



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, July 8, 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 June 10, 2026 regular meeting
8. Review of Public Hearing Procedures
9. Old Business
10. New Business
 - a. **PUBLIC HEARING PZC 011-2025**

Requests from Holladay Property Services Midwest, Inc. d/b/a Holladay Properties (Petitioner) and the Village of Westmont (Owner) for the properties at 1 North Cass Avenue, 14 North Linden Avenue, and 20 North Linden Avenue, Westmont, Illinois, 60559, for the following:

 1. Special Use Permit for a Planned Unit Development (PUD) in the B-1(A) Downtown Core District for a five-story, 119-unit mixed-use (storefront) building with parking facilities, including the following associated deviations from the Zoning Ordinance:
 - a. Minimum Front Streetwall;
 - b. Required top-story setback;
 - c. Permitted number and size of wall and ground signs;
 - d. Parking design standards;
 - e. Parking and Loading Locations;
 - f. Minimum required loading zones;

- g. Emergency generator type and location; and
 - h. Such other deviations as may be necessary based on the Petitioner's PUD Development Plan;
2. Planned Unit Development (PUD) Development Plan in the B-1(A) Downtown Core District;
 3. Planned Unit Development (PUD) Major Site Plan in the B-1(A) Downtown Core District;
 4. Preliminary Plan of Subdivision to consolidate two (2) lots into one (1) lot (14 and 20 North Linden Avenue);
 5. Comprehensive Plan Map Amendment to amend the future land use designation of 14 and 20 North Linden Avenue from Single Family Detached Residential to Downtown Mixed-Use;
 6. Zoning Map Amendment to rezone the property located at 14 North Linden Avenue from the R-5 General Residential District to B-1(A) Downtown Core District;
 7. Zoning Map Amendment to rezone the property located at 20 North Linden Avenue from the R-3 Single-Unit Residential District to B-1(A) Downtown Core District.

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. Discussion — reestablishment of vice-chairperson rotation to preside over the meetings of the commission in the absence of the chairperson per Village Municipal Code, Sec. 2-446
2. Next Regular PZC Meeting on August 12, 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>