



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 June 10, 2026 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **June 10, 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, Commissioners Dan Charleston, Conor Donoghue, John F. Simpson IV, Craig Thomas

Absent: 2 - Secretary Jill Peterson, Commissioner Michael Lynn

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

Staff: Scott Williams (Senior Planner), Adam Walsh (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 May 13, 2026, regular meeting.

MOTION by **Thomas** to approve the regular meeting minutes from May 13, 2026.

Seconded by **Donoghue**.

VOTING:

Ayes: 5 - Carmichael, Charleston, Donoghue, Simpson, Thomas

Nays: 0

Absent: 2- Lynn, Peterson

Motion Passed

8. Review of Public Hearing Procedures



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9. Old Business

PZC 010-2026

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 for a Daycare Center in the C-1 Commercial District.

Presentation:

Mark Kellenberger, petitioner, presented the request. Kellenberger explained the revisions made since the previous meeting.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report, listing staff's recommended conditions of approval.

Commissioner Comments:

Chair Carmichael appreciated the revisions made to the site plan.

Motion by **Charleston** to recommend to the Village Board of Trustees to approve a request from 814 CRE, LLC (Petitioner), and Encore CW, LLC (Owner), for the property at 6120 South Cass Avenue, Westmont, Illinois, 60559, ***for a Major Site Plan for a daycare center in the C-1 Commercial Zoning District, subject to the conditions listed in the staff report.***

Seconded by **Simpson**.

VOTING:

Ayes: 5 -Carmichael, Charleston, Donoghue, Simpson, Thomas

Nays: 0

Absent: 2 -Lynn, Peterson

Motion Passed

10. New Business

PUBLIC HEARING PZC 018-2026

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.

Presentation:

Joe Smith, Director of Facilities, presented the request.



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Staff Comment:

Adam Walsh, Planner, presented the staff report.

Public Comment:

None.

Commissioner Comments:

Carmichael asked how the sign could be dimmed and turned off. Smith and Luis Ortega, the petitioner's contractor, explained that the sign's controls can be set on a recurring timer instead of being turned off or dimmed manually.

MOTION 1

Motion by **Donoghue** to recommend to the Village Board of Trustees to approve a request from Community Unit School District 201 for the property at 909 Oakwood Drive, Westmont, Illinois, 60559, for a ***Special Use Permit for an electronic message board sign for Westmont High School in the R-3 Single-Unit Residential District.***

Seconded by **Thomas**.

VOTING:

Ayes: 5 - Carmichael, Charleston, Donoghue, Simpson, Thomas

Nays: 0

Absent: 2 - Lynn, Peterson

Motion Passed

PUBLIC HEARING PZC 019-2026

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 in the B-1 Downtown Edge District.

Presentation:

Melissa Mueller, petitioner, presented the request.

Staff Comment:

Adam Walsh, Planner, presented the staff report.

Public Comment:

Margaret Bourke, Westmont resident, spoke in support of the request.



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Commissioner Comments:

Carmichael expressed support for the request.

MOTION 1

Motion by **Thomas** to recommend to the Village Board of Trustees to approve 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 a ***Special Use Permit to operate an Indoor Other Participant Entertainment business in the B-1 Downtown Edge District.***

Seconded by **Simpson**.

VOTING:

Ayes: 5 - Carmichael, Charleston, Donoghue, Simpson, Thomas

Nays: 0

Absent: 2 - Lynn, Peterson

Motion Passed

PUBLIC HEARING PZC 020-2026

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.

Presentation:

Tristan Razzetti, the petitioner's contractor, presented the request. Carmichael and Razzetti discussed the pergola's roof.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report.

Public Comment:

None.

Commissioner Comments:

Commissioner Thomas asked if the petitioner agrees with the engineer's recommended conditions of approval regarding the pergola's roof. Razzetti replied yes.

Commissioner Simpson asked if the commission should recommend approval with the condition that the patio be required to be made of permeable materials and not have a louvered roof. Williams replied the commission should amend the motion. John Zemenak, Village Attorney, further discussed that if approved, the ordinance can require that the structures built must comply with the submitted site plan.



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Commissioner Charleston asked for the area of the individual patios. Razzetti replied 423 square feet and 144 square feet. Razzetti added that two patios are proposed since there are two exterior doors. Charleston preferred for the requested variance to be at or below 40% by having one patio with a walkway to the second exterior door.

Commissioner Donoghue and Razzetti discussed the location and construction of the stepping stones.

Carmichael shared Charleston's comments regarding the second patio.

The commission discussed recommending approval contingent on amending the site plan to remove one patio and replace it with a walkway, as long as the lot coverage does not exceed 40%.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Richard Strohmaier Jr. for the property at 29 North Washington Street, Westmont, Illinois, 60559 for a ***Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District, with the condition that the site plan be revised to include only one patio and a walkway from the second exterior door, not to exceed 40% lot coverage.***

Seconded by **Donoghue**.

VOTING:

Ayes: 5 -Carmichael, Charleston, Donoghue, Simpson, Thomas

Nays: 0

Absent: 2 -Lynn, Peterson

Motion Passed

Chair Carmichael explained that the public hearings for the downtown rezonings would not begin until 7:30 p.m., as stated on the agenda. Therefore, the following motion was made:

MOTION

Motion by **Charleston** to recess the meeting at 6:45 p.m. until 7:30 p.m.

Seconded by **Donoghue**.

The motion carried on a unanimous voice vote.

A 45 minute recess was taken.

Chair Doug Carmichael called the meeting back to order at **7:30 PM**.



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Present: 5- Chair Doug Carmichael, Commissioners Dan Charleston, Conor Donoghue, John F. Simpson IV, Craig Thomas

Absent: 2 - Secretary Jill Peterson, Commissioner Michael Lynn

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

Staff: Scott Williams (Senior Planner), Joseph Hennerfiend (Community Development Director), Adam Walsh (Planner), John Zemenak (Village Attorney)

Due to the related nature of the remaining three (3) public hearings, Chair Carmichael opened the public hearings for PZC 014-2026, PZC 015-2026, and PZC 016-2026 concurrently.

Chair Carmichael swore in all members of the public who intended to provide testimony.

PUBLIC HEARING PZC 014-2026

Request from the Village of Westmont for the following:

- 1) Zoning Map Amendment to rezone the properties from the B-1 Downtown Edge District to the B-1(A) Downtown Core District, as listed on the agenda.
- 2) Zoning Map Amendment to rezone 20-26 East Quincy Street from the M-1 Limited Manufacturing District to the B-1(A) Downtown Core District.
- 3) Comprehensive Plan Map Amendment to change the future land use designation of 20-26 East Quincy Street from Single Family Attached Residential to Downtown Mixed-Use.
- 4) Zoning Map Amendment to rezone the split-zoned property at 139 North Cass Avenue from the B-1 Downtown Edge District and the R-3 Single-Unit Residential District to the B-1(A) Downtown Core District.
- 5) Comprehensive Plan Map Amendment to change the future land use designation of 139 North Cass Avenue from Single Family Detached Residential to Downtown Mixed-Use.
- 6) Zoning Map Amendment to rezone the split-zoned property at 18 West Quincy Street from being partially unzoned and from the R-5 General Residential District to the B-1(A) Downtown Core District.

PUBLIC HEARING PZC 015-2026

Request from the Village of Westmont for the following:

- 1) Zoning Map Amendment to rezone the properties from the R-5 General Residential District to the B-1 Downtown Edge District, as listed on the agenda.

PUBLIC HEARING PZC 016-2026

Request from the Village of Westmont for the following:

- 1) Zoning Map Amendment to rezone the properties from the R-5 General Residential District to the



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R-7 Downtown Residential District, as listed on the agenda.

- 2) Comprehensive Plan Amendment to change the future land use designation of the properties from Single Family Detached Residential to Single Family Attached Residential, as listed on the agenda.
- 3) Comprehensive Plan Amendment to change the future land use designation of 205 East Burlington Avenue from Public/Semi Public to Single Family Attached Residential.

Presentation:

Joseph Hennerfeind, Community Development Director, introduced the request. Scott Williams, Senior Planner, presented the requests.

Margaret Bourke, Westmont resident, asked if 139 North Cass Avenue will remain as a bank if rezoned. Williams replied yes.

Public Comment:

Kevin Droz, owner of properties being rezoned, expressed support for the rezonings.

Bourke raised concerns about future developments negatively impacting stormwater. Williams explained that when a development is proposed, staff reviews the potential impacts to determine the best course of action.

Jim Fernandez, Westmont resident, expressed concerns about 20-26 East Quincy Street being rezoned B-1(A) Downtown Core ("B-1(A)"). Williams answered that the Village purchased the property for future redevelopment and explained that the Commercial Design Guidelines support the rezoning.

Stephanie Kilpatrick, Westmont resident, recommended limiting the northern boundary of the B-1(A) to Irving Street.

Brian Schuering, Westmont resident, referenced Downtown Downers Grove as an example of successful rezonings and expressed support for the requests.

Joseph Dunphy, Westmont resident, raised concerns about the rezonings impacting property taxes. Zemenak explained that the Township Assessor and DuPage County are responsible for setting taxes. Dunphy asked if new uses are being introduced to the area. Williams explained that the uses allowed in the R-7 Downtown Residential ("R-7") are largely similar to the R-5 General Residential. Dunphy questioned the future of Bale's once they close. Williams answered that zoning does not dictate the market. Zemenak explained the context of Bale's closing.

Jeff Laski, Westmont resident, expressed excitement about the proposed rezoning.

Elizabeth Musch, Westmont resident, asked how a smaller lot can be redeveloped if sold. Williams explained how detached houses can continue to be single-family if sold. Musch asked how affordable housing is addressed in the rezoning proposal. Zemenak explained that the Village meets all State of Illinois requirements for affordable housing.



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Rick Martin, Westmont resident, expressed support for rezonings, hoped development would occur quickly, and requested that the public continue to be consulted.

Patrick Murray, Westmont resident, voiced concerns about rezoning the R-7 negatively impacting existing single-family homes. Hennerfeind explained that the zoning ordinance allows for existing detached houses to be improved in accordance with the R-5 district regulations. Zemenak further clarified how existing detached homes can be improved if rezoned R-7, including applicable nonconforming regulations.

Commissioner Charleston explained that the school districts receive most of the property taxes and gave a brief overview of how taxes are levied.

Noreen Kratz, Westmont resident, asked about a developer-led community meeting scheduled for the following week. Williams explained the logistics of the meeting. Kratz questioned the purpose of the rezonings and the intended result. Hennerfeind explained the rezoning proposal is highly influenced by the 2013 Comprehensive Plan, and attempts to direct development to a more appropriate location. Kratz stated the Metra ridership is low, so residents may not only be walking to the train station, and questioned why the Village is following the trends of adjacent municipalities.

Michelle Coffey, Westmont resident, asked if a special use permit may be required if an existing detached home is damaged to a certain extent. Williams and Zemenak discussed transitional provisions and nonconformity regulations. Coffey asked about impacts on the school districts. Hennerfeind explained that the impact fees are collected and paid to the Park District, Library District, and school districts. Adam Walsh, Planner, explained that the main trigger for impact fees are subdivisions.

Andrew Cornay asked how the rezoning proposal would be impacted by an economic collapse. Zemenak answered that the Village has some financial incentive programs to assist business and properties.

Laurel Rugen, Westmont resident, asked how efforts to increase redevelopment preserve the existing character, expressed concerns about traffic and parking, and displacement of existing residents.

Candace Robbins, Westmont resident, appreciated the existing character of the Village and said the rezonings may negatively alter the character and create a tunnel effect.

Bonnie Waymann-Dodd, Westmont resident, shared the sentiments of previous speakers regarding traffic, stormwater, loss of green space, quality of development, tax increases, quantity of multi-family and townhouses in the Village, and the future of the Bale's property.

John Havemann, Westmont resident, explained how the property taxes of his property changed when the detached house was redeveloped with a duplex. While not opposed to the rezoning, Havemann commented on how redevelopments will alter the character of the neighborhood.

Joseph Dunphy felt reassured about the rezonings, but hypothesized that it may not spur the intended development, and asked if the Village has intentions for developing other parts of the Village. Hennerfeind answered that the updated Comprehensive Plan will evaluate the future land use of other



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parts of the Village. Dunphy stated that what happened to Naperville may not happen in Westmont.

Jim Fernandez felt that a majority of the rezoning proposal was a good idea, but voiced concerns about increasing the residential population along East Quincy Street.

Bonnie Waymann-Dodd felt that the Village does not have the space to develop as much as intended.

Candace Robbins raised concerns about how potential redevelopment projects may be impacted by the BNSF railroad.

Commissioner Comments:

Walsh explained to the commission and public how the rest of the public hearing would operate.

Commissioner Simpson referenced public comments regarding nonconforming uses, explaining how nonconforming uses are typically regulated, and commented on increased property values and the future land use of a property, if sold.

Charleston asked for clarification on the northern limit of the B-1(A) proposal. Williams explained that the proposal was informed by the Comprehensive Plan and multiple conversations at Community Development Committee meetings. Charleston and Williams discussed the comprehensive zoning ordinance amendments that created and amended the downtown zoning districts.

The commission discussed Stephanie Kilpatrick's comments regarding the B-1(A) creating a tunnel effect. Williams explained that the zoning ordinance has regulations that require a top story setback and façade articulation.

PZC 014-2026 MOTION 1

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for a ***Zoning Map Amendment to rezone the properties from the B-1 Downtown Edge District to the B-1(A) Downtown Core District, as listed on the agenda.***

Seconded by **Simpson**.

VOTING:

Ayes: 5 - Carmichael, Charleston, Donoghue, Simpson, Thomas

Nays: 0

Absent: 2 - Lynn, Peterson

Motion Passed

PZC 014-2026 MOTION 2

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for a ***Zoning Map Amendment to rezone 20-26 East Quincy Street from the M-1 Limited Manufacturing District to the B-1(A) Downtown Core District.***



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Seconded by **Charleston**.

VOTING:

Ayes: 5 -Carmichael, Charleston, Donoghue, Simpson, Thomas
Nays: 0
Absent: 2 -Lynn, Peterson

Motion Passed

PZC 014-2026 MOTION 3

Motion by **Charleston** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for a ***Comprehensive Plan Map Amendment to change the future land use designation of 20-26 East Quincy Street from Single Family Attached Residential to Downtown Mixed-Use.***

Seconded by **Thomas**.

VOTING:

Ayes: 5 -Carmichael, Charleston, Donoghue, Simpson, Thomas
Nays: 0
Absent: 2 -Lynn, Peterson

Motion Passed

PZC 014-2026 MOTION 4

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for a ***Zoning Map Amendment to rezone the split-zoned property at 139 North Cass Avenue from the B-1 Downtown Edge District and the R-3 Single-Unit Residential District to the B-1(A) Downtown Core District.***

Seconded by **Donoghue**.

VOTING:

Ayes: 5 -Carmichael, Charleston, Donoghue, Simpson, Thomas
Nays: 0
Absent: 2 -Lynn, Peterson

Motion Passed

PZC 014-2026 MOTION 5

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for a ***Comprehensive Plan Map Amendment to change the future land use designation of 139 North Cass Avenue from Single Family Detached Residential to Downtown Mixed-Use.***



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Seconded by **Donoghue**.

VOTING:

Ayes: 5 -Carmichael, Charleston, Donoghue, Simpson, Thomas
Nays: 0
Absent: 2 -Lynn, Peterson

Motion Passed

PZC 014-2026 MOTION 6

Motion by **Donoghue** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for a ***Zoning Map Amendment to rezone the split-zoned property at 18 West Quincy Street from being partially unzoned and from the R-5 General Residential District to the B-1(A) Downtown Core District.***

Seconded by **Simpson**.

VOTING:

Ayes: 5 -Carmichael, Charleston, Donoghue, Simpson, Thomas
Nays: 0
Absent: 2 -Lynn, Peterson

Motion Passed

PZC 015-2026 MOTION 1

Motion by **Donoghue** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for a ***Zoning Map Amendment to rezone the properties from the R-5 General Residential District to the B-1 Downtown Edge District, as listed on the agenda.***

Seconded by **Charleston**.

VOTING:

Ayes: 5 -Carmichael, Charleston, Donoghue, Simpson, Thomas
Nays: 0
Absent: 2 -Lynn, Peterson

Motion Passed

PZC 016-2026 MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for a ***Zoning Map Amendment to rezone the properties from the R-5 General Residential District to the R-7 Downtown Residential District, as listed on the agenda.***



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Seconded by **Donoghue**.

DISCUSSION:

Charleston questioned why 205 East Burlington Avenue was proposed to be rezoned R-7 Downtown Residential. Walsh explained that is to avoid spot zoning, which is a discouraged practice.

VOTING:

Ayes: 5 -Carmichael, Charleston, Donoghue, Simpson, Thomas

Nays: 0

Absent: 2 -Lynn, Peterson

Motion Passed

PZC 016-2026 MOTION 2

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for a ***Comprehensive Plan Amendment to change the future land use designation of the properties from Single Family Detached Residential to Single Family Attached Residential, as listed on the agenda.***

Seconded by **Simpson**.

VOTING:

Ayes: 5 -Carmichael, Charleston, Donoghue, Simpson, Thomas

Nays: 0

Absent: 2 -Lynn, Peterson

Motion Passed

PZC 016-2026 MOTION 3

Motion by **Charleston** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for a ***Comprehensive Plan Amendment to change the future land use designation of 205 East Burlington Avenue from Public/Semi Public to Single Family Attached Residential.***

Seconded by **Simpson**.

VOTING:

Ayes: 5 -Carmichael, Charleston, Donoghue, Simpson, Thomas

Nays: 0

Absent: 2 -Lynn, Peterson

Motion Passed



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11. Open Forum

Nobody spoke during the Open Forum.

12. Miscellaneous Items

- a. Carmichael recognized Commissioner Thomas' 25th anniversary of being on the Planning & Zoning Commission.
- b. Carmichael thanked the members of the public for attending the meeting and providing comments.
- c. The next regular PZC meeting is on July 8th.

13. Adjourn

Motion by **Donoghue** to adjourn the meeting.

Second by **Simpson**.

The motion carried on a unanimous voice vote.

Meeting adjourned at 9:49 p.m.