219-021	215 West Quincy Street PIN(s): 09-09-402-002	230 West Burlington Avenue PIN(s): 09-09-217-020	301 West Quincy Street PIN(s): 09-09-400-005	114 East Burlington Avenue PIN(s): 09-10-114-016
121 West Quincy Street PIN(s): 09-09-404-001	128 West Burlington Avenue PIN(s): 09-09-219-020	216 West Quincy Street PIN(s): 09-09-225-001	234 West Burlington Avenue PIN(s): 09-09-217-025	305 West Quincy Street PIN(s): 09-09-400-004	205 East Burlington Avenue PIN(s): 09-10-120-010
125 West Quincy Street PIN(s): 09-09-403-005	130 West Burlington Avenue PIN(s): 09-09-219-019	217 West Quincy Street PIN(s): 09-09-402-019	238 West Burlington Avenue PIN(s): 09-09-217-016; 09-09-217-017	309 West Quincy Street PIN(s): 09-09-400-003	17 North Linden Avenue PIN(s): 09-10-113-008
129 West Quincy Street PIN(s): 09-09-403-004	132 West Burlington Avenue PIN(s): 09-09-219-018	219 West Quincy Street PIN(s): 09-09-402-020	300 West Burlington Avenue PIN(s): 09-09-216-023; 09-09-216-024; 09-09-216-025; 09-09-216-026	315 West Quincy Street PIN(s): 09-09-400-002	16 North Warwick Avenue PIN(s): 09-10-113-016
135 West Quincy Street PIN(s): 09-09-403-003	134 West Burlington Avenue PIN(s): 09-09-219-017	221 West Quincy Street PIN(s): 09-09-401-020	306 West Burlington Avenue PIN(s): 09-09-216-020; 09-09-216-019	316 West Quincy Street PIN(s): 09-09-223-001	16 North Wilmette Avenue PIN(s): 09-10-114-017
136 West Quincy Street PIN(s): 09-09-226-040	140 West Burlington Avenue PIN(s): 09-09-219-016	222 West Quincy Street PIN(s): 09-09-224-002	310 West Burlington Avenue PIN(s): 09-09-216-028	312 West Burlington Avenue PIN(s): 09-09-216-027	19 North Wilmette Avenue PIN(s): 09-10-115-007
317 West Quincy Street PIN(s): 09-09-400-018	200 West Burlington Avenue PIN(s): 09-09-218-021	206 West Burlington Avenue PIN(s): 09-09-218-022	225 West Quincy Street PIN(s): 09-09-401-021	314 West Burlington Avenue PIN(s): 09-09-216-032	
Unaddressed West Quincy Street (Quincy Street Station Homes) PINS(s): 09-09-226-041; 09-09-226-023; 09-09-226-024; 09-09-226-025; 09-09-226-026; 09-09-226-027; 09-09-226-028; 09-09-226-029; 09-09-226-030; 09-09-226-031; 09-09-226-032; 09-09-226-033; 09-09-226-034; 09-09-226-035; 09-09-226-036					

2. Comprehensive Plan Amendment to change the future land use designation of the properties listed below, all in Westmont, Illinois, 60559, from Single Family Detached Residential to Single Family Attached

Residential.

32 East Burlington Avenue PIN(s): 09-10-113-009	100 East Burlington Avenue PIN(s): 09-10-114-013	102 East Burlington Avenue PIN(s): 09-10-114-014	114 East Burlington Avenue PIN(s): 09-10-114-016	17 North Linden Avenue PIN(s): 09-10-113-008
16 North Warwick Avenue PIN(s): 09-10-113-016	16 North Wilmette Avenue PIN(s): 09-10-114-017	19 North Wilmette Avenue PIN(s): 09-10-115-007	108 East Burlington Avenue PIN(s): 09-10-114-015	

3. Comprehensive Plan Amendment to change the future land use designation of the property listed below, in Westmont, Illinois, 60559, from Public/Semi Public to Single Family Attached Residential.

205 East Burlington Avenue PIN(s): 09-10-120-010

11. Open Forum

The public comment rules and procedures are set forth in Chapter 2, Section 2-66 of the Westmont Code of Ordinances. Public comment is allowed for matters of public concern that are not on the agenda. Public comment is limited to 3 minutes per speaker.

12. Miscellaneous

a. General Updates

1. Next Regular PZC Meeting on July 8, 2026.

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>