



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

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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, September 9, 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 August 12, 2026 regular meeting
 - b. Approval of the Minutes of the August 26, 2026 Special Joint Meeting - Village Board and Planning & Zoning Commission
8. Review of Public Hearing Procedures
9. Old Business - None
10. New Business
 - a. **PZC 021-2026**
A request from Passero Construction Management LLC (Petitioner) and 136 Burlington CH LLC (Owner) for the property at 25 Hidden View Drive, Westmont, Illinois, 60559, for the following:
 1. Preliminary Plan of Subdivision to subdivide one (1) lot into five (5) lots in the R-3 Single-Unit Residential District.
 - b. **PUBLIC HEARING PZC 028-2026**
A request from Patsy Albrecht for the property at 121 West 41st Street, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to the minimum rear yard setback for a screened porch addition to an attached house in the R-4 General Residential District.

c. **PUBLIC HEARING PZC 029-2026**

A request from P. Giannas LLC for the properties at 401 and 403 South Linden Avenue, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to the minimum interior side yard setback for a patio for a semi-detached house in the R-4 General Residential District.

d. **PUBLIC HEARING PZC 027-2026**

Requests from Evanston Acquisitions, LLC d/b/a Torque Motor Suites (Petitioner) and Ryan Companies US, Inc (Owner), for the property at 755 Oakmont Lane, Westmont, Illinois, 60559, for the following:

1. Special Use Permit for a Planned Unit Development (PUD) in the O/R Office Research District for a car condominium development consisting of four (4) buildings, including the following associated deviations from the Zoning Ordinance:
 - a. Amend the allowable uses in the O/R Office/Research District to allow a Warehouse/Logistics use (Car Condominiums) as a permitted use;
 - b. Permitted size, location, and type of signage;
 - c. Minimum fence height adjacent to a residentially-zoned lot;
 - d. Minimum interior side yard setback for two buildings;
 - e. Minimum interior side yard setback for two patios;
 - f. Such other deviations as may be necessary based on the Petitioner's PUD Development Plan.
2. Planned Unit Development (PUD) Development Plan
3. Planned Unit Development (PUD) Major Site Plan

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

1. Next Regular PZC Meeting is scheduled for 6:00PM on October 14, 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>