



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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westmont.illinois.gov | 630-981-6200

Village of Westmont Planning & Zoning Commission July 8, 2026 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **July 8, 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: 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), Joseph Hennerfiend (Community Development Director), Greg Ulreich (Village Engineer), John Zemenak (Village Attorney, *arrived at 6:22 p.m.*)

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 June 10, 2026 regular meeting.

MOTION by **Charleston** to approve the regular meeting minutes from June 10, 2026.

Seconded by **Donoghue**.

VOTING:

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

Nays: 0

Motion Passed

8. Review of Public Hearing Procedures

9. Old Business

None.



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10. New Business

PUBLIC HEARING PZC 011-2025

Request 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) (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.

Presentation:

Drew Mitchell, Holladay Properties, introduced the requests. Chris Walsh, petitioner's architect, presented the site plan. Don Tomei, Holladay Properties, explained the apartment sizes. Lori Kappel, Holladay Properties, gave an overview of the signage plan. Mike O'Connor, Holladay Properties, discussed their plans for the alley and building's orientation along Cass Avenue.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams explained the subject properties'



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previous zoning approvals, the applicability of the People Over Parking Act, allowing flexibility for the landscaping plan in relation to the upcoming Downtown Streetscape Master Plan, and how the recommendation motions can be made.

Public Comment:

Kyle Dispensa, Westmont resident, spoke in support of the development, and commented on the parking, wishing for a two-story garage, and pedestrian safety and ADA accessibility at the alley.

Liz Edwards, Westmont resident, expressed support for the proposed development in comparison to the previously-approved development, and requested better communication with residents when public right-of-way projects are proposed. Carmichael asked staff for confirmation the North Linden alley is scheduled for reconstruction. Greg Ulreich, Village Engineer, confirmed it is scheduled for next year.

Laurel Rugen, Westmont resident, preferred a five-story building over seven, but felt that building would still tower over neighboring properties and questioned if impacts of traffic were evaluated. Mitchell and Williams responded that a traffic report was included in the meeting packet.

Kevin Kovanich, Westmont resident, asked for clarification on the landscaping and screening between his property and the proposed parking lot.

Brian Schuering, Westmont resident, voiced support for the deviation to the top-story setback.

Mitchell responded that the design will be ADA accessible.

Brendan May, petitioner's traffic and parking consultant, provided an overview of the traffic impact study.

Carmichael explained that the public parking lot on North Lincoln Street was designed to accommodate a future parking garage. Mitchell added that a parking garage can be explored in the future and that though they are not required to provide parking, the spaces provided are done so to ensure the dwelling units can be leased.

O'Connor explained the parking lot screening measures will be completed by the petitioner and said they will work with the neighbor to address his concerns. Mitchell explained their construction communication process. John Zemenak, Village Attorney, confirmed that the property must continuously maintain their landscaping if damaged. Williams explained that the plans show a 6 foot fence, which lowers to 3 feet in the front yard, plus a 5 foot landscaping buffer between the parking lot and northern neighbor.

Joseph Hennerfeind, Community Development Director, explained the Village's upcoming efforts to evaluate parking in the Downtown area.

May explained the traffic volumes and anticipated traffic flow. Commissioner Charleston and May discussed the vehicle stacking along Burlington Avenue. Charleston did not feel that a two-story parking garage would be appropriate on Linden Avenue.

Carmichael closed the public comment portion of the public hearing.



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Commissioner Comments:

Commissioner Lynn asked if the Village can require a developer to make improvements off of the subject properties. Zemenak replied it cannot be required, but private agreements can be made between property owners. Zemenak further added that improvements to public property can be made if the requested improvement is related to the proposed development.

Lynn asked about the ownership of the subject properties. Williams answered there is a Memorandum of Understanding (MOU) for the properties to be sold to the petitioner if the zoning approvals and agreements are approved.

Lynn liked the design of the project, but voiced that the off-street parking lot should be owned by the Village. Zemenak explained that the shared-use of the parking lot will be included in the agreements recorded against the properties' titles. Lynn and Zemenak discussed the future of a parking garage on the Linden properties.

Lynn voiced support for the private plaza and for providing a larger front yard setback to make the sidewalk more comfortable, questioned how the property lines were set by the Village, and asked if more parallel parking spaces could be provided along Burlington. Hennerfeind replied that due to the curve of Burlington Avenue, it was felt that on-street parking could pose a safety issue.

Lynn asked if a green roof can be provided on top of the retail space. Mitchell and Walsh answered that it can be explored, but they cannot commit to it at the moment. Tomei further explained that mechanical equipment will be installed on that roof.

Lynn suggested incorporating an electronic message board (EMB) sign on the plaza for the Village's use. Zemenak explained that the Village cannot require the developer to install a sign on the plaza. Williams added that locations for community signage will be evaluated as a part of the Downtown streetscape plan and that EMB signs are not allowed in the B-1(A) district. Mitchell said that they can work with the Village about posting community signage on the property. Carmichael disagreed with an EMB sign on the plaza.

Lynn asked for clarification on the micro-retail spaces. Walsh explained that these are common sizes for micro-retailers, and it is designed for them to grow out of.

Lynn liked the art deco style of the building and asked if trees will be installed on the amenity deck. The petitioners confirmed it will be landscaped with shorter plants.

Lynn asked what the material of the public alley will be constructed of. Williams replied that it has not been decided, but will be dictated by the Village since it is in the public right-of-way. Lynn questioned if a taller fence could separate the parking lot from the neighbor. Lynn and Williams discussed fencing on other surrounding properties.

Hennerfeind and Lynn discussed the ownership of the parking lot. Hennerfeind explained that it was decided to allow the petitioner to purchase the lots since it will also have their mechanical equipment and stormwater detention facility, in addition to parking.



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Commissioner Donoghue asked for clarification on the trash location in relation to the northern alley. Walsh explained the trash will be kept in an interior room served by trash chutes, a hallway for the tenants to use, and a landscaping wall separating the public space from the trash pick-up. Mitchell explained the logistics of trash pick-up and that smells cannot be detected outside of the room. O'Connor added that the building's staff will take the trash bins out only on the pick-up day.

Charleston asked if vehicle charging stations will be provided. Mitchell answered that they will be EV-ready inside and outside. Charleston and Walsh discussed the location and use of the loading spaces and if the plaza will be public or private, which Williams confirmed will be private. Charleston supported requiring the two lots to be under common ownership. Williams stated that PUDs are required to be under common ownership.

Charleston and Mitchell discussed the design of the parking lot. Hennerfeind suggested matching parking limits to the time restrictions on Linden Avenue.

Charleston was not in favor of allowing a health and fitness business as a permitted use in the large retail spaces, finding special use approval to be more appropriate. Mitchell agreed to the recommendation.

Commissioner Simpson asked if the loading space near the building's entrance should be relocated to avoid conflicts. May responded that the location has been evaluated to ensure vehicles should be frequently able to access the left-turn lane from the loading space.

Simpson and Walsh discussed how vehicles will be prevented from accessing the alley.

Simpson suggested keeping the option open for the Village to purchase the Linden properties in the future.

Lynn voiced support for the design of the building.

Simpson asked if the public parking spaces would be free. Williams answered yes. Lynn asked how the public spaces will remain public. Zemenak answered that the redevelopment agreement will require it.

Commissioner Thomas supported the proposed development, especially in comparison to the previously-proposed development. Thomas shared Lynn's comments regarding the Village owning the Linden parking lot.

Secretary Peterson appreciated the design of the building.

Charleston asked if the petitioner has other developments with a similar amenity deck. Walsh replied that their developments in Lombard, Itasca, and Downers Grove have similarly designed amenity decks.

Mitchell said that they are open to future discussions about Linden parking lot becoming a parking garage.

Lynn wished the plaza at Cass and Burlington Avenues would be larger.



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MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request 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 a ***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 associated deviations from the Zoning Ordinance, as listed on the agenda.***

Seconded by **Donoghue**.

DISCUSSION:

Charleston and Williams confirmed a deviation for the generator is still necessary.

VOTING:

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

Motion Passed

MOTION 2

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request 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 a ***Planned Unit Development (PUD) Development Plan in the B-1(A) Downtown Core District.***

Seconded by **Charleston**.

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 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 a ***Planned Unit Development (PUD) Major Site Plan in the B-1(A) Downtown Core District.***



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Seconded by **Donoghue**.

VOTING:

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

Nays: 0

Motion Passed

MOTION 4

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Holladay Property Services Midwest, Inc. d/b/a Holladay Properties (Petitioner) and the Village of Westmont (Owner) for the properties at 14 North Linden Avenue and 20 North Linden Avenue, Westmont, Illinois, 60559, for a **Preliminary Plan of Subdivision to consolidate two (2) lots into one (1) lot.**

Seconded by **Charleston**.

VOTING:

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

Nays: 0

Motion Passed

MOTION 5

Motion by **Charleston** to recommend to the Village Board of Trustees to approve a request from Holladay Property Services Midwest, Inc. d/b/a Holladay Properties (Petitioner) and the Village of Westmont (Owner) for the properties at 14 North Linden Avenue and 20 North Linden Avenue, Westmont, Illinois, 60559, for a **Comprehensive Plan Map Amendment to amend the future land use designation from Single Family Detached Residential to Downtown Mixed-Use.**

Seconded by **Simpson**.

VOTING:

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

Nays: 0

Motion Passed

MOTION 6

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Holladay Property Services Midwest, Inc. d/b/a Holladay Properties (Petitioner) and the Village of Westmont (Owner) for the properties at 14 North Linden Avenue, Westmont, Illinois, 60559, for a **Zoning Map Amendment to rezone the property from the R-5 General Residential District to the B-1(A)**



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Downtown Core District.

Seconded by **Thomas**.

VOTING:

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

Nays: 0

Motion Passed

MOTION 7

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Holladay Property Services Midwest, Inc. d/b/a Holladay Properties (Petitioner) and the Village of Westmont (Owner) for the properties at 20 North Linden Avenue, Westmont, Illinois, 60559, for a ***Zoning Map Amendment to rezone the property from the R-3 Single-Unit Residential District to the B-1(A) Downtown Core District.***

Seconded by **Donoghue**.

VOTING:

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

Nays: 0

Motion Passed

11. Open Forum

Laurel Rugen, Westmont resident, raised concerns regarding the signage and noise from Starbuds. Zemenak explained that there are regulations for this type of signage that may need to be investigated to confirm if it meets the code or not. Hennerfeind replied that sound issues can be responded to by the Police Department and that Starbuds has received temporary event permits approved by the Village Board.

12. Miscellaneous Items

- a. **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**

Carmichael explained that he will be absent next month, hence the need for the vice-chairperson rotation to be re-established. Williams explained that staff has a proposed rotation informed by seniority, attendance, and familiarity with Robert's Rules, which is: Simpson, Charleston, Donoghue, Thomas, Lynn, Peterson. The commission did not object to staff's proposed order.



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13. Adjourn

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

The motion carried on a unanimous voice vote.

Meeting adjourned at 8:43 p.m.