Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov
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, December 10, 2025 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 November 12, 2025 Regular Meeting
8. Review of Public Hearing Procedures
9. Old Business
10. New Business
    a. **PUBLIC HEARING PZC 023-2025**
    Requests from the Village of Westmont for the property at 328 South Wilmette Avenue, Westmont, Illinois, 60559, for the following:
    1. Map Amendment from the R-3 Single-Unit Residential District to the P/I Public and Institutional District.
    2. Special Use Permit to operate a governmental use in the P/I Public and Institutional District.
    3. Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot.
    4. Zoning Ordinance Variance to the minimum front yard setback.
    5. Major Site Plan Approval.

    b. **PUBLIC HEARING PZC 024-2025**
    Requests from the Village of Westmont for the property at 31 West Quincy Street, Westmont, Illinois, 60559, for the following:

1. Map Amendment from the B-1 Downtown Edge District to the P/I Public and Institutional District.
2. Special Use Permit to operate a governmental use in the P/I district.

c. **PUBLIC HEARING PZC 025-2025**
Request from the Village of Westmont for the property at 925 Oakwood Drive, Westmont, Illinois, 60559, for the following:
1. Map Amendment from the R-3 Single-Unit Residential District to the P/I Public and Institutional 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. Next Regular PZC on January 14, 2025

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

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
November 12, 2025 - Draft Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **November 12, 2025 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

Ayes:	**5 -**	Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Michael Lynn, John F. Simpson IV, Craig Thomas
Absent:	**1 -**	Commissioner Conor Donoghue
Vacant:	**1**	

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

Staff: Scott Williams (Senior 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 October 8, 2025 regular meeting.

MOTION by **Simpson** to approve the regular meeting minutes from October 8, 2025.

Seconded by **Thomas**.

VOTING:

Ayes:	**5 -**	Carmichael, Peterson, Lynn, Simpson, Thomas
Nays:	**0**	
Absent:	**1 -**	Donoghue
Vacant:	**1**	

Motion Passed

8. Review of Public Hearing Procedures

9. Old Business

PUBLIC HEARING PZC 017-2025
Request from JA RE ENTERPRISES, LLC, d/b/a LOT SMOKES (Petitioner), and WL Property

Acquisitions, LLC (Owner), for the property at 101 West Ogden Avenue, Suite B, Westmont, Illinois, 60559, for the following:

1) Special Use Permit request for tobacco and vape retail store in the B-2 General Business District.

Presentation:
Ahmad Joudeh, petitioner, gave a brief overview of their request.

Staff Comment:
Scott Williams, Senior Planner, presented the staff report. Williams noted that the application was submitted before the comprehensive amendments to the zoning ordinance went into effect, but there were not substantial changes to tobacco and vape stores. Williams confirmed that the subject property met the 1,000 foot distance requirement from a school and that no products containing tobacco or vape will be sold through the drive-through window.

Public Comment:
None.

Commissioner Comments:
Lynn: Commissioner Lynn confirmed that tobacco and vape retail shops are just a special use. Williams replied yes with the distance requirement. Lynn asked what would be sold through the drive-through window. Joudeh replied cannabis would not be sold, but items like t-shirts, hats, and soda would be.

Lynn questioned the enforcement of no tobacco or vape products being sold through the window. Williams replied that the Commission can place that as a condition on the property, and that the Administration Department does their own verification. John Zemenak, Village Attorney, added that he was not aware of any restrictions imposed by the State of Illinois. Joudeh explained that if a customer came to the window to purchase a tobacco product, they would be told to come inside and provide ID verification to purchase it. Zemenak said he could include a condition in the ordinance that tobacco and vape products not be sold through the window.

Simpson: Commissioner Simpson asked if the Special Use Permit is for the business or for the drive-through window. Williams clarified that a Special Use Permit for a drive-through for a bakery, and that the request on tonight's agenda is for the tobacco and vape shop.

Simpson asked how Lit Smokes is accessed, questioning if the drive-through was necessary for the business's options. Joudeh responded that the drive-through is convenient for apparel and lighters, and confirmed that tobacco and vape will only be sold inside. Zemenak clarified the scope of the request is if tobacco and vape products should be allowed to be sold on-site. Williams added that the bakery that was originally going to operate in the subject unit received approval for the use of the drive-through. Since a drive-through is already approved for the unit, future businesses may use it.

Simpson asked if use of the drive-through could be prohibited. Zemenak replied that could be placed as a reasonable condition due to fear of underage sales, and the Village Board can decide to approve the Special Use request with that condition.

Thomas: Commissioner Thomas questioned the access point on North Grant street that was discussed before the Commission last year. Williams responded that the design of the access point hooks left to deter right turns on to North Grant. Joudeh confirmed that there is a “no right turn” sign at that point.

Peterson: Secretary Peterson asked how customers will know what is sold through the drive-through window. Joudeh answered that there will be a sign saying that no tobacco products are sold through the window. Peterson asked if either unit sells cigarettes. Joudeh replied that the dispensary cannot.

Peterson asked if there is an age restriction on the purchase of pipes or papers. Joudeh replied that one must be at least 21 years old to purchase rolling paper and related glass products. Peterson found the use to be a good fit for the property.

Carmichael: Chair Carmichael asked for the minimum age to purchase tobacco. Joudeh said 21 years old. Carmichael asked if the commercial kitchen equipment would be kept in the unit and if employees would work in both businesses. Joudeh said it will be removed and that the employees would only work in one of the businesses.

Simpson asked if the Village should prohibit the sale of tobacco through the drive-through regardless of whether the State continues to prohibit it or not and raised concerns on how clear it is that the drive-through does not allow for those products to be bought. Joudeh replied that the window will have a sign explaining that and can add extra signage if needed. Williams noted that the ordinance approving the request often sees conditions be added regarding lighting around windows and signage, which the prohibition of tobacco sales through the drive-through could be added, too.

Lynn asked how the 1,000 foot separation distance requirement is measured. Williams replied that it is measured from the subject unit’s wall to the property line of the nearest school.

MOTION 1

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request from JA RE ENTERPRISES, LLC d/b/a LIT SMOKES (Petitioner), and WL Property Acquisitions, LLC, (Owner), for the property at 101 West Ogden Avenue, Suite B, Westmont, Illinois, 60559, ***for a Special Use Permit to operate a tobacco and vape retail store in the B-2 General Business District.***

Seconded by **Peterson**.

VOTING:

Ayes:	**5 -**	Carmichael, Peterson, Lynn, Simpson, Thomas
Nays:	**0**	
Absent:	**1 -**	Donoghue
Vacant:	**1**	

Motion Passed

10. New Business

PUBLIC HEARING PZC 020-2025
Request from Matthew and Karen Robare, for the property at 225 South Williams 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 a deck.

Presentation:
Matthew and Karen Robare, petitioners, presented their request. Karen Robare explained that the existing deck is around 90 square feet, which is just large enough to connect the rear door to the driveway, and that the layout of the existing driveway takes up most of their coverage.

Staff Comment:
Scott Williams, Senior Planner, explained that this is the first variance request under the amended zoning ordinance, and the variance standards were adjusted. Williams presented the staff report, noting that the subject lot is shallower than other lots in the subdivision and that it is eligible for administrative approval to 40% lot coverage. Since the proposal is for a coverage of about 42%, a variance is needed. Williams added that the engineer did not recommend any mitigating efforts, as engineering sees decks as pervious structures and because the property is not in a low depressional area.

Public Comment:
None.

Commissioner Comments:
Simpson: Simpson asked if the existing deck is on top of the soil or if there is a surface between it and the ground. The Robares replied there is nothing under the deck but grass.

Thomas: Thomas did not have concerns since the engineer did not recommend conditions of approval.

Peterson: Peterson disagreed with the findings of fact, but felt that the request was appropriate.

Lynn: Lynn supported the request, finding that the Village's lot coverage regulation is too restrictive.

Carmichael: Since the property is not in a subbasin area, Carmichael supported the request.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request by Matthew and Karen Robare, for the property at 225 South Williams Street, Westmont, Illinois, 60559, for a ***Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for a deck.***

Seconded by **Lynn**.

VOTING:

Ayes:	**5 -**	Carmichael, Peterson, Lynn, Simpson, Thomas
Nays:	**0**	
Absent:	**1 -**	Donoghue
Vacant:	**1**	

Motion Passed

Concept Plan Presentation - INFORMAL DISCUSSION ONLY
Request from 33 W Naperville LLC, regarding the properties at 246 North Lincoln Street and 33 West Naperville Road, Westmont, Illinois, 60559 to present a draft Concept Plan for a proposed Map Amendment from the B-2 General Business District to the R-5 General Residential District and potential Optional Development Plan, for the redevelopment of two existing nonconforming residential buildings. This is a preliminary internal/informal discussion for the Planning and Zoning Commission to provide feedback prior to a required public hearing, to be held at a future date.

Chair Carmichael explained that this is an informal discussion and that there will not be an opportunity for public comments.

Presentation:
Kevin Droz, property owner, presented the draft Concept Plan. Droz explained that he bought the apartment building at 33 West Naperville and the detached house converted into two apartments at 246 North Lincoln. Droz stated that 33 West Naperville had already been remodeled, and is preparing to renovate 246 North Lincoln, which would include an addition

Staff Comment:
Scott Williams, Senior Planner, presented the staff report. Williams explained that the B-2 district does not allow residential uses, hence the nonconforming use status. Williams discussed potential approvals that would be needed, including resubdivision, rezoning, comprehensive plan amendment, site and landscaping plan, and possibly variances. Williams added that there are insurance hurdles for nonconforming properties.

Discussion:
Peterson asked what the construction plans are for 246 Lincoln. Droz replied that 246 Lincoln would not look similar to 33 Naperville, but there may be some similarities. Peterson asked if an elevator would be needed, Williams replied that it would be discussed during staff review with the Building Division reviewer. Peterson expressed support for the proposal.

Carmichael asked where the fifth dwelling unit would be. Droz replied that he and his architect designed the exterior, but have not finalized a floor plan for, but can accommodate five units. Carmichael voiced support for the proposal.

Lynn asked if there would be balconies on 246 Lincoln. Droze replied that there are none proposed, but they may do a common outdoor space. Williams added that there is an open space requirement, which can be satisfied through individual or common outdoor spaces. Lynn recommended that if individual

outdoor spaces are proposed, they be integrated nicely into the facades.

Lynn suggested increasing the footprint of the building if the district allows for smaller setbacks. Droz replied that the proposal is a conservative design, but may look for other ways to expand the building.

Simpson asked about on-street parking for guests. Williams replied that he was not sure about the parking allowance on North Lincoln, but the site plan provides enough parking for the tenants. Droz confirmed that their leases typically state one parking space per tenant, and that one side of Lincoln allows on-street parking, but not overnight parking. Simpson voiced support for the project, but raised concerns about delivery vehicles for both buildings.

Concept Plan Presentation - INFORMAL DISCUSSION ONLY
Request from Torque Suites (Applicant), and Ryan Companies US, INC (Owner), regarding Lot 2 of the Rockwell Second Resubdivision, commonly known as 701 Oakmont Lane, Westmont, Illinois, 60559. The purpose of the request is to present a draft Concept Plan for a proposed Planned Unit Development (PUD) for the redevelopment of an existing parking lot into a commercial condominium building for the storage and serving of automobiles. This is a preliminary internal/informal discussion for the Planning and Zoning Commission to provide feedback prior to a required public hearing to be held at a future date.

Presentation:
Brad Albrecht, representing Torque Suites, gave an overview of their concept plan. Albrecht explained that owners cannot live in the condominium. The units have tall ceilings and a mezzanine, which can be used for car storage, workspaces, and entertainment. No work on automobiles can be done on-site. Albrecht explained that the subject property was chosen based on the market demand for this kind of use. Albrecht closed by explaining the site plan and typical Owner's Association restrictions.

Discussion:
Peterson asked how the restriction that owners cannot reside in their unit is enforced. Albrecht answered the Owner's Association would reprimand any offender, but they have not seen that be an issue in other developments.

Carmichael asked about the proposed clubhouse. Albrecht explained that the clubhouse is a similar size to the units, and will have amenities similar to those of a multi-family development and that clubhouses are often rented out for charity events.

Carmichael asked what Torque Suites' involvement is versus the Owner's Association once all units are sold. Albrecht answered that Torque Suites turns the board over.

Zemenak asked if the covenants are recorded against the title and if they have given the municipality enforcement powers. Albrecht replied no.

Peterson asked how alcohol is regulated. Zemenak replied they cannot do liquor sales, but can get a temporary license if they have a valid liquor license through the Village, but owners can bring liquor into their own unit.

Staff Presentation:
Scott Williams, Senior Planner, presented the staff report, explaining the previous approvals for the subject property earlier this year. Williams explained that the project would be processed as a Planned Unit Development (PUD), and the other approvals that would likely be needed. Williams stated that PUDs can have deviations from many of the zoning district's regulations, while also placing specific restrictions on the development.

Carmichael and Peterson asked how much the units typically sell for. Albrecht replied around $350,000 with about a $200 per month association fee, and that most owners live or work in close proximity to the condominiums. Williams added that car condominiums are becoming more popular in the Greater Chicago area.

Simpson found the location to be appropriate given the proximity to car dealerships. Simpson was concerned about the future use of the property if the car condominiums cease operations, as industrial uses may try to take advantage of the space. Zemenak responded that the PUD approval will specify what uses are allowed on the property and any future use of the property would have to come in for their own approvals, which the Village could say no to.

Lynn asked if the units have basements. Albrecht replied no. Lynn asked about other uses of the units and clubhouse. Albrecht said some owners use their unit as a remote work space and that the clubhouse may sometimes be rented for small charity fundraisers.

Lynn brought up guest parking. Albrecht explained that each owner gets two key cards for guests to access the parking, and that it would be hard to get away with misusing the access to the facility. Guests often park just outside of the unit they are visiting. Lynn asked about parking for the charity events. Albrecht said that the drive aisles are about 45 feet wide, so visitors could park in the aisle, too. Williams explained that the Commission or Village Board can require more guest parking, but the PUD approval can list out the minimum parking to be maintained. Lynn asked if on-street parking is allowed on Oakmont, Williams replied he believed it is not allowed.

Lynn asked about outdoor lighting. Albrecht said each unit has their own exterior light.

Lynn mentioned the enforcement of disturbances. Williams replied that if there are a certain amount of violations or complaints, the Special Use Permit can be brought in for potential revocation of the approval.

Carmichael asked to confirm that fire trucks will be able to navigate the site. Albrecht displayed their engineer's fire safety exhibit, and Williams noted that the Fire Department will review to verify it meets the Village's standards once a formal application is submitted.

Zemenak asked about restrictions on working on vehicles in their unit. Albrecht confirmed that working on vehicles is not allowed per their Owner's Association.

Zemenak asked if other developments have encountered issues with fire departments. Albrecht explained that the units have fire sprinkler systems and have not had issues with fire codes since their

developments are not allowed to be used as a residence.

Thomas said that he likes the Owner's Association, and Albrecht mentioned that they hire professional management companies to enforce the rules and manage common areas. The management company continues to manage the property after Torque Suites sells all the units.

Peterson asked how they market their projects. Albrecht replied that they hire sales consultants, sponsor community events, and word of mouth. Peterson and Albrecht discussed how the units are sold.

11. Open Forum
Nobody spoke during the Open Forum.

12. Miscellaneous Items

a. **Anti-Harrassment Training**
Williams reminded the Commission to complete their training by December 15th. Some of the training can be completed by providing evidence to the Village that they have completed it through their employment.

b. **Next regular PZC on December 10, 2025**
Williams notified the Commission that the next regular meeting will be held, and to notify staff if they will be unavailable to attend as soon as possible to ensure there is a quorum.

c. **Text Amendments**
Lynn asked how text amendments can be initiated. Williams replied that the Village Board typically directs staff to make text amendments, and they are presented to the Community Development Committee for formal direction to pursue the amendments. Williams added that around March or April, staff will bring a maintenance text amendment for approval.

d. **2026 Planning and Zoning Commission Meeting Schedule**
Williams notified the Commission that their packet included next year's meeting schedule.

13. Adjourn

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

The motion carried on a unanimous voice vote.

Meeting adjourned at 7:48 p.m.

Certificate of the Publisher

Westmont Suburban Life

Description:PZC 328 S WILMETTE
2287161

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

Shaw Media certifies that it is the publisher of the Westmont Suburban Life. The Westmont Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Westmont, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
11/20/2025

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on
20th day of November, A.D. 2025

Shaw Media By: Laura Shaw

Laura Shaw, Publisher

Account Number 10074602 Amount $158.30

PUBLIC NOTICE
LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION NOTICE OF PUBLICATION

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, December 10, 2025 at 6:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the hearing is to consider requests from the Village of Westmont for the property at 328 South Wilmette Avenue, Westmont, Illinois, 60559.

The Village of Westmont is proposing improvements to the Public Works Department's Storage Yard at 328 South Wilmette Avenue. This property will continue to serve as a location for indoor and outdoor storage of materials and equipment for all five Public Works Divisions, as well as the location of an existing Village water tower. The proposed improvements include the construction of two new principal buildings: a salt dome and a storage garage, in addition to the existing storage garage. Additional enhancements are also being proposed, including but not limited to landscaping, surface upgrades, stormwater detention, and fencing. To accommodate these improvements, the following requests will be considered at the public hearing:

1. Map Amendment from the R-3 Single-Unit Residential District to the P/I Public and Institutional District.
2. Special Use Permit to operate a governmental use in the P/I Public and Institutional District.
3. Preliminary/Final Plat of Subdivision to consolidate five (5) lots into one (1) lot.
4. Zoning Ordinance Variance to the minimum front yard setback.
5. Major Site Plan Approval

PIN(s): 09-10-315-046; 09-10-315-046; 09-10-317-011; 09-10-317-012; 09-10-317-013
More Common Location: 328 South Wilmette Avenue, Westmont, Illinois, 60559
Village Code(s) Applicable: Chapter 95, Sections 5.02; 6.01; 10.07(D); 14.02; 14.04; 14.05; 14.06; Appendix B, Article II

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 8:00 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. All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION
Doug Carmichael,
Chairperson
(Published in Westmont Suburban Life Nov. 20, 2025) 2287161

PZC Case Number (office use only):	PZC 023-2025

Petitioner

Petitioner Name:	Amy Ries	**Property Owner Name:**	Village of Westmont
Petitioner Address:	155 E. Burlington Ave.	**Owner Address:**	31 W. Quincy St.
City, State and Zip	Westmont, IL 60559	**City, State and Zip:**	Westmont, IL 60559
Phone:	630-981-6289	**Phone:**	
Email:	aries@westmont.il.gov	**Email:**	

Subject Property

Property Address (Subject Property):				328 S. Wilmette Ave.			
Property Identification Number(s) PIN(s):				0910317011; 0910317012; 0910317013; 0910315046; 0910315047			
Lot Width	455	**Lot Depth**	300	**Lot Area:**	136,500	**Lot Acreage:**	3.13
Current Zoning:		R-3		**Current Use:**		Governmental	
Description of Request/Project Title:				Public Works Cold Storage Yard Reconstruction			
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format): ***Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.***				LOTS EIGHTEEN, NINETEEN AND TWENTY IN BLOCK FOUR IN ARTHUR T. MCINTOSH AND COMPANY' S FAIRMONT PARK, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TEN, TOWNSHIP THIRTY-EIGHT NORTH, RANGE ELEVEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART CONVEYED TO CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY), ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1920 AS DOCUMENT NO. 143121, ALL IN DUPAGE COUNTY, ILLINOIS. ALSO LOTS SIX AND SEVEN IN BOROUSK' S RESUBDIVISION OF LOTS 15, 16, AND 17 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY' S FAIRMONT PARK, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THAT PART CONVEYED TO THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY), ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 1971 AS DOCUMENT R1971- 046435, ALL IN DUPAGE COUNTY, ILLINOIS.			

Signature(s)

By signing below, the Petitioner certifies that all of the above statements in this Application and statements on any documents or drawings submitted with this Application are true and correct to the best of my (our) information and belief.

BY SIGNING BELOW, THE PROPERTY OWNER (1) GRANTS PERMISSION TO THE PETITIONER (IF DIFFERENT THAN THE PROPERTY OWNER) TO SUBMIT THIS APPLICATION AND TO SEEK THE ZONING AND DEVELOPMENT APPROVALS CONTAINED IN THE APPLICATION FOR THE PROPERTY, AND (2) AGREES TO BE BOUND BY AND TO COMPLY WITH ANY CONDITIONS ESTABLISHED BY THE VILLAGE FOR THE DEVELOPMENT/USE OF THE PROPERTY.

By signing below, the petitioner and property owner acknowledge that the ***Application fees are non-refundable*** and that submitting this form is not a guarantee that the requests will appear before the Planning and Zoning Commission or Village Board. The petitioner and property owner further acknowledge that all items to be considered by the Planning and Zoning Commission shall receive technical reviews by Village Staff or consultants, as deemed appropriate by the zoning administrator, before being considered by the Planning and Zoning Commission.

PETITIONER SIGNATURE:

Amy Ries, Public Works Director, agent for the Village

Print Name of **Petitioner**

11/11/25

Signature of **Petitioner** and Date

OWNER SIGNATURE
***(if different than the petitioner)*:**

JAMES GUNTHER, Village Manager

Print Name of **Property Owner**

11/6/25

Signature of **Property Owner** and Date

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

PZC Case Number (office use only):	PZC 023-2025

Application for Zoning Map Amendment

Zoning Map Amendments, or rezonings, are when a property or properties are changed from one zoning district to another. Map amendments may be initiated by the Board of Trustees, Planning and Zoning Commission, the zoning administrator, or by a property owner.

Proposed Rezoning Detailed Description

State the reasoning for requesting the map amendment. Describe any change in use, construction plans, or any other improvement to be completed if the rezoning is approved.

The 2025 Zoning Ordinance created a new Public/Institutional zone, which reflects the current conditions of use as a storage yard for the Public Works Department.

In the table below, please identify the current zoning and land use of the adjacent properties. A PDF of the Zoning Map can be found on the Village of Westmont's website under the Community Development page.

	Current Zoning	Current Land Use
North	R-3	Single Family
East	R-3 & B-2	Single Family & Gas Station
South	R-4	Single Family
West	R-3	Single Family

1. Explain how the current zoning restrictions of the current zoning district affect property values.

The current zoning does not reflect the use that has been in place on the property since at least the 1970s.

2. Explain the extent to which any diminution in property value is offset by an increase in the public health, safety, and welfare, if the amendment is approved.

The reconstruction will improve the ability to maintain the premises clean, as well as keeping most of the stored materials under permanent cover. The aesthetic improvement from a new perimeter fence will improve property values. The proposed use, which is a continuation of the existing use, will be an improvement by reconstructing the hard-surface and expanding storage to assist in maintaining cleanliness throughout the site. The new building will act as both a visual and noise barrier for the residence(s) to the north. The naturalization and additional tree planting along the stormwater detention basin will enhance the aesthetics and also provide screening for the neighboring residences along the rear lot line.

3. Explain the suitability of the subject property for its zoned purposes and the length of time the subject property has been vacant as zoned, considering the context of land development in the vicinity.

The property has been under this same use since at least the 1970s.

4. Explain the value to the community of the proposed zoning map amendment.

The zoning will match the newly created Public/Institute zone, thus reflecting the existing conditions. The improvements, under the regulations of the P/I district, will allow for Public Works to better serve the community.

5. Explain how the proposed map amendment and the future use of the property relates to the Comprehensive Plan's Proposed Land Use Plan and the subarea plan, if the property is in a subarea. The Comprehensive Plan can be found on the Village of Westmont's website under the Community Development page.

The continued use as a Governmental Use is consistent with the intent of the zoning ordinance and comprehensive plan.

Notes:

1. Valid protest petitions may be filed against any proposed zoning map amendment. Please see Chapter 95, Section 14.02(G) for more information.

2. Please be advised that the review and decision-making bodies are expressly authorized to recommend and approve a ***less intensive zoning district*** classification than the zoning district that was described in the required public notices.

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

PZC Case Number (office use only):	PZC 023-2025

Application for Special Use Permit

Certain uses may be necessary or desirable to allow in a zoning district, but the use may have a unique, special, or unusual impact on the use and enjoyment of neighboring properties or public facilities. The special use process is designed to allow these unique uses to operate in an appropriate location and/or explain how potential impacts will be mitigated.

Proposed Special Use Project Details

State the scope of the work and indicate the specific special use you are requesting. Attach business plans, diagrams, drawings or other information as may be useful to the Planning and Zoning Commission and Village Board of Trustees in understanding your special use request. You must indicate the specific sections of the Zoning Ordinance for which the special use is sought. Please consult Village staff for confirmation.

The proposed project will reconstruct the Public Works Department's Cold Storage Yard at 328 S. Wilmette Ave. As a result of the 2025 Ordinance Revision, the subject property will be rezoned from R-3 to Public/Institutional (P/I). A Special Use Permit is required for Governmental Use per Sec 6.01(B)(3). All five Public Works Divisions will (continue to) use the property for indoor and outdoor storage of materials and equipment, in addition to the Fire Department. Two primary buildings will store equipment and weather-sensitive materials. A third primary building will be a Salt Dome for protecting stored salt as required by the Village's NPDES MS4 (ILR40) permit with the IEPA.

Special Use Standards

The Village of Westmont is obligated to make specific findings of fact for all special use applications according to the Village's Zoning Ordinance and Illinois State Statutes. **Applicants are REQUIRED to submit written evidence and/or analysis of the standards for special use permits below**. **Additionally**, **applicants are strongly encouraged to review the standards for special use permits in preparation for their case during the Planning and Zoning Commission public hearing.** A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the Planning and Zoning Commission and approval of the Board of Trustees[1]:

1. That the proposed use or activity is expressly authorized in this zoning ordinance as a special use.

The proposed use, which is a continuation of the existing use, is consistent with the description of "Governmental Use" per Sec 6.07(D), of "Infrastructure or Utility, Major" per Sec 6.07(K), and of "Infrastructure or Utility, Minor" per Sec 6.07(L).

[1] *Standards for Special Use Permits pursuant to Chapter 95 - Zoning, Sec. 14.04(H) Review and Approval Criteria*

2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The proposed use, which is a continuation of the existing use, will provide for the storage of materials and equipment that is necessary for the day-to-day operations of the Public Works Department.

3. That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to the property values or improvements in the vicinity.

The proposed use, which is a continuation of the existing use, will be an improvement by reconstructing the hard-surface and expanding storage to assist in maintaining cleanliness throughout the site. The new building will act as both a visual and noise barrier for the residence(s) to the north. The naturalization and additional tree planting along the stormwater detention basin will enhance the aesthetics and also provide screening for the neighboring residences along the rear lot line. The proposed fencing will provide for site security and also be aesthetically pleasing for neighboring residents.

4. That approval of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The proposed use is a continuation of the existing use. Additionally, the surrounding area is already developed. The proposed reconstruction should be an improvement to the area, and continue to not be detrimental to the orderly development and improvement of surrounding properties.

5. That the proposed special use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure and community services.

The proposed use, which is a continuation of the existing use, will not require additional infrastructure or create additional burden on existing services.

6. That the proposed special use complies with all applicable regulations of the zoning ordinance except as expressly approved in accordance with the procedures of the zoning ordinance.

See Application for Variation that accompanies this submittal.

If there are special conditions and/or supplemental regulations, please write the condition/regulation (with the code section and number) and response in the box below.

None.

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

PZC Case Number (office use only):	PZC 023-2025

Application for Preliminary Plan & Final Plat of Subdivision

The Preliminary Plan of Subdivision shows the lot design, utility layout, street and intersection design for a subdivision, as well as determining waivers from the Land Development Code. If changes are made to the subdivision after the Preliminary Plan is approved, but before the Final Plat is approved, a new Preliminary Plan must be submitted. Subdivisions include consolidations and dedication as defined in Appendix B.

The Final Plat of Subdivision is recorded with the DuPage County Recorder's office. This plat shows the property boundaries, dedicates rights-of-way, and grants easements. Subdivided lots can be sold after a Final Plat is approved and recorded.

Subdivision Process

Subdivisions are most commonly one of the following:

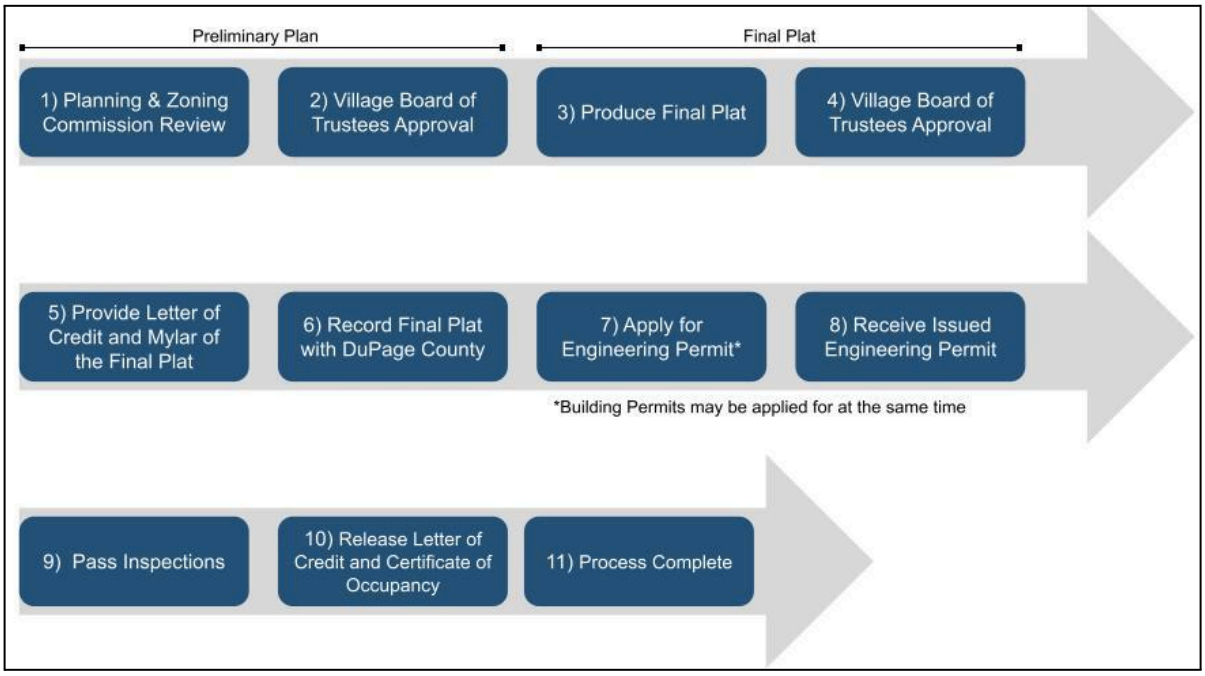
1. A described tract of land which is to be or has been divided into two or more parcels of land
2. Any division of land which creates a lot for transfer of ownership and/or building development where a new street is involved
3. The dedication of streets, ways, or other areas for the use of the public

NOTE: All subdivisions shall comply with the provisions of the Village's Land Development Code where applicable, with the exception of recording of a final plat when such recording is specifically exempted under the Plat Act (765 ILCS 205/0.01 et seq.), which is amended from time to time.

Depending on the scope of the subdivision, the request can be processed in one of two ways. After staff reviews, the process generally have the following steps:

Preliminary Plan and Final Plat Together Process (Generally)

Preliminary Plan and Final Plat Separately Process (Generally)



Proposed Project Detailed Description

Provide an overview of the requested subdivision, including the number of lots, access points, and other relevant information.

The five lots will be consolidated into a single lot, which reflects how the property is currently utilized. The two access points off of S. Wilmette Ave. will be maintained in more or less the same location.

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

PZC Case Number (office use only):	PZC 023-2025

Application for Variance

In some cases, properties may not be able to meet the strict standards of the zoning ordinance due to unique conditions. In these cases, an exception to the rule, called a variance, can be requested and granted when particular conditions are met. The petitioner has the responsibility of justifying the request to both the Planning and Zoning Commission and the Village Board. There is a set of standards for variances and the applicant must demonstrate a hardship that they did not create.

Proposed Project and Variance Details

State the scope of the work and indicate the specific variation you are requesting. Attach such diagrams, drawings or other information as may be useful to the Planning and Zoning Commission and Village Board in understanding your variation. You must indicate the specific sections of the Village's Zoning Ordinance for which the variation is sought. Please consult Village staff for confirmation.

The proposed project will consolidate five contiguous lots into a single lot and rezone it from R-3 to Public/Institutional (P/I). The yard will be reconstructed, which will include two, new principal buildings for cold storage and salt storage. Both buildings will require a variance to reduce the front yard setback off of S. Wilmette Avenue from 25 feet to 10 feet.

Variation from Ch. 95, Sec. 5.02(C), Table V-2: P/I Lot and Building Regulations.

Findings of Fact

The Village of Westmont is obligated to make specific findings of fact for all variance applications according to the Village Zoning Ordinance and Illinois State Statutes. The Planning and Zoning Commission must find evidence that the request meets the eight standards of variance defined in the Village's Zoning Ordinance. **Applicants are REQUIRED to submit written evidence and/or analysis of the standards for EACH variance below**. Additionally, **applicants are strongly encouraged to review the standards of variance in preparation of a defense for their variance request** during the Planning and Zoning Commission public hearing.[1] If multiple variances are being requested, respond to **each standard separately**. Attach as many sheets as necessary.

[1] *Standards for Variations pursuant to Chapter 95 - Zoning, Sec. 14.06(H) Standards and Review Criteria*

1. **Practical Hardship or Practical Difficulty:** The applicant must demonstrate that requiring strict compliance with the regulation for which a variance is sought would create a particular hardship or particular difficulty.

Nearly two-thirds of the site is currently dedicated to stormwater management, the water tower, and leased property for wireless communication purposes. The remaining one-third is currently used for storage of equipment and materials by all five Public Works' Divisions. The proposed reconstruction will also need to include equipment storage for the Fire Department during the reconstruction of its headquarters. The current layout is inefficient and also problematic as it relates to maintaining compliance with our IEPA permit (NPDES MS4). With no options to expand thru property acquisition, Public Works must seek to utilize every available square foot to its advantage.

2. **Unique Physical Condition:** The applicant must demonstrate that the subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the subject lot rather than the personal situation of the current owner of the lot.

Nearly two-thirds of the site is currently dedicated to stormwater management, the water tower, and leased area for wireless communication facilities. In addition, the existing fence was reconstructed and granted a variation to the front yard setback (Ordinance 2007-159). This was done to maintain its location along the property line and thus continue to maximize the space available for Public Works' operations.

3. **Not Self-Created:** The applicant must demonstrate that the unique physical condition is not the result of any action or inaction of the owner, or of the owner’s predecessors in title and known to the owner before acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action for which no compensation was paid.

Historic aerials show the site has been used as a storage yard since at least the 1970's. The principal buildings at the time (since demolished) can be seen to also be encroaching into the current setback requirements for S. Wilmette Ave.

4. **Denied Substantial Rights:** The applicant must demonstrate that requiring strict compliance with the regulation for which a variance is sought would deprive the subject property owner of substantial rights commonly enjoyed by owners of other lots subject to the same regulation.

As with the Public Works Building (155 E. Burlington Ave.), a variance to the front-yard setback is necessary to ensure the use of Village property is utilized to its maximum extent. In addition, multiple variances for storage sheds and cabinets within the front yard setback (s) have already been granted (Ord2003-070; Ord2004-108; Ord2004-111; Ord2004-112; Ord2009-197) for the wireless telecommunications facilities.

5. **Not Merely Special Privilege:** The applicant must demonstrate that the alleged particular hardship or practical difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from use of the subject property.

Not applicable. Public Works is a Department of a (not-for-profit) municipality.

6. **Zoning Ordinance & Comprehensive Plan:** The applicant must demonstrate that the variance would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of the zoning ordinance and the comprehensive plan.

The continued use as a Governmental Use is consistent with the intent of the zoning ordinance and comprehensive plan.

7. **Essential Character of the Area:** The applicant must demonstrate that the variance would not result in a use or development of the subject property that (1) would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity, (2) would materially impair an adequate supply of the light and air to the properties and improvements in the vicinity, (3) would unduly increase the danger of flooding or fire, (4) would unduly tax public utilities, facilities, or services in the area, or (5) would endanger the public health or safety.

The proposed reconstruction is substantially the same as its current use, as well as consistent with historical use since at least the 1970's. The improvements will provide cover for stored materials that are currently exposed to the elements. The existing stormwater management facility will be improved and the proposed structure will be constructed of non-flammable materials. The proposed improvements will improve public facilities and service to the Village as a whole.

8. **No Other Remedy:** The applicant must demonstrate that there is no means other than the requested variance by which the alleged hardship or practical difficulty can be avoided or remedies to a degree sufficient to permit a reasonable use of the subject property.

Adjacent properties are not available for acquisition, but the need for the yard's reconstruction is immediate. Supplementing with the acquisition of other, non-contiguous parcels would be inefficient and costly for Public Works' operations.

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

PZC Case Number (office use only):	PZC 023-2025

Application for Site and Landscaping Plan Review

Site and landscaping plan review and approval is required to ensure the use and development of land, as authorized under the Zoning Ordinance, is undertaken in a proper manner. This could include furthering public health, safety and welfare, making adequate provisions for assuring the availability of appropriate public and private services and amenities, and for minimizing the adverse effects of such development.

The use of site and landscaping plan review is also intended to prevent deterioration of the function, character and appearance of the Village; provide a favorable environment for residents and businesses; and protect property values within Westmont. Conditions of approval may be placed on site plan approvals to ensure any negative impacts associated with the development are mitigated or eliminated.

Site plan approval is required for development under the following situations:

- Construction or enlargement of a principal building occupied by 3 or more dwelling units or the addition of more than 1,000 square feet of impervious surface on any lot occupied by 3 or more dwelling units
- Construction or enlargement of a principal building occupied by one or more nonresidential uses or the addition of more than 1,000 square feet of impervious surface on any lot occupied by a nonresidential use
- Reconstruction or replacement of more than 50% of the street-facing facade of any principal building in a downtown zoning district
- Any other use or activity for which site plan approval is expressly required in the zoning ordinance

Site Plan Review Processes

Site plans are split into two categories: major and administrative. **Major site plans** are when

- Construction of any new building subject to site plan review that exceeds more than 10,000 square feet of gross floor area
- Enlargements of any existing buildings subject to site plan review that results in the addition of more than 10,000 square feet of gross floor area
- Site plans that qualify as administrative site plans but which are referred by the zoning administrator for processing as a major site plan due to potential adverse impacts on neighboring properties or noncompliance with applicable zoning or other village regulations
- Any other activities for which major site plan is expressly identified in the zoning ordinance

Proposed Project Detailed Description

State the scope of the work, noting the gross floor area, number of dwelling or commercial units, etc. Attach such diagrams, drawings or other information as may be useful to the Planning and Zoning Commission in understanding the request.

The proposed project will reconstruct the Public Works Department's Cold Storage Yard at 328 S. Wilmette Ave. All five Public Works Divisions will (continue to) use the property for indoor and outdoor storage of materials and equipment, in addition to the Fire Department. Two new principal buildings will be constructed that will require a variance to the front yard setback. The first new building will be similar to the existing 1-story metal building and both will store equipment and weather-sensitive materials. A third primary building will be a Salt Dome for protecting stored salt as required by the Village's NPDES MS4 (ILR40) permit with the IEPA.

Village of Westmont
PUBLIC WORKS

31 West Quincy Street, Westmont, Illinois 60559

publicworks@westmont.il.gov | 630-981-6270
westmont.illinois.gov | 630-981-6200

Dear Planning & Zoning Committee:

The Village of Westmont's Public Works Department is seeking several approvals from the Board of Trustees to re-develop its property ("Cold Storage Yard") at the northwest corner of E. 55th Street and S. Wilmette Ave (commonly known as 328 S. Wilmette Ave.). The Cold Storage Yard comprises five lots from two subdivisions:

P.I.N.	Subdivision	Lot No.
09-10-317-011	A.T. McIntosh & Co.'s Fairmont Park (R1920-143121)	20
09-10-317-012		19
09-10-317-013		18
09-10-315-046	Borousk's Resubdivison (R1971-046435)	6
09-10-315-047		7

This submittal includes the following for the Committee's review and approval:

- Preliminary Plat of Consolidation - 5 Lots to 1 Lot
- Application for Zoning Map Amendment - R3 to P/I
    - Application for Special Use - Governmental
- Application for Variance - Minimum Building Setback (Front/Street Side)
- Application for Variance - Landscape (per Article X)
- Site Plan / Landscape Plan

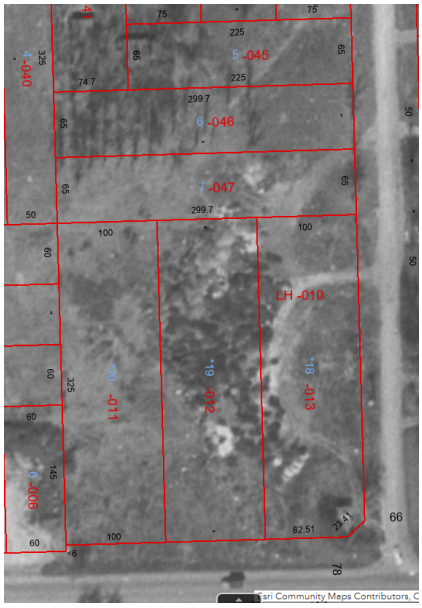
The Cold Storage Yard is currently used for storing equipment and materials that are used on a daily basis as part of Public Works' operations, and has been used in this capacity since at least 1978. The principal buildings were demolished in 2022 as part of the construction of the Public Works headquarters at 55 E. Burlington Ave. A one-story storage barn remains, along with the detention basin, water tower, and wireless communication accessory buildings.

The re-development of the Cold Storage Yard will maintain the aforementioned barn, detention, tower, and accessory buildings. The hard surfaces will be reconstructed and two principal buildings will be added. The first will be another one-story storage barn along the north property line, while the second will be a salt storage dome along the east property line; both will be within the front yard setback. The site perimeter fence will be replaced with cedar (west/north) and chain-link (east/south).

Village of Westmont
PUBLIC WORKS

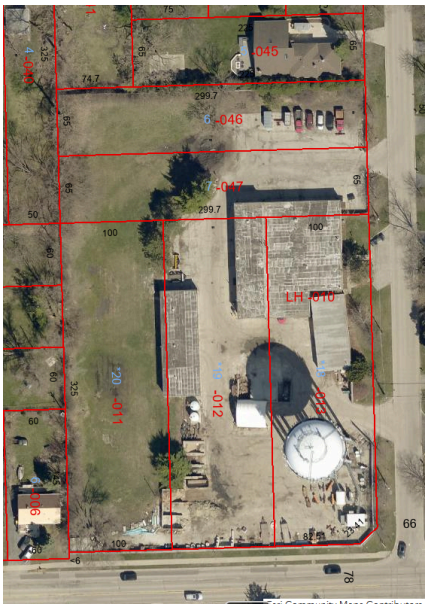
31 West Quincy Street, Westmont, Illinois 60559

publicworks@westmont.il.gov | 630-981-6270
westmont.illinois.gov | 630-981-6200

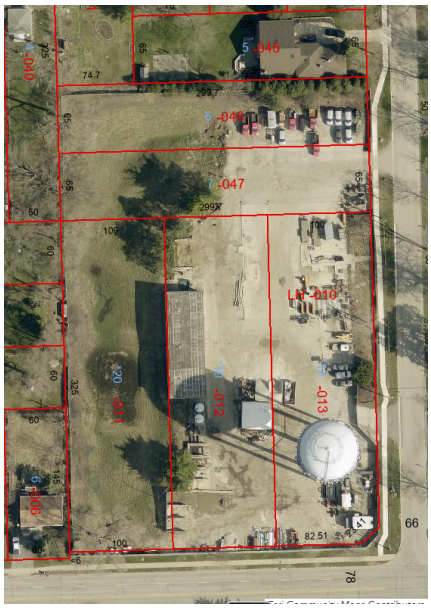


DuPage County Aerial - 1956

DuPage County Aerial - 1978



DuPage County Aerial - 2021



DuPage County Aerial - 2025

Sincerely,
Gregory R. Ulreich, PE, CFM
Village Engineer - Public Works Department

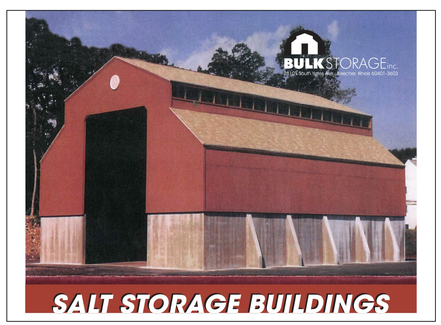
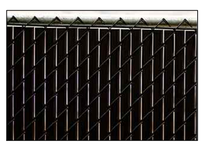
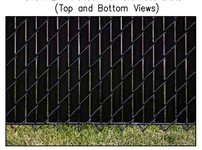
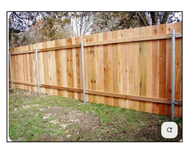


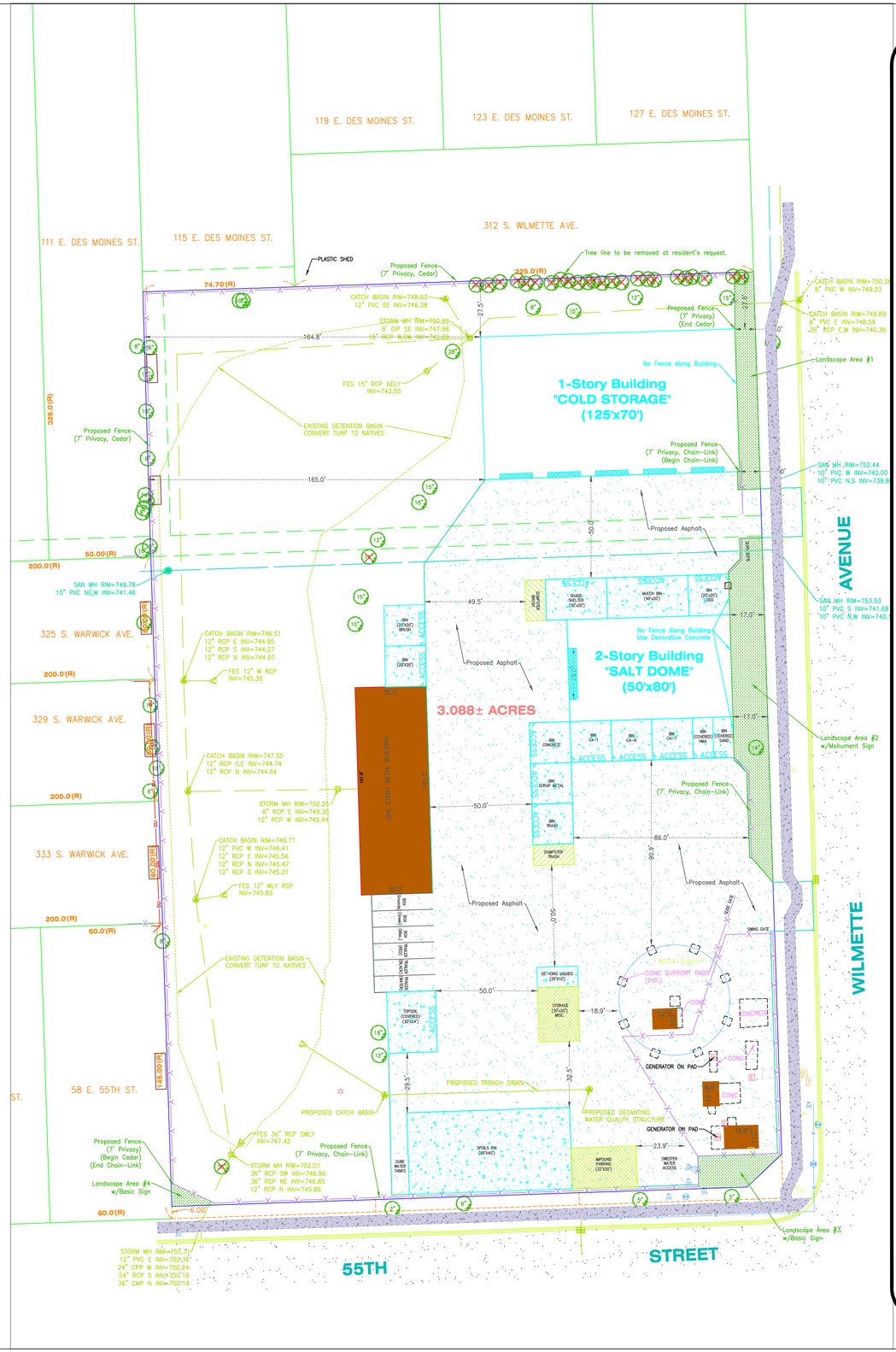
Table V–2: P/I Lot and Building Regulations		
Zoning Standards		**Variation**
Minimum Lot Area (square feet)	None	N/A
Minimum Lot Width (feet)	None	N/A
Minimum Building Setbacks (feet)		
Front/Side Street	25	10
Interior Side		
Abutting R District	10	None
Abutting Non–R District	5	N/A
Rear	20	None
Minimum Separation of Buildings on Same Lot (feet)	20	None
Maximum Building Height (feet)	45	None



NOODLE LINK PLUS™
Chain Link Fence with Ultimate Slots™
(Top and Bottom Views)







General Notes

No.	Revision/Issue	Date

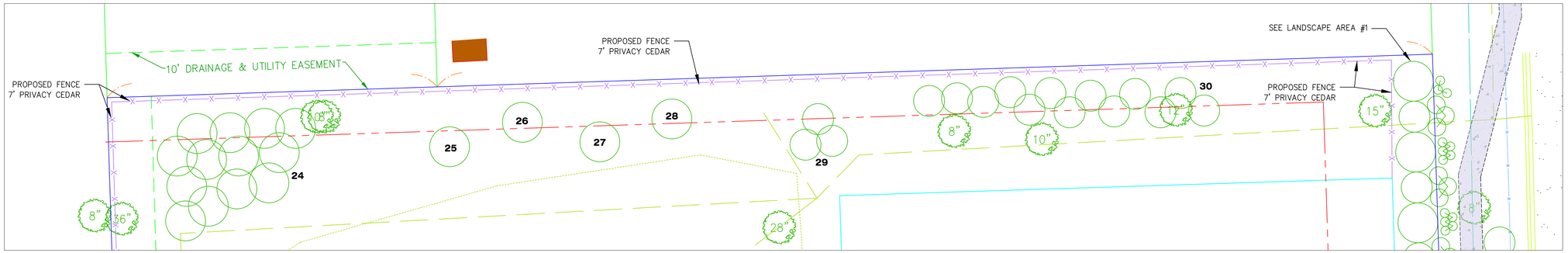
Firm Name and Address

Project Name and Address

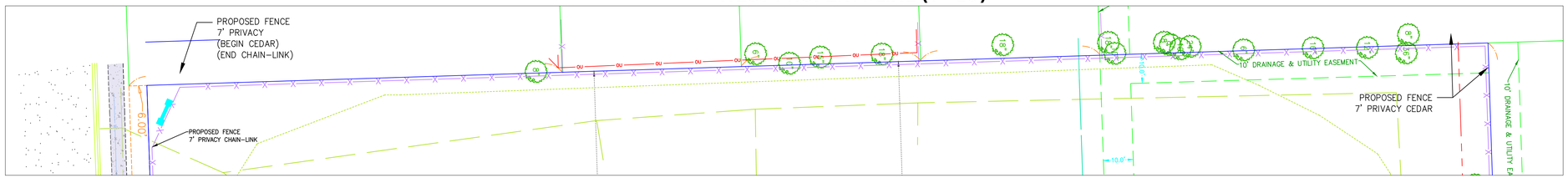
Site Plan
Cold Storage Yard
Public Works Department
328 S. Wilmette Ave.

Project	Sheet
COLD STORAGE YARD	01
Date 11/6/2025	
Scale 1" = 30'	

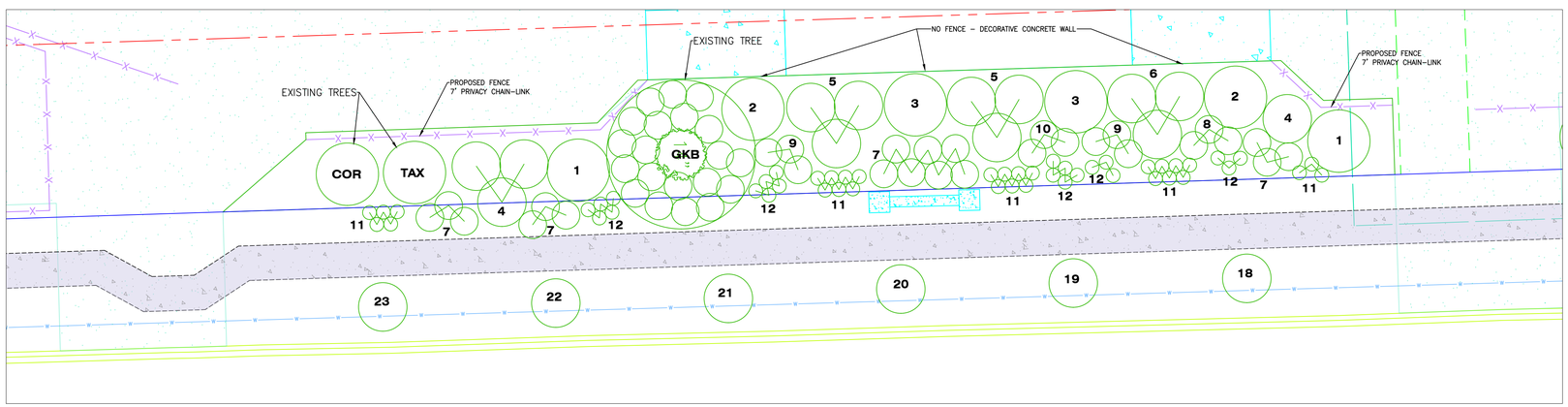
NORTH PROPERTY LINE (1"=20')



WEST PROPERTY LINE (1"=20')

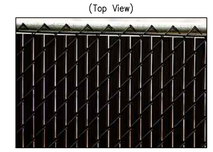


LANDSCAPE AREA #1 (1"=10') - S WILMETTE AVE (NORTH END)



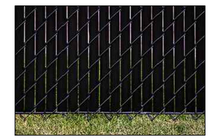
CEDAR BOARD-ON-BOARD

(Top View)



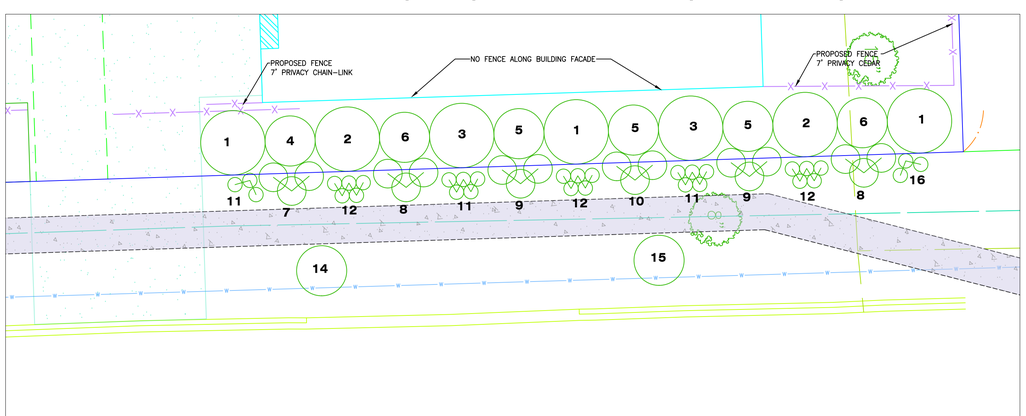
NOODLE LINK PLUS™
Chain Link Fence with Ultimate Slots™

CEDAR SHADOW-BOX

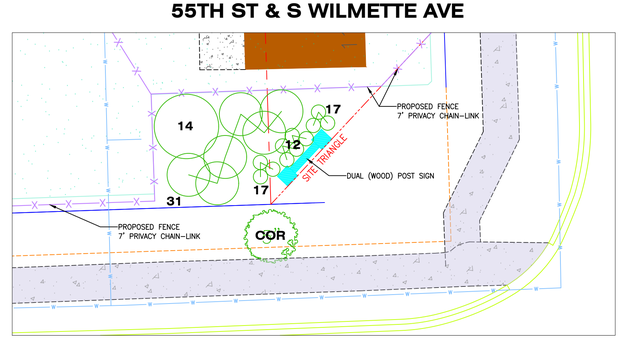


(Bottom View)

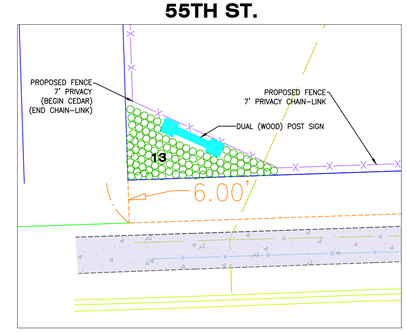
LANDSCAPE AREA #2 (1"=10') - S WILMETTE AVE (MIDDLE AREA)



LANDSCAPE AREA #3 (1"=10')
55TH ST & S WILMETTE AVE



LANDSCAPE AREA #4 (1"=10')
55TH ST.



General Notes

PROPOSED PLANT LIST

1. Quercus x bimundorum (Crimson Spire Oak)
2. Acer saccharum (Apollo Sugar Maple)
3. Liquidambar styraciflua (Silhouette Sweetgum)
4. Carpinus caroliniana (Musclewood; multi-stem)
5. Populus tremuloides (Quaking Aspen; multi-stem)
6. Ostrya virginiana (Ironwood; multi-stem)
7. Viburnum prunifolium (Blackhaw Viburnum)
8. Aesculus parviflora (Bottlebrush Buckeye)
9. Corylus americana (American Hazelnut)
10. Calycanthus floridus (Carolina Allspice)
11. Andropogon gerardii (Blackhawks Big Bluestem)
12. Eutrochium maculatum (Joe Pye Weed)
13. Low Profile Native Plug Mix:
14. Ulmus americana (Jefferson American Elm)
15. Quercus muehlenbergii (Chinkapin Oak)
16. Liriodendron tulipifera (Emerald City Tulip-poplar)
17. Andropogon gerardii (Red October Big Bluestem)
18. Malus (Royal Raindrops Crabapple)
19. Syringa reticulata (Ivory Silk Japanese Lilac)
20. Cornus mas (Corneliancherry Dogwood)
21. Crataegus virdis (Winter King Hawthorn)
22. Syringa pekinensis (Beijing Gold Peking Lilac)
23. Malus x adstringens 'Durleo' (Gladiator Crabapple)
24. Oaks & Hickories
25. Quercus alba (White Oak)
26. Quercus macrocarpa (Burr Oak)
27. Carya ovata (Shagback Hickory)
28. Tilia americana (American Basswood)
29. Celtis occidentalis (Common Hackberry)
30. Liquidambar styraciflua (Sweetgum)
31. Quercus velutina (Black Oak)
32. Crataegus mollis (Downey Hawthorn)
33. Asmina triloba (Pawpaw)
34. Acer rubrum (Red Maple; multi-stem)

EXISTING PLANT LIST

COR – SILKY DOGWOOD
TAX – YEW
GKB – GINKGO
POD – COTTONWOOD
CER – REDBUD
PAW – PAWPAW
COT–SHOWY COTTONEASTER
HAC – HACKBERRY
SIB – SIBERIAN ELM
NOR – NORWAY MAPLE
ARB – ARBORVITAI
MUL – MULBERRY

No.	Revision/Issue	Date

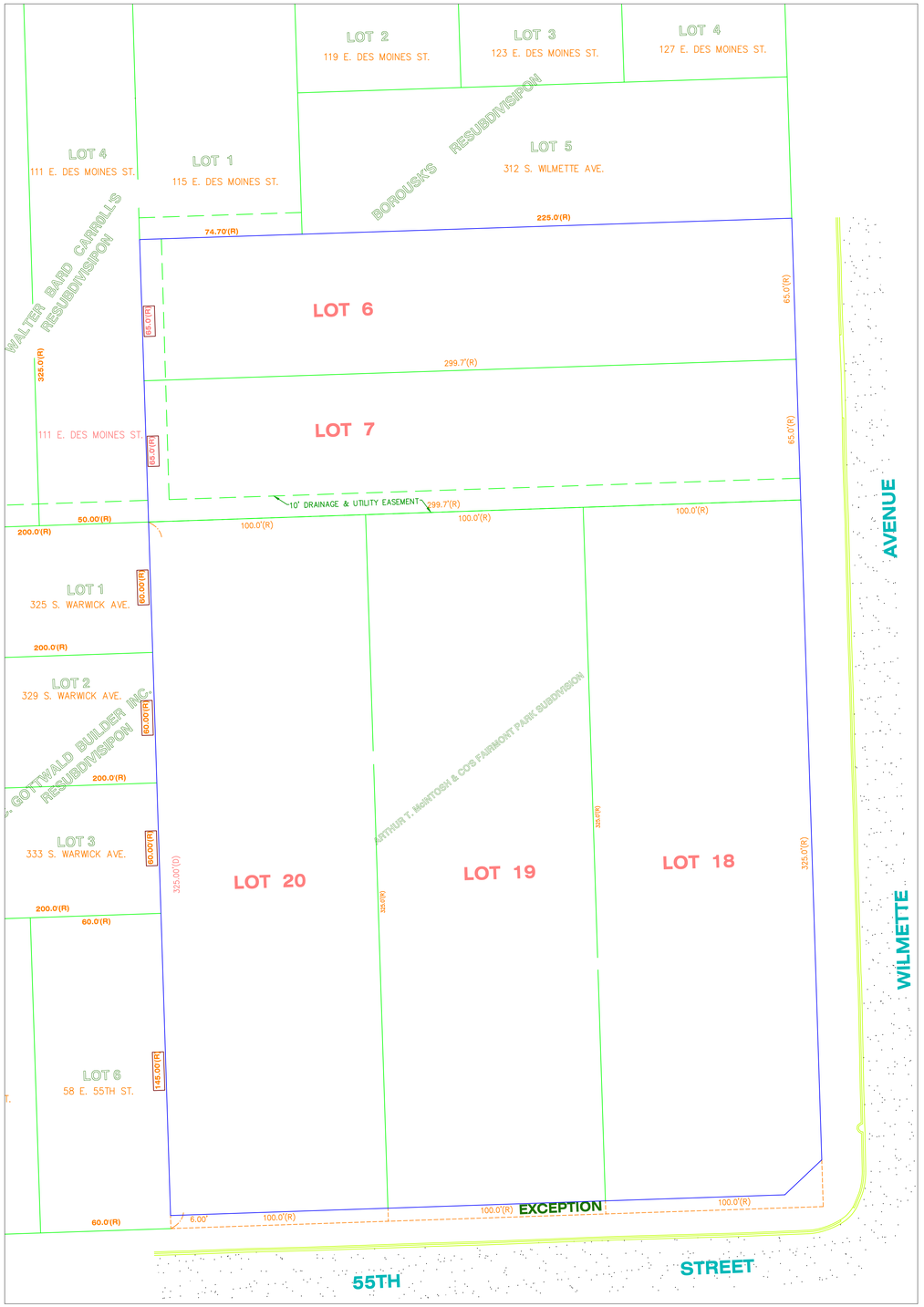
Firm Name and Address

Project Name and Address

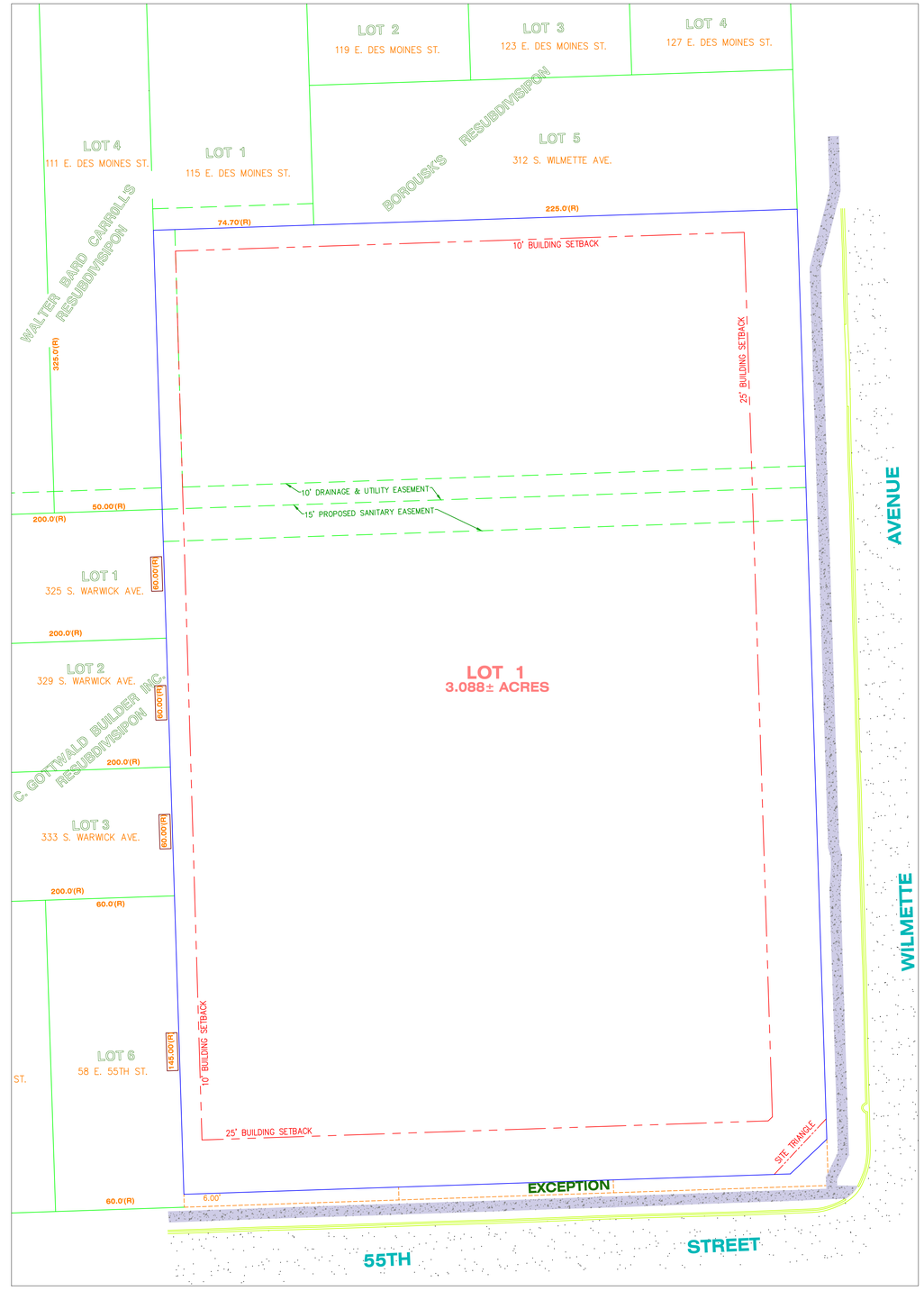
Landscape Plan
Cold Storage Yard
Public Works Department
328 S. Wilmette Ave.

Project	Sheet
COLD STORAGE YARD	01
Date: 11/19/2025	
Scale: 1" = 30'	

EXISTING PLATS OF SUBDIVISION



PROPOSED PLAT OF CONSOLIDATION



General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

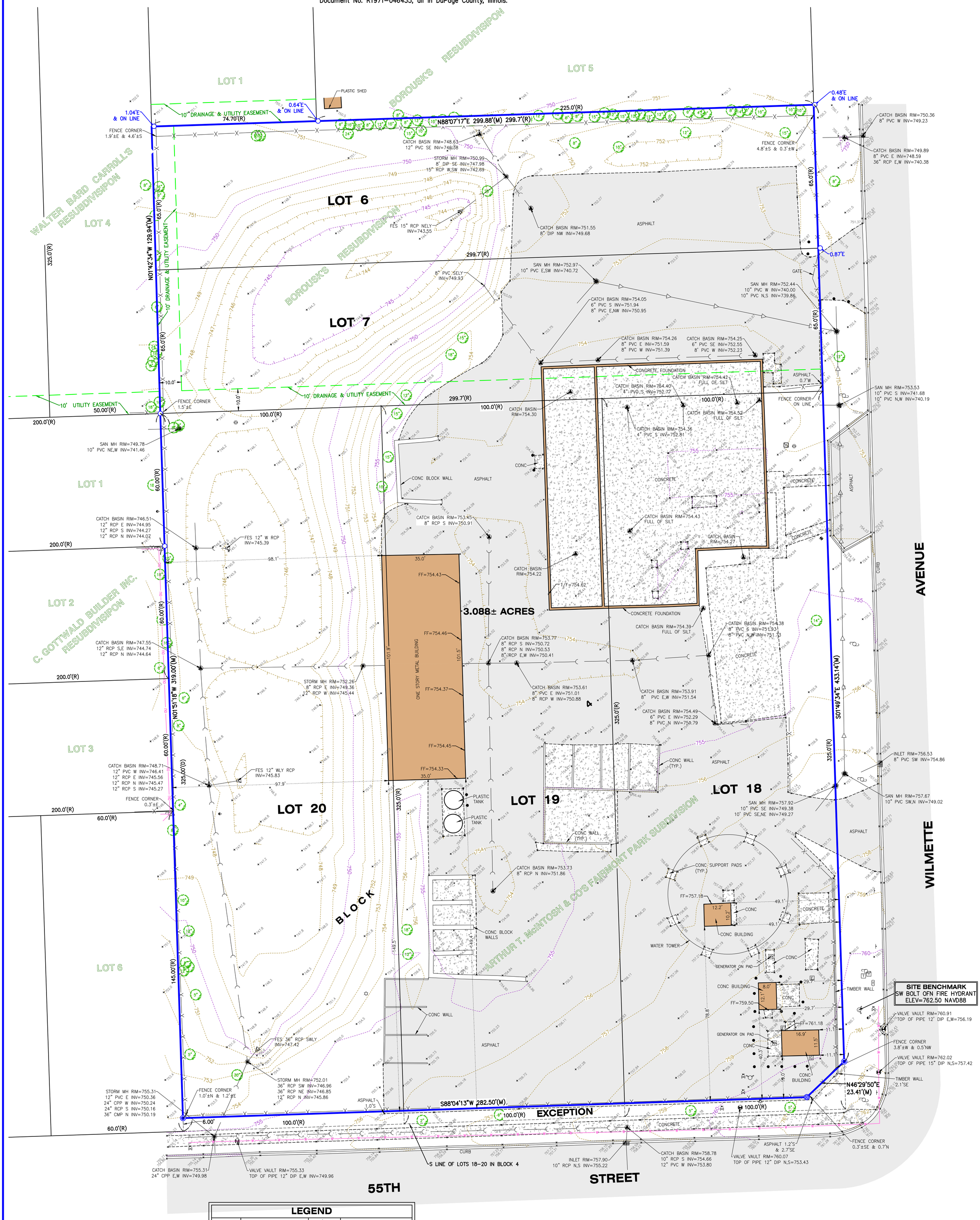
Preliminary Plat
Cold Storage Yard
Public Works Department
328 S. Wilmette Ave.

Project	Sheet
COLD STORAGE YARD	01
Date 11/19/2025	
Scale 1" = 30'	

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

BOUNDARY AND TOPOGRAPHIC SURVEY

Lots 18, 19 and 20 in Block 4 in Arthur T. McIntosh and Company's Fairmont Park, being a Subdivision of the West Half of the Southwest Quarter of Section 10, Township 38 North, Range 11, East of the Third Principal Meridian, (except that part conveyed to the Chicago, Burlington & Quincy Railroad Company), according to the Plat thereof recorded June 28, 1920, as Document No. 143212, (excepting that part taken for highway purposes) all in DuPage County, Illinois.
Also,
Lots 6 and 7 in Borousk's Resubdivision of Lots 15, 16, and 17 in Block 4 Arthur T. McIntosh and Company's Fairmont Park, being a Subdivision of the West Half of the Southwest Quarter of Section 10, Township 38 North, Range 11, East of the Third Principal Meridian, (except that part conveyed to the Chicago, Burlington & Quincy Railroad Company), according to the Plat thereof recorded September 13, 1971, as Document No. R1971-046435, all in DuPage County, Illinois.



PROJECT BENCHMARK
NGS DATA BENCHMARK
DESIGNATION "DGN03001 RESET"
ELEV=746.38 NAVD88

LEGEND

•	BOLLARD		GENERATOR
	CATCH BASIN		LIGHT
	CURB INLET		MONITORING WELL
	DOWN GUY		SANITARY MANHOLE
E	ELECTRIC METER		SET IRON BAR
	ELECTRIC OUTLET		SIGN
	FIRE HYDRANT		STORM MANHOLE
	FLAG POLE	T	TELEPHONE HANDHOLE
	FLARED END SECTION	T	TELEPHONE RISER
	FOUND CROSS		UTILITY POLE
●	FOUND IRON BAR		VALVE VAULT
○	FOUND IRON PIPE		WATER VALVE
	FOUND MAG NAIL	(M)	MEASURE
G	GAS METER	(R)	RECORD

20' 0' 20' 40'
SCALE: 1" = 20'

CLIENT: PRIMERA ENGINEERS, LTD.
DRAWN BY: PJD CHECKED BY: TVA
SCALE: 1"=20' SEC. 10 T. 38 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 09-10-317-010, 011, 012
JOB NO.: 230538 I.D. TPB
FIELDWORK COMP.: 07/07/23 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: ___

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.
* Title search may be necessary to verify Highway exception shown on GIS map.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

TERRY L. VAN ALSTINE
035-003055
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2024
WOODSTOCK, ILLINOIS

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock, McHenry County, Illinois 07/25 A.D., 2023.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3055

Y:\PLATS\2023\0400-0599\230538_V-230538\230538-TPB-GRID.dwg-Layout1-7/27/2023 3:33 PM

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

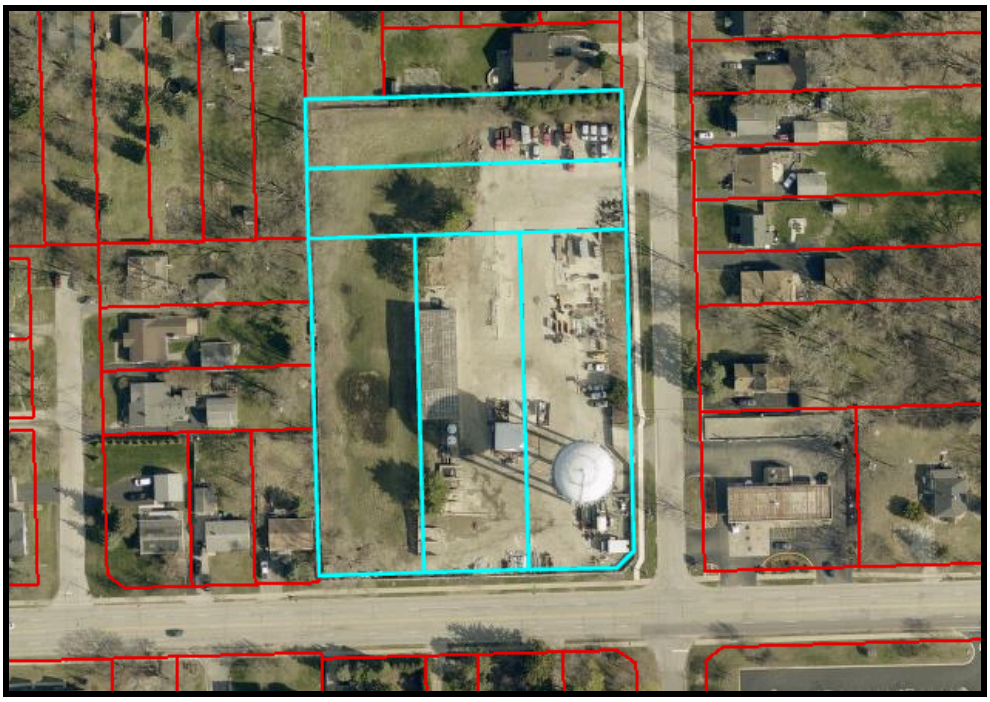
MEETING DATE: December 10, 2025 **PZC 023-2025**

TITLE: Requests from the Village of Westmont for the property at 328 South Wilmette Avenue, Westmont, Illinois, 60559, for the following:

1. Map Amendment from the R-3 Single-Unit Residential District to the P/I Public and Institutional District.
2. Special Use Permit to operate a Governmental Use in the P/I Public and Institutional District.
3. Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot.
4. Zoning Ordinance Variance to the minimum front yard setback.
5. Major Site Plan Approval.

I. BACKGROUND OF ITEM

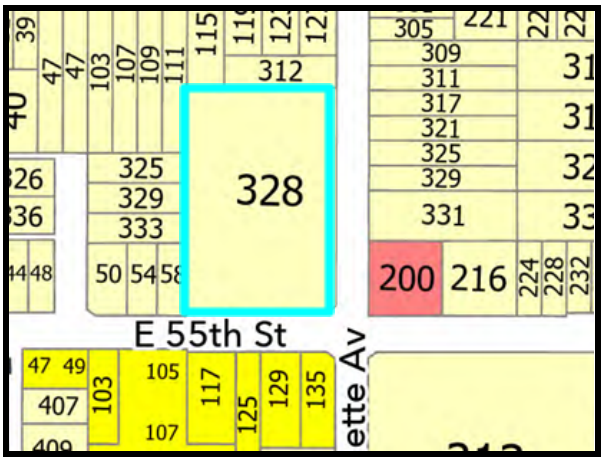
A. Location: 328 South Wilmette Avenue consists of five (5) lots with an overall size of approximately 3 acres (~134,513 sqft). The property is located at the northwest corner of South Wilmette Avenue and 55th Street. The property has historically been utilized as a public works facility and houses one of the Village's water towers for the Village since at least the 1950's.



Aerial Map - 328 South Wilmette Avenue (source: DuPage County Parcel Viewer)

B. Zoning Designations:

SUBJECT PROPERTY	R-3 Single-Unit Residential
NORTH	R-3 Single-Unit Residential
SOUTH	R-4 General Residence District
EAST	R-3 Single-Unit Residential & B-2 General Business District
WEST	R-3 Single-Unit Residential



Zoning Map - 328 South Wilmette Avenue

C. Neighborhood Characteristics

The property is situated at the northwest corner of South Wilmette Avenue and 55th Street. The five total lots within the property were recorded in two different subdivisions: three lots along 55th Street are part of the A.T. McIntosh & Co.'s Westmont Acres subdivision (1920), and the two lots fronting South Wilmette Avenue are within Borousk's Resubdivision (1971). Historically, 55th Street has served as a major thoroughfare, connecting numerous local municipalities between Kingery Highway (Route 83) and Veterans Memorial Highway (I-355). Given this location, the surrounding area features diverse uses, including single-unit homes, apartment buildings, religious institutions, and a fueling station.

Street View - 328 South Wilmette Avenue (facing southwest) (source: Google)

Street View - 328 South Wilmette Avenue (facing northwest) (source: Google)

II. PETITIONER REQUEST:

The Village of Westmont is proposing improvements to the Public Works Department's Storage Yard at 328 South Wilmette Avenue. This property will continue to serve as a location for indoor and outdoor storage of materials and equipment for all five Public Works Divisions, as well as the location of an existing Village water tower.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is R-3 Single-Unit Residential, which allows for largely residential focused and select institutional uses like religious assemblies, schools, and government uses. The Comprehensive Plan designates the future land use in this area as Public/Semi Public, which describes the designation as, *"...land used for facilities such as government buildings, community service providers, utilities, and religious institutions. These uses are found throughout the Village and are typically located based on their need to serve their constituents, members, or targeted population. Through this designation the Land Use Plan expresses a desire for these parcels to remain as a public or semipublic use."*

B. Entitlement Request

The petitioner has provided a project narrative and supporting documentation for the following request, including the necessary responses to the Variance and Special Use standards. Any corresponding standards for entitlement approval consideration can be referenced in item V(B).

- **Map Amendment from the R-3 Single-Unit Residential District to the P/I Public and Institutional District.**

The Village recently created the P/I Public and Institutional zoning district through comprehensive amendment to the zoning ordinance. This district features use and bulk regulations specifically tailored to the unique needs of public and institutional facilities, which are often poorly accommodated by other zoning classifications. The Village's strategy is to proactively begin rezoning their own properties that house public uses and/or facilities, which may be accompanied by other zoning approvals on larger projects. The requested map amendment aligns with this strategy, as well

as with the land use framework and recommendations outlined in the Comprehensive Plan's future land use plan.

- **Special Use Permit to operate a Governmental Use in the P/I Public and Institutional District.**

Section 6.01 requires that all governmental uses in the P/I district obtain special use approval. This public works facility has historically been operating on this property for decades, likely before the Special Use Permit requirement and therefore, there is not an approved Special Use Permit on file. If approved the use will allow for the continued use and expansion of the Public Work's vital operations.

- **PreliminaryPlan of Subdivision to consolidate five (5) lots into one (1) lot.**

Due to the property consisting of five (5) underlying lots, it is best practice to consolidate the underlying lots into a single lot when a site plan is being approved. In doing so, a new PIN will be created for the underlying lot that will be approximately 3 acres in area. Since the property has been in use for decades as a public works facility, the required improvements needed are minimal as there already is on-site stormwater detention and the rights-of-way are already improved.

- **Zoning Ordinance Variance to the minimum front yard setback.**

The Public Works Department proposes significant site improvements, including a new salt storage dome and a new cold storage garage. This construction requires a variance from the P/I district's minimum 25-foot front yard setback for the two new principal buildings (10 feet for the vehicle storage garage and 17 feet for the salt storage building).The placement is constrained by the existing location of facilities, and the need for large vehicle turning radiuses for facility activities, while also prioritizing maximum separation from the neighboring residential properties.

- **Major Site Plan Approval**

Regarding the proposed structures, both new buildings meet all minimum zoning requirements with the exception of the front yard setback variance. The Cold Storage Building is planned as a metal-sided, pole-barn style facility primarily intended for storing maintenance-related vehicles. The second structure, the Salt Dome, will be used to store salt vital for the Village's winter snow removal and salting operations, though its final style and type have not yet been determined. The general location and size is delineated in the Site Plan.

Other on-site improvements include designated storage areas for various materials belonging to the Public Work's Streets, Forestry and Grounds, Water, Fleet and Facility, and Underground divisions, with materials planned to be stored mainly within enclosed or semi-enclosed bins. The site will be paved (i.e. asphalt or concrete), which is necessary to minimize the tracking of material onto the adjacent roadway as well as to maintain the premises clean and organized. Defined parking spaces are not proposed since personal vehicles will not be parked at this site. However, spaces will be designated for trailers, storage containers, and impoundment vehicles. The existing chain-link fence with privacy slats will be replaced and expanded. A 7-foot tall, chain-link, fence with privacy slats will be installed along the frontage of S Wilmette Ave and 55th Street. A 7-foot tall, board-on-board, cedar fence will be installed along the west and north property lines to screen the yard from the adjacent residential properties. A variance for a solid fence in the front and street side yards setback was granted in 2007 (Ordinance 07-159), negating the need for a new variance. Additionally, another fence within the aforementioned perimeter fencing is proposed to surround the telecommunication

facilities and their ladder access to the water tower. This will provide the 24-hour access for the telecommunication agencies that is required by the lease agreements while eliminating access to the rest of the yard.

The Major Site Plan includes a detailed landscape plan, which proposes landscaping in four specific areas along 55th Street and Wilmette Avenue, reflecting the governmental nature of the facility. The existing detention area on the west side of the property is planned to be naturalized. Finally, the plan calls for two signs along 55th Street and one monument sign along Wilmette Avenue, all of which are exempt from standard requirements under Section 11.03(M)(1) of the Zoning Ordinance as they relate to the discharge of a governmental function.

IV. SUMMARY

The Village of Westmont is proposing improvements to the Public Works Department's Storage Yard at 328 South Wilmette Avenue, which will continue to serve as a location for indoor and outdoor storage of materials and equipment for all five Public Works Divisions, as well as the site of an existing Village water tower. The proposed improvements will include the construction of a salt dome and a storage garage, which are in addition to the existing storage garage and water tower. Along with the aforementioned new principal structures will be landscaping, pavement surface upgrades, stormwater detention, monument signage, and security fencing. To facilitate these changes, the following requests were made: a Map Amendment from the R-3 Single-Unit Residential District to the P/I Public and Institutional District; a Special Use Permit to operate a Governmental Use in the P/I Public and Institutional District; a Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot; a Zoning Ordinance Variance to the minimum front yard setback; and Major Site Plan Approval.

V. LEGAL

A. Notification: A legal notice was published in Westmont Suburban Life on November 20, 2025.
B. Code References:Chapter 95, Sections 5.02; 6.01; 10.07(D); 14.02; 14.04; 14.05; 14.06; Appendix B.
C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision. The recommendation is anticipated to be considered by the Village Board at the December 11, 2025 meeting.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the November 20, 2025 Westmont Suburban Life.
2. Petitioner Attachments (Edited for PZC):
   a. Planning and Zoning Development Application, including responses to the Special Use Permit and Variance Standards
   b. Cover Letter
   c. Site Plan
   d. Landscaping Plan
   e. Preliminary Plan
   f. Topographical Survey

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

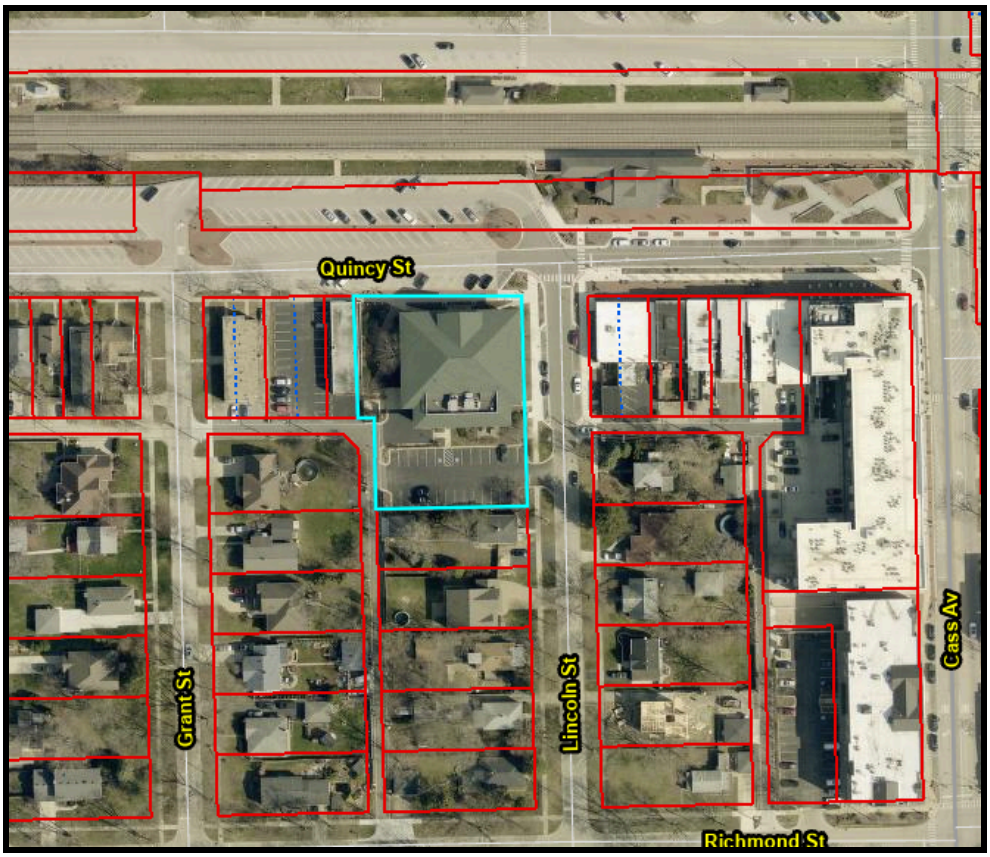
MEETING DATE: December 10, 2025 **PZC 024-2025**

TITLE: Requests from the Village of Westmont for the property at 31 West Quincy Street, Westmont, Illinois, 60559, for the following:

1. Map Amendment from the B-1 Downtown Edge District to the P/I Public and Institutional District.
2. Special Use Permit to operate a Governmental Use in the P/I district.

I. BACKGROUND OF ITEM

A. Location: 31 West Quincy Street, commonly known as Village Hall, is located at the corner of West Quincy and South Lincoln Streets, near the edge of the Village's Downtown. The property has been home to Village Hall for decades. It was most recently redeveloped in the early 2000s to consolidate many of the Village's administrative operations into one building.



Aerial Map - 31 West Quincy Street (source: DuPage County Parcel Viewer)

B. Zoning Designations:

SUBJECT PROPERTY

B-1 Downtown Edge

NORTH

Parcel Partially Unzoned &
R-5 General Residential

SOUTH

R-3 Single-Unit Residential

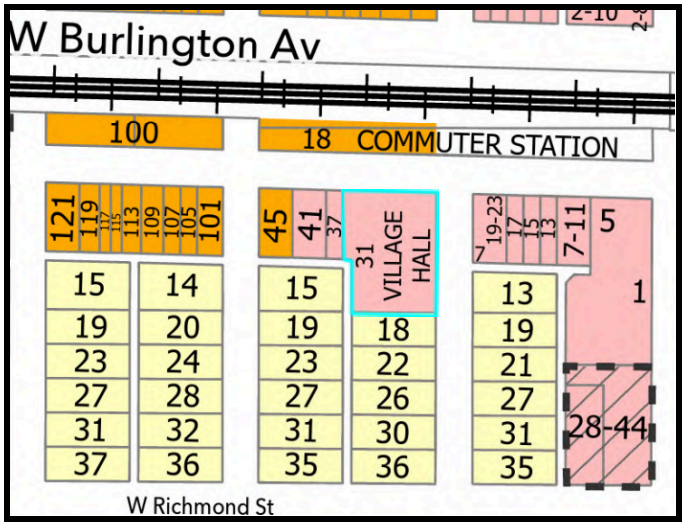
EAST

B-1 Downtown Edge &
R-3 Single-Unit Residential

WEST

B-1 Downtown Edge &
R-3 Single-Unit Residential

Zoning Map - 31 West Quincy Street - Village Hall



C. Neighborhood Characteristics

The property is located within the Westmont Village Hall Resubdivision, and is 0.77 acres of land, or about 33,541 square feet in area. Being near the western edge of Downtown Westmont, the property is neighbored by commercial properties along Quincy Street, the Westmont Metra Station to the north, and detached houses to the south. This block of Quincy Street (between Lincoln and Grant Streets) serves as a transition from the more intense mixed-use core of the Downtown and the railroad into the established single-family neighborhood to the south and west.

Street View - 31 West Quincy Street - Village Hall

II. PETITIONER REQUEST:

The petitioner, the Village of Westmont, is requesting a Map Amendment to the P/I Public and Institutional District and a Special Use Permit for a Governmental Use (Village Hall) to operate in the P/I district.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is B-1 Downtown Edge, which allows for a mix of retail, restaurant, and service uses, while also allowing for fully-residential multi-unit buildings. Governmental Uses are allowed in the B-1 district, subject to special use approval.

The Comprehensive Plan designates the future land use in this area as Public/Semi Public, which describes the designation as, *"...land used for facilities such as government buildings, community service providers, utilities, and religious institutions. These uses are found throughout the Village and are typically located based on their need to serve their constituents, members, or targeted population. Through this designation the Land Use Plan expresses a desire for these parcels to remain as a public or semipublic use."*

Additionally, Village Hall is within the Downtown Subarea. The subarea plan's land use framework further identifies this property as a part of the Civic Core, which is an area that contains public offices.

B. Entitlement Request

The petitioner has provided a project narrative and supporting documentation for the following requests, including the necessary responses to the Special Use Standards. Any corresponding standards for entitlement approval consideration can be referenced in item V(B).

- **Map Amendment from the B-1 Downtown Edge District to the P/I Public and Institutional District**

When the zoning ordinance was comprehensively amended earlier this year, the P/I Public and Institutional district was created. This district has uses and bulk regulations specifically tailored to the needs of public and institutional uses, which are not neatly addressed in other zoning districts. With the district created, it is the intention of the Village to start the trend of public and institutional uses voluntarily rezoning to the P/I district. The requested map amendment is consistent with both the recommendations of the Comprehensive Plan's future land use plan and subarea plan land use framework.

The governmental uses currently occurring on-site will continue once rezoned P/I, as further discussed in the next section. No construction plans are contingent on this request, but any future work will need to comply with the P/I bulk regulations. If the subject property remains zoned B-1, any future building additions will need to be constructed to look like either a storefront or general building, which a public use like Village Hall is not intended to operate in.

- **Special Use Permit for a Governmental Use in the P/I District**

Section 6.01 requires that all governmental uses in the P/I district obtain special use approval. Village Hall has been operating on this property for decades, likely before the Special Use Permit requirement. The Special Use Permit is being requested along with the rezoning to bring the land use into compliance with the regulations of the zoning ordinance.

Village Hall operates like a traditional professional office, with roughly 35 employees on-site weekdays generally from 8:00 am to 4:00 pm. Public meetings like the Village Board of Trustees and the Planning and Zoning Commission generally occur once or twice a week, and are usually adjourned before 8:00 pm (rarely do meetings go past 10:00 pm).

In 2000, the Village was granted zoning approvals to build the current Village Hall. Previously, most of the Village's administrative functions were split between half of the fire station and a detached house south of the alley facing South Lincoln Street. The Village received approvals to vacate a portion of the alley, consolidate the two lots into one, and a site plan for the new Village Hall. Since the construction of Village Hall, it has not negatively impeded normal and orderly development or improvement of surrounding properties, and it will continue to not do so if the Special Use Permit and rezoning requests are granted.

The use must be considered to the Special Use standards, which are listed below:

Special Use Permit Review and Approval Criteria (Sec. 14.04(H)):
No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is consistent with and in substantial compliance with all village ordinances and regulations and that the applicant has presented evidence to support each of the following conclusions:

(1) That the proposed use or activity is expressly authorized in this zoning ordinance as a special use;
(2) That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
(3) That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity;
(4) That approval of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
(5) That the proposed special use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure and community services; and
(6) That the proposed special use complies with all applicable regulations of this zoning ordinance except as expressly approved in accordance with the procedures of this zoning ordinance.

IV. SUMMARY

The Village of Westmont has requested a Map Amendment from the B-1 Downtown Edge District to the P/I Public and Institutional District and a Special Use Permit to operate a governmental use in the P/I district. The requested map amendment would begin a trend of public and institutional uses voluntarily rezoning to the P/I district to take advantage of the newly-created district's regulations, and the special use permit brings the land use into compliance with the Village's zoning ordinance. The request complies with both the requirements of the Zoning Ordinance and the recommendations from the Comprehensive Plan, and is subject to the standards of Special Use Permit approval.

V. LEGAL

A. Notification: A legal notice was published in Westmont Suburban Life on November 20, 2025.
B. Code References: Chapter 95, Sections 5.02; 6.01; 14.02; 14.04;
C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision. The recommendation is anticipated to be considered by the Village Board at the December 11, 2025 meeting.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the November 20, 2025 Westmont Suburban Life.
2. Petitioner Attachments received November 19, 2025 (Edited for PZC):
   a. Planning and Zoning Development Application
   b. Project Narrative
   c. Plat of Survey

Certificate of the Publisher

Westmont Suburban Life

Description:PZC 31 W QUINCY ST
2287149

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

Shaw Media certifies that it is the publisher of the Westmont Suburban Life. The Westmont Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Westmont, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
11/20/2025

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on
20th day of November, A.D. 2025

Shaw Media By: Laura Shaw

Laura Shaw, Publisher

Account Number 10074602 Amount $99.82

PUBLIC NOTICE
LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
NOTICE OF PUBLICATION

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, December 10, 2025 at 6:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the hearing is to consider requests from the Village of Westmont for the property at 31 West Quincy Street, Westmont, Illinois, 60559, for the following:

1. Zoning Map Amendment from the B-1 Downtown Edge District to the P/I Public and Institutional District.
2. Special Use Permit to operate a governmental use in the P/I District.

PIN: 09-09-406-022
More Common Location: 31 West Quincy Street, Westmont, Illinois, 60559
Village Code(s) Applicable: Chapter 95, Sections 5.02; 6.01; 14.02; 14.04

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 8:00 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. All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION
Doug Carmichael,
Chairperson
(Published in Westmont Suburban Life Nov. 20, 2025) 2287149

PZC Case Number (office use only):	PZC 024-2025

Petitioner

Petitioner Name:	Amy Ries, Director of Public Works	**Property Owner Name:**	Village of Westmont
Petitioner Address:	155 E Burlington Ave	**Owner Address:**	31 West Quincy Street
City, State and Zip	Westmont, IL, 60559	**City, State and Zip:**	Westmont, IL, 60559
Phone:	(630) 981-6289	**Phone:**	
Email:	aries@westmont.il.gov	**Email:**	

Subject Property

Property Address (Subject Property):				31 West Quincy Street			
Property Identification Number(s) PIN(s):				09-09-406-022			
Lot Width	166	**Lot Depth**	208	**Lot Area:**	33,541	**Lot Acreage:**	0.77
Current Zoning:		B-1		**Current Use:**		Governmental Use	
Description of Request/Project Title:				Village Hall map amendment from B-1 Downtown Edge to P/I Public/Institutional & Special Use Permit for a governmental use.			
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format): ***Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.***				Lot 1 in the Westmont Village Hall Resubdivision, being a resubdivision in part of the Southeast Quarter and part of the east half of the Northeast Quarter of Section 9, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 18, 2002 as Document R2002-158644, in DuPage County, Illinois			

Signature(s)

By signing below, the Petitioner certifies that all of the above statements in this Application and statements on any documents or drawings submitted with this Application are true and correct to the best of my (our) information and belief.

BY SIGNING BELOW, THE PROPERTY OWNER (1) GRANTS PERMISSION TO THE PETITIONER (IF DIFFERENT THAN THE PROPERTY OWNER) TO SUBMIT THIS APPLICATION AND TO SEEK THE ZONING AND DEVELOPMENT APPROVALS CONTAINED IN THE APPLICATION FOR THE PROPERTY, AND (2) AGREES TO BE BOUND BY AND TO COMPLY WITH ANY CONDITIONS ESTABLISHED BY THE VILLAGE FOR THE DEVELOPMENT/USE OF THE PROPERTY.

By signing below, the petitioner and property owner acknowledge that the ***Application fees are non-refundable*** and that submitting this form is not a guarantee that the requests will appear before the Planning and Zoning Commission or Village Board. The petitioner and property owner further acknowledge that all items to be considered by the Planning and Zoning Commission shall receive technical reviews by Village Staff or consultants, as deemed appropriate by the zoning administrator, before being considered by the Planning and Zoning Commission.

PETITIONER SIGNATURE:

Amy Ries, Public Works Director, agent for the Village

Print Name of **Petitioner**

11/11/25

Signature of **Petitioner** and Date

OWNER SIGNATURE
***(if different than the petitioner)*:**

JAMES GUNTHER, Village Manager

Print Name of **Property Owner**

11/6/25

Signature of **Property Owner** and Date

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

PZC Case Number (office use only):	PZC 024-2025

Application for Zoning Map Amendment

Zoning Map Amendments, or rezonings, are when a property or properties are changed from one zoning district to another. Map amendments may be initiated by the Board of Trustees, Planning and Zoning Commission, the zoning administrator, or by a property owner.

Proposed Rezoning Detailed Description

State the reasoning for requesting the map amendment. Describe any change in use, construction plans, or any other improvement to be completed if the rezoning is approved.

The comprehensively amended zoning ordinance created the P/I Public and Institutional district. Village Hall is currently zoned B-1 Downtown Edge. Though no change in use or construction plans are contingent on the request, rezoning to P/I puts Village Hall in a zoning district that is tailored to the needs of public and institutional uses for future projects.

Village Hall is classified as a Governmental Use. In the P/I district, a Special Use Permit is required, which is discussed in the SUP application.

In the table below, please identify the current zoning and land use of the adjacent properties. A PDF of the Zoning Map can be found on the Village of Westmont's website under the Community Development page.

	Current Zoning	Current Land Use
North	R-5 General Residential	Metra Station
East	B-1 Downtown Edge & R-3 Single-Unit Residential	Mixed-commercial & detached house
South	R-3 Single-Unit Residenital	Detached house
West	B-1 Downtown Edge & R-3 Single-Unit Residential	Retail and detached house

1. Explain how the current zoning restrictions of the current zoning district affect property values.

Not applicable, no change in use is proposed as a part of the rezoning request. Property values should not be impacted by the amendment.

2. Explain the extent to which any diminution in property value is offset by an increase in the public health, safety, and welfare, if the amendment is approved.

Since Village Hall has been operating in its current state since the early 2000s. Village Hall operations have been detrimental to the public health, safety, and welfare, and will continue to not be if rezoned to the P/I district.

3. Explain the suitability of the subject property for its zoned purposes and the length of time the subject property has been vacant as zoned, considering the context of land development in the vicinity.

The subject property is not vacant. Though governmental uses are allowed in the B-1 district, the bulk regulations are designed for commercial/mixed-use developments. Rezoning to the P/I district allows for Village Hall to use bulk regulations tailored to public uses if/when future development is necessary.

4. Explain the value to the community of the proposed zoning map amendment.

Village Hall would be one of the first properties zoned P/I. One of the purposes of rezoning Village Hall is to lead by example, with other public and institutional uses voluntarily rezoning when requesting other zoning approvals. This initial rezoning will start a trend of public and institutional uses being located in districts that serve their needs, which will help them better serve the community.

5. Explain how the proposed map amendment and the future use of the property relates to the Comprehensive Plan's Proposed Land Use Plan and the subarea plan, if the property is in a subarea. The Comprehensive Plan can be found on the Village of Westmont's website under the Community Development page.

The future land use plan says that Public/Semi-Public is an appropriate land use. The Downtown Subarea plan agrees, showing Village Hall in the Civic Core area. A rezoning to the P/I district is consistent with the recommendations of the Comprehensive Plan.

Notes:

1. Valid protest petitions may be filed against any proposed zoning map amendment. Please see Chapter 95, Section 14.02(G) for more information.

2. Please be advised that the review and decision-making bodies are expressly authorized to recommend and approve a ***less intensive zoning district*** classification than the zoning district that was described in the required public notices.

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

PZC Case Number (office use only):	PZC 024-2025

Application for Special Use Permit

Certain uses may be necessary or desirable to allow in a zoning district, but the use may have a unique, special, or unusual impact on the use and enjoyment of neighboring properties or public facilities. The special use process is designed to allow these unique uses to operate in an appropriate location and/or explain how potential impacts will be mitigated.

Proposed Special Use Project Details

State the scope of the work and indicate the specific special use you are requesting. Attach business plans, diagrams, drawings or other information as may be useful to the Planning and Zoning Commission and Village Board of Trustees in understanding your special use request. You must indicate the specific sections of the Zoning Ordinance for which the special use is sought. Please consult Village staff for confirmation.

The purpose of this request is to obtain a Special Use Permit to allow a governmental use to operate in the P/I Public and Institutional district (once rezoned). Village Hall has been operating at 31 West Quincy Street for decades, likely before a SUP was required. Approval of the request would resolve a legal nonconformity.

Village Hall has business operations similar to a traditional professional office. Village Hall employs around 35 people, who mostly work between 8:00 am and 4:00 pm, when the building is open to the public. Some employees arrive as early as 7:00 am. Public meetings are typically held once or twice a week, and usually are adjourned before 8:00 pm. It is not often that evening meetings go beyond 10:00 pm.

Special Use Standards

The Village of Westmont is obligated to make specific findings of fact for all special use applications according to the Village's Zoning Ordinance and Illinois State Statutes. **Applicants are REQUIRED to submit written evidence and/or analysis of the standards for special use permits below**. **Additionally**, **applicants are strongly encouraged to review the standards for special use permits in preparation for their case during the Planning and Zoning Commission public hearing.** A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the Planning and Zoning Commission and approval of the Board of Trustees[1]:

1. That the proposed use or activity is expressly authorized in this zoning ordinance as a special use.

Ch. 95, Sec. 6.01, Table VI-1 explicitly states that Governmental Uses (Sec. 6.07(D)) are allowed as a Special Use in the P/I district.

[1] *Standards for Special Use Permits pursuant to Chapter 95 - Zoning, Sec. 14.04(H) Review and Approval Criteria*

2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The proposed use is a continuation of the existing use. Village Hall performs many of the necessary functions to the operation of the Village, including billing, permits/inspections, payroll, etc.

3. That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to the property values or improvements in the vicinity.

The current Village Hall building was constructed over 20 years ago, and previous buildings existed on this property for decades before that. The operations of Village Hall have not been detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, injurious to property values, or improvements in the vicinity. Since the proposed use is a continuation of the existing, approving the SUP will not result in negative impacts.

4. That approval of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Approving the SUP will not impede normal and orderly development and improvement of surrounding properties, nor has it since the governmental use began operating on this property decades ago.

5. That the proposed special use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure and community services.

Village Hall is already served by adequate utilities, drainage, and important/necessary facilities, infrastructure, and community services. The property has access to both Lincoln Street and the alley to the west. There is also ample on-street parking surrounding the property, plus an off-site parking lot for extra parking two properties west of Village Hall.

6. That the proposed special use complies with all applicable regulations of the zoning ordinance except as expressly approved in accordance with the procedures of the zoning ordinance.

The proposed special use will comply with all applicable regulations, no variances or other zoning approvals outside of the map amendment are being requested.

If there are special conditions and/or supplemental regulations, please write the condition/regulation (with the code section and number) and response in the box below.

Not applicable

Village of Westmont
PUBLIC WORKS

31 West Quincy Street, Westmont, Illinois 60559

publicworks@westmont.il.gov | 630-981-6270
westmont.illinois.gov | 630-981-6200

Dear Planning & Zoning Commission:

The Village of Westmont's Public Works Department is seeking several approvals from the Board of Trustees to re-zone its property, 31 West Quincy Street, near the southwest corner of West Quincy and North Lincoln Streets, commonly known as Village Hall.

This submittal includes the following for the Commission's review and approval:

- Application for Zoning Map Amendment - B-1 to P/I
- Application for a Special Use Permit for a Governmental Use

The current Village Hall was constructed in 2002. Before it was redeveloped, Village Hall was split between two buildings. The Clerk's Office and the Board Room were attached to the fire station, and the Engineering and Building & Zoning Departments were in the basement. The Finance and Administration Departments were in an "annex" on the south side of the alley (now the rear parking lot). Since 31 West Quincy has been the home to Village Hall - although in different forms - for decades, it was likely established before governmental uses were required to obtain a Special Use Permit (SUP). The requested SUP is meant to bring the use into compliance with the current zoning regulations.

Now that the comprehensive amendments to the zoning ordinance are effective, the Village wishes to rezone Village Hall to the newly-created P/I Public and Institutional district. With this zoning district available, the Village desires to begin rezoning their properties to the P/I, starting with Village Hall. If the rezoning is approved, no change in use or to the structure will occur.

Village Hall typically has 35 employees on site, a majority of which are full-time employees. The building is open to the public from 8:00 am to 4:00 pm. Employees are typically on-site between 7:00 am and 5:00 pm. Public meetings (such as the Village Board of Trustees, Planning & Zoning Commission, etc.) are held once or twice a week. Evening meetings are usually adjourned by 8:00 pm, and rarely go past 10:00 pm.

PLAT OF SURVEY

BY

GENTILE AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

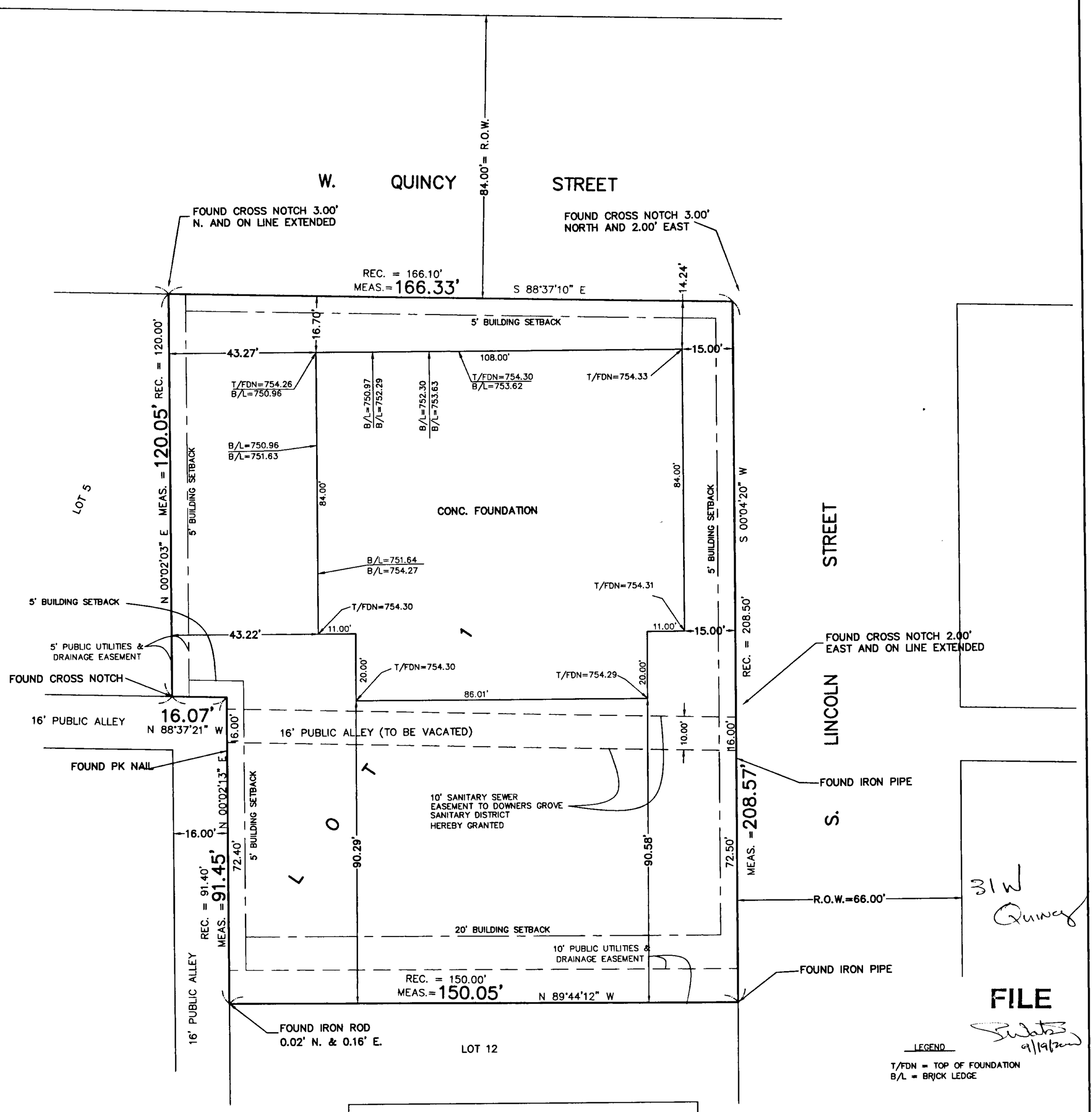
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262
FAX : (630) 916-6264

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOT 1 IN WESTMONT VILLAGE HALL RESUBDIVISION, BEING A RESUBDIVISION IN PART OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



FILE

9/19/2000

LEGEND

T/FDN = TOP OF FOUNDATION
B/L = BRICK LEDGE

BENCHMARK: (DUPAGE COUNTY BENCHMARK) BRONZE DISK SET IN CONCRETE BASE OF TRAFFIC CONTROL LIGHT LOCATED 1.5 MILES WEST OF THE JUNCTION OF ILLINOIS ROUTE 83 (ROBERT KINGERY HIGHWAY) AND U.S. ROUTE 34 AT THE NORTHEAST CORNER OF THE U.S. 34 AND CASS AVENUE.
ELEVATION=746.5071

BENCHMARK: (BENCHMARK "BNQ")
DISK LOCATED AT CASS AVENUE AND QUINCY STREET AT COMMUTER STATION
ELEVATION=752.8997

SITE BENCHMARK: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED AT THE SOUTHWEST CORNER OF LINCOLN STREET AND QUINCY STREET.
ELEVATION=754.82

BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : E. ANTHONY, INC.
CHECKED BY : MMG
SURVEYED BY : FJM-JT

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 98-15702-00 (FOUNDATION)

STATE OF ILLINOIS
COUNTY OF DuPAGE S.S.

WE, GENTILE AND ASSOCIATES, INC. HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

SEPTEMBER 13, A.D. 2000

BY : Joseph F. Gentile

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

Certificate of the Publisher

Westmont Suburban Life

Description:PZC 925 OAKWOOD DRIVE
2287159

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

Shaw Media certifies that it is the publisher of the Westmont Suburban Life. The Westmont Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Westmont, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
11/20/2025

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on
20th day of November, A.D. 2025

Shaw Media By: Laura Shaw

Laura Shaw, Publisher

Account Number 10074602 Amount $98.46

PUBLIC NOTICE

LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION NOTICE OF PUBLICATION

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, December 10, 2025 at 6:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the hearing is to consider requests from the Village of Westmont for the property at 925 Oakwood Drive, Westmont, Illinois, 60559, for the following:

1. Zoning Map Amendment from the R-3 Single-Unit Residential District to the P/I Public and Institutional District for an existing Village water tower facility.

PIN: 06-34-400-017
More Common Location: 925 Oakwood Drive, Westmont, Illinois, 60559
Village Code(s) Applicable: Chapter 95, Sections 5.02; 14.02

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 8:00 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. All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION
Doug Carmichael, Chairperson
(Published in Westmont Suburban Life Nov. 20, 2025) 2287159

PZC Case Number (office use only):	PZC 025-2025

Petitioner

Petitioner Name:	Amy Ries, Director of Public Works	**Property Owner Name:**	Village of Westmont
Petitioner Address:	155 E Burlington Ave	**Owner Address:**	31 W Quincy Street
City, State and Zip	Westmont, IL, 60559	**City, State and Zip:**	Westmont, IL, 60559
Phone:	(630) 981-6289	**Phone:**	
Email:	aries@westmont.il.gov	**Email:**	

Subject Property

Property Address (Subject Property):				925 Oakwood Drive			
Property Identification Number(s) PIN(s):				06-34-400-017			
Lot Width	150	**Lot Depth**	240	**Lot Area:**	36,000 sf	**Lot Acreage:**	0.83
Current Zoning:		R-3		**Current Use:**		Major Infrastructure/Utility	
Description of Request/Project Title:				Oakwood water tower rezoning from R-3 to P/I.			
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format): ***Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.***				Lot 2 in the Westmont High School Subdivision, being a subdivision of part of the Southeast Quarter of Section 34, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.			

Signature(s)

By signing below, the Petitioner certifies that all of the above statements in this Application and statements on any documents or drawings submitted with this Application are true and correct to the best of my (our) information and belief.

BY SIGNING BELOW, THE PROPERTY OWNER (1) GRANTS PERMISSION TO THE PETITIONER (IF DIFFERENT THAN THE PROPERTY OWNER) TO SUBMIT THIS APPLICATION AND TO SEEK THE ZONING AND DEVELOPMENT APPROVALS CONTAINED IN THE APPLICATION FOR THE PROPERTY, AND (2) AGREES TO BE BOUND BY AND TO COMPLY WITH ANY CONDITIONS ESTABLISHED BY THE VILLAGE FOR THE DEVELOPMENT/USE OF THE PROPERTY.

By signing below, the petitioner and property owner acknowledge that the ***Application fees are non-refundable*** and that submitting this form is not a guarantee that the requests will appear before the Planning and Zoning Commission or Village Board. The petitioner and property owner further acknowledge that all items to be considered by the Planning and Zoning Commission shall receive technical reviews by Village Staff or consultants, as deemed appropriate by the zoning administrator, before being considered by the Planning and Zoning Commission.

PETITIONER SIGNATURE:

Amy Ries, Public Works Director, agent for the Village

Print Name of **Petitioner**

11/11/25

Signature of **Petitioner** and Date

OWNER SIGNATURE
***(if different than the petitioner)*:**

JAMES GUNTHER, Village Manager

Print Name of **Property Owner**

11/6/25

Signature of **Property Owner** and Date

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

PZC Case Number (office use only):	

Application for Zoning Map Amendment

Zoning Map Amendments, or rezonings, are when a property or properties are changed from one zoning district to another. Map amendments may be initiated by the Board of Trustees, Planning and Zoning Commission, the zoning administrator, or by a property owner.

Proposed Rezoning Detailed Description

State the reasoning for requesting the map amendment. Describe any change in use, construction plans, or any other improvement to be completed if the rezoning is approved.

The comprehensively amended zoning ordinance created the P/I Public and Institutional district. This property is currently zoned R-3 Single-Unit Residential. Once rezoned to the P/I district, there will not be a change in use. Since the water tower is currently under construction, the rezoning will not affect the previously granted zoning approvals for the tower's construction. The purpose of the rezoning is to have a Village-owned property that provides a service for the Village be zoned to the Public and Institutional district.

In 2023, the Village Board approved a Zoning Ordinance Variances to the maximum height for a nonresidential structure in the R-3 district, to the minimum required access width for a lot that does not face a public street, to the maximum height allowed for an open-style fence, and a subdivision to create 925 Oakwood Drive and the water tower being built on the property. The Board also approved a Special Use Permit for a Utility, Public and Governmental Use. These approvals run with the land, so they do not need to be re-requested along with this Map Amendment request.

In the table below, please identify the current zoning and land use of the adjacent properties. A PDF of the Zoning Map can be found on the Village of Westmont's website under the Community Development page.

	Current Zoning	Current Land Use
North	O/R Office/Research	Office/parking lot/vacant
East	R-3 Single-Unit Residential	Westmont High School
South	R-3 Single-Unit Residential	Westmont High School
West	R-3 Single-Unit Residential	Westmont High School

1. Explain how the current zoning restrictions of the current zoning district affect property values.

Not applicable, the use and structures will not change, only the zoning district will. Property values should not be impacted by this map amendment.

2. Explain the extent to which any diminution in property value is offset by an increase in the public health, safety, and welfare, if the amendment is approved.

The new water tower will improve the distribution system for potable water, thus directly increasing the public health, safety, and welfare of residents via improved reliability of the Village's drinking water and firefighting capability.

3. Explain the suitability of the subject property for its zoned purposes and the length of time the subject property has been vacant as zoned, considering the context of land development in the vicinity.

A Special Use Permit, Variances, and a Preliminary Plan and Final Plat of Subdivision for the water tower at this location has previously been approved under Ordinance No. 23-013.

4. Explain the value to the community of the proposed zoning map amendment.

The map amendment will reflect actual use.

5. Explain how the proposed map amendment and the future use of the property relates to the Comprehensive Plan's Proposed Land Use Plan and the subarea plan, if the property is in a subarea. The Comprehensive Plan can be found on the Village of Westmont's website under the Community Development page.

The future land use plan states that Public/Semi-Public is an appropriate land use for this property. The requested map amendment to the P/I district is consistent with the recommendations of the Comprehensive Plan.

Notes:

1. Valid protest petitions may be filed against any proposed zoning map amendment. Please see Chapter 95, Section 14.02(G) for more information.

2. Please be advised that the review and decision-making bodies are expressly authorized to recommend and approve a ***less intensive zoning district*** classification than the zoning district that was described in the required public notices.

Village of Westmont
PUBLIC WORKS

31 West Quincy Street, Westmont, Illinois 60559

publicworks@westmont.il.gov | 630-981-6270
westmont.illinois.gov | 630-981-6200

Dear Planning & Zoning Commission:

The Village of Westmont's Public Works Department is seeking several approvals from the Board of Trustees to re-zone its property ("North Water Tower") near the northeast corner of Westmont High School (commonly known as 925 Oakwood Dr.).

This submittal includes the following for the Commission's review and approval:

- Application for Zoning Map Amendment - R3 to P/I

The water tower is currently under construction and this map amendment will ensure the zoning map is consistent with the Special Use Permit, Variances, Preliminary Plan, and Final Plat of Subdivision previously approved under Ordinance No. 23-013.

Sincerely,

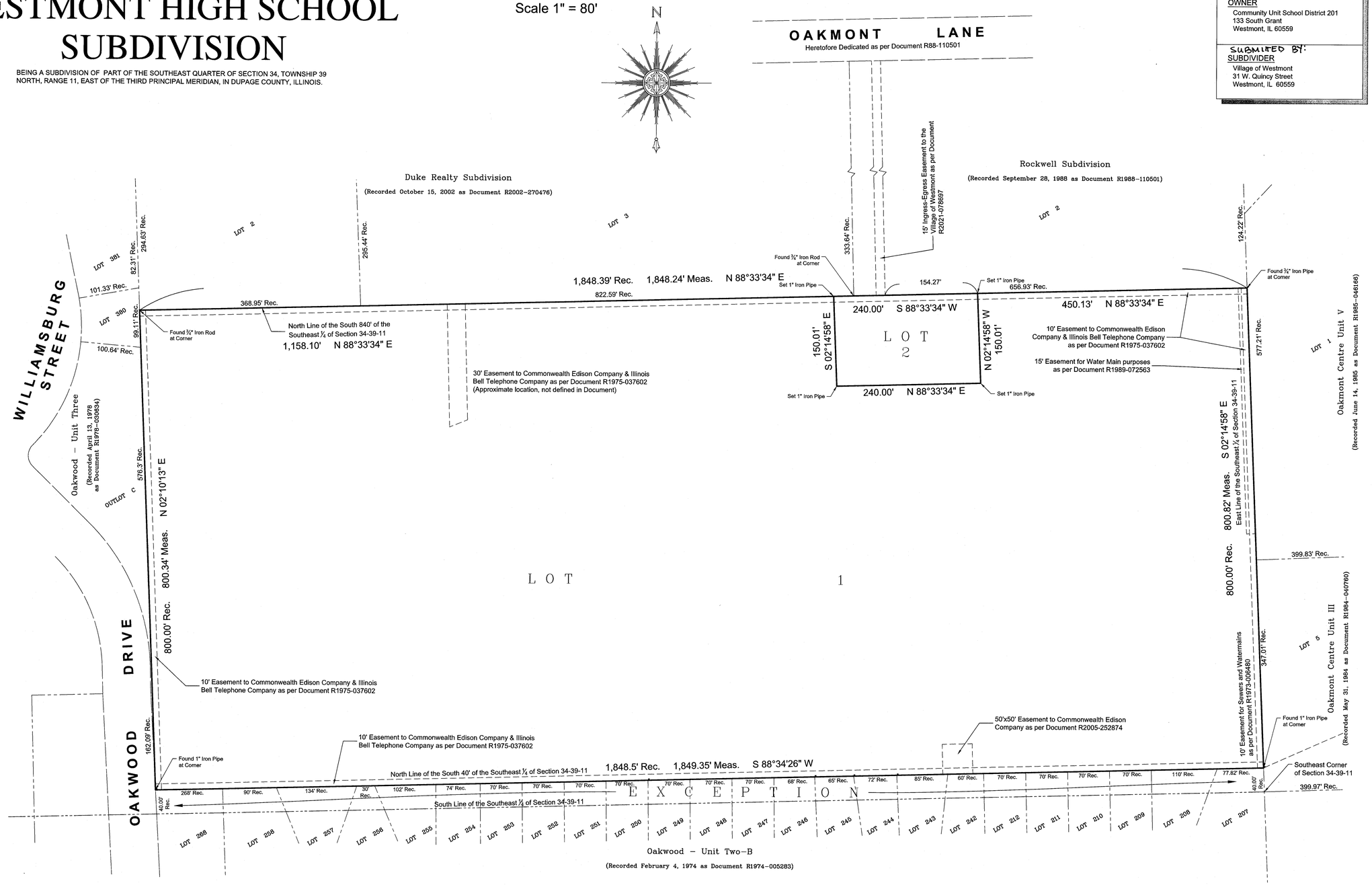
Gregory R. Ulreich, PE, CFM
Village Engineer - Public Works Department

FINAL PLAT OF

WESTMONT HIGH SCHOOL SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Scale 1" = 80'



OWNER
Community Unit School District 201
133 South Grant
Westmont, IL 60559

SUBMITTED BY:
SUBDIVIDER
Village of Westmont
31 W. Quincy Street
Westmont, IL 60559

AREA SUMMARY

LOT 1	1,443,966 sq.ft.	33.149 Acres
LOT 2	36,000 sq.ft.	0.826 Acres
TOTAL	1,479,966 sq.ft.	33.975 Acres

P.I.N. NUMBER(S)
06-34-400-011

ADDRESS
909 Oakwood Drive
Westmont, IL 60559

Kathleen V. Carrier
DuPage County Recorder

R2023-022496

Sheet 1 of 2

REVISION DATE:	COMMENTS:
05-07-2021	Plat Prepared & Submitted
12-12-2022	Village Comments

BAXTER & WOODMAN Consulting Engineers
8678 RIDGEFIELD ROAD • CRYSTAL LAKE, IL 60012
PHONE: 815-459-1260 • FAX: 815-455-0450

DRAWN BY: AEB	FIELD WORK COMPLETED: December 5, 2018	
CHECKED BY: AEB		
S-T-R : 34-39-11	SCALE: 1" = 80'	JOB NO: 181238
CLIENT: Village of Westmont		

I:\CRYSTAL LAKE\WAMTA\181238-ELEVATED TANK SURVEY\CAD\DWGS\CURRENT\181238 - PLATS.DWG Plat of Subdivision (Sheet 1)
Plotted: 12/12/2022 9:13 AM By: ABIANCHIN
State of Illinois - Professional Design Firm
License No. - 184-001121 - Expires 4-30-23

FINAL PLAT OF

WESTMONT HIGH SCHOOL SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Kathleen V. Carrier
DuPage County Recorder

R2023-022496

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

THIS IS TO CERTIFY THAT CUSD 201 ARE THE OWNERS OF THE PROPERTY DESCRIBED ABOVE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AFORESAID.

DATED THIS 10 DAY OF FEBRUARY, 2023

BY: Kevin M. Carey

BY: _____

BY: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

I, Shannon Cossairt, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Kevin M. Carey, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, RESPECTIVELY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENTS AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS 10 DAY OF February, 2023

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 27, 2025

(SEAL)

OFFICIAL SEAL
SHANNON COSSAIRT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 7/27/2025

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 IL 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT.
TO THE BEST OF THE OWNER'S KNOWLEDGE THE SCHOOL DISTRICT(S) IN WHICH THE TRACT OF LAND LIES, IS IN THE FOLLOWING SCHOOL DISTRICT(S):

COMMUNITY UNIT SCHOOL DISTRICT 201
200 N. LINDEN AVENUE
WESTMONT, ILLINOIS 60559

DATED THIS 10 DAY OF FEBRUARY, 2023

BY: Kevin M. Carey (Owner) BY: _____ (Attest)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

I, Shannon Cossairt, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Kevin M. Carey, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, RESPECTIVELY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENTS AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS 10 DAY OF February, 2023

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 27, 2025

(SEAL)

OFFICIAL SEAL
SHANNON COSSAIRT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 7/27/2025

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

I, DOUG CARMICHAEL, CHAIRMAN FO THE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION, CERTIFY THAT ON THIS 11TH DAY OF JANUARY, 2023, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

BY: _____ Chairman

ATTEST: _____ Secretary

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

I, Jamie Cunningham, VILLAGE TREASURER OF THE VILLAGE OF WESTMONT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT WESTMONT, DUPAGE COUNTY, ILLINOIS,

THIS 16th DAY OF February, 2023

Jamie Cunningham
Village Treasurer

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

I, Virginia Szymski, VILLAGE CLERK OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON JANUARY 26, 2023, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

ORDINANCE NUMBER 2023 - 013

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF WESTMONT, ILLINOIS

DATED THIS 17 DAY OF February, 2023

Virginia Szymski
Village Clerk

PUBLIC WORKS DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

I, AMY N. RIES, PUBLIC WORKS DIRECTOR OF THE VILLAGE OF WESTMONT, ILLINOIS HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREFORE MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED THIS 8TH DAY OF FEBRUARY, 2023.

Public Works Director

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

I, JEAN KACZMAREK, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL ON THIS 14TH DAY OF APRIL, 2023.

DuPage County Clerk

THE COUNTY OF DU PAGE
WHEATON, ILLINOIS

DUPAGE COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

THIS INSTRUMENT NO. R2023-022496 WAS FILED IN THE RECORDER'S OFFICE OF DUPAGE COUNTY AFORESAID

ON THE 14th DAY OF April, 2023 A.D. AT 2:49 O'CLOCK, P. M.

BY: _____
Kathleen V. Carrier, DuPage County Recorder

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF MCHENRY) S.S.

THIS IS TO STATE THAT I, ANTHONY BIANCHIN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003603, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER;
THENCE WEST ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1848.50 FEET TO A POINT THAT IS 796.50 FEET EAST OF THE SOUTH QUARTER CORNER OF SAID SECTION;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, 840.0 FEET;
THENCE EAST PARALLEL WITH THE SAID SOUTH LINE OF SOUTHEAST QUARTER, 1848.39 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER;
THENCE SOUTH ON SAID LINE, 840 FEET TO THE PLACE OF BEGINNING, (EXCEPT THE SOUTH 40 FEET THEREOF), IN DUPAGE COUNTY, ILLINOIS.

I FURTHER STATE THAT ALL THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WESTMONT WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER STATE THAT A PORTION OF SAID PROPERTY APPEARS TO BE SITUATED IN ZONE "X' (AREAS OF 0.2% ANNUAL CHANCE FLOOD) AND A PORTION OF SAID PROPERTY APPEARS TO BE SITUATED IN ZONE "A" (NO BASE FLOOD ELEVATION DETERMINED) AS DEFINED IN THE FLOOD INSURANCE RATE MAP NO. 17043C0179J, WITH AN EFFECTIVE DATE OF AUGUST 1, 2019 (BY GRAPHICAL PLOTTING), TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

GIVEN UNDER MY HAND AND SEAL DATED THIS 1ST DAY OF FEBRUARY, 2023.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3603
LICENSE VALID THRU NOVEMBER 30, 2024

PROFESSIONAL LAND SURVEYOR
ANTHONY E. BIANCHIN
035-003603
LAKE IN THE HILLS
ILLINOIS
STATE OF ILLINOIS

Sheet 2 of 2

REVISION DATE:	COMMENTS:
05-07-2021	Plat Prepared & Submitted
12-12-2022	Village Comments

BAXTER & WOODMAN
Consulting Engineers
8678 RIDGEFIELD ROAD • CRYSTAL LAKE, IL 60012
PHONE: 815-459-1260 • FAX: 815-455-0450

DRAWN BY: AEB	
CHECKED BY: AEB	
S-T-R : 34-39-11	JOB NO: 181238
CLIENT: Village of Westmont	

I:\CRYSTAL LAKE\WMNTV\181238-ELEVATED TANK SURVEY\CAD\DWGS\CURRENT\181238 - PLATS.DWG Plot of Subdivision (Sheet 2)
Plotted: 12/12/2022 9:13 AM By: ABIANCHIN
State of Illinois - Professional Design Firm
License No. - 184-001121 - Expires 4-30-23

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

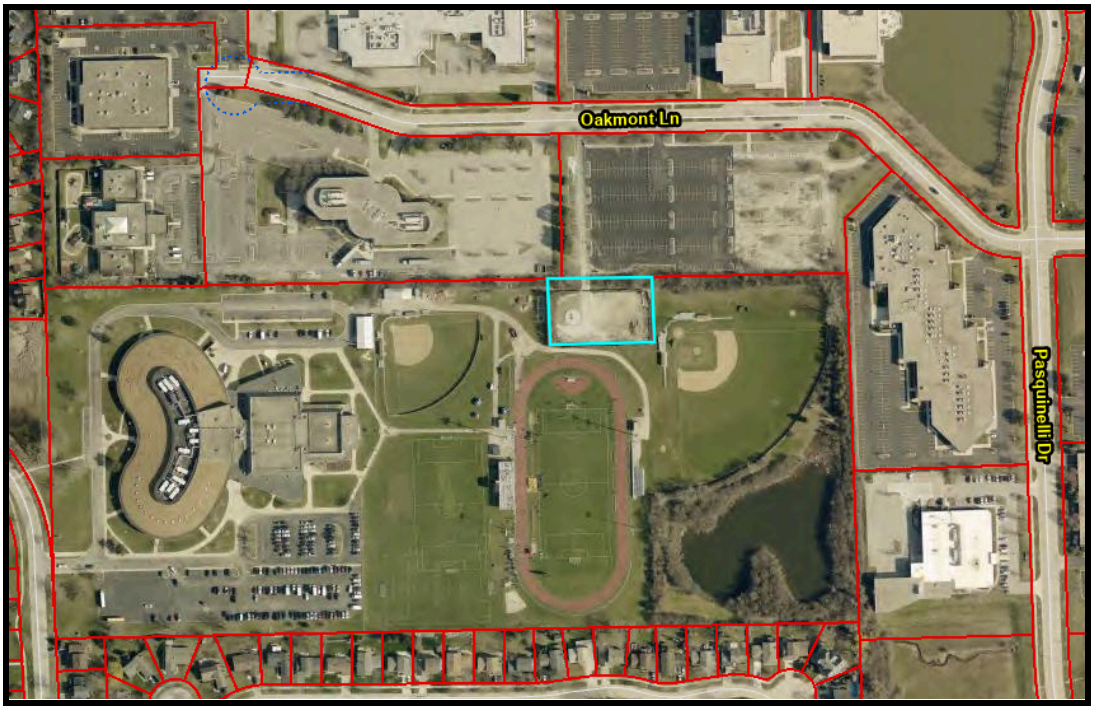
MEETING DATE: December 10, 2025 **PZC 025-2025**

TITLE: Request from the Village of Westmont for the property at 925 Oakwood Drive, Westmont, Illinois, 60559, for the following:

1. Map Amendment from the R-3 Single-Unit Residential District to the P/I Public and Institutional District.

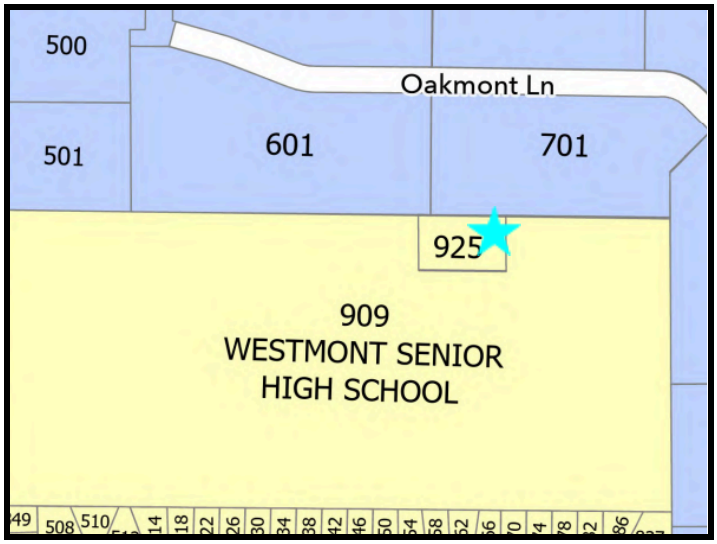
I. BACKGROUND OF ITEM

A. Location: 925 Oakwood Drive is buffered by Westmont High School on three sides and by properties zoned for office and research uses to the north. It is Lot 2 in the Westmont High School Subdivision, which was recorded in 2023. The lot itself is 0.83 acres, or roughly 36,000 square feet in area. Prior to the subdivision in 2023, this area of land was part of the high school's lot and was improved with tennis courts. As the courts deteriorated, the Village of Westmont worked with Community Unit School District 201 to subdivide the property and construct an above-ground water tower facility. The tower is currently under construction.



Aerial Map - 925 Oakwood Drive (source: DuPage County Parcel Viewer)

Zoning Map - 925 Oakwood Drive



B. Zoning Designations:

SUBJECT PROPERTY:
R-3 Single-Unit Residential

NORTH:
O/R Office/Research

SOUTH:
R-3 Single-Unit Residential

EAST:
R-3 Single-Unit Residential

WEST:
R-3 Single-Unit Residential

C. Neighborhood Characteristics

925 Oakwood Drive is an enclave, as it is surrounded by other lots on all sides and does not have direct access to or from a public street. The property has a 15 foot wide access easement through 701 Oakmont Lane, which is currently a parking lot for the offices on the north side of Oakmont Lane. Neighboring uses include offices along Oakmont and Pasquinelli Drive, and the Westmont High School on Oakwood Drive.

D. Previous Zoning Approvals

In January of 2023, the Village of Westmont requested multiple zoning approvals to construct an above-ground water facility. This included a subdivision to convert the old tennis courts into a lot for the facility, a Special Use Permit for a governmental/public utility, and variances to the minimum access width, the maximum height of a nonresidential structure, and to the maximum height of an open-style fence.

Though the water tower is currently under construction, the requested map amendment does not affect the ongoing construction nor previously granted zoning approvals and permits for the tower.

Construction of the Water Tower (November 2025)

II. PETITIONER REQUEST:

The Village of Westmont has requested a Map Amendment from the R-3 Single-Unit Residential District to the P/I Public and Institutional District for an existing Village water tower facility.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is R-3 Single-Unit Residential, which primarily allows detached houses, and select public and institutional uses like schools, religious institutions, and governmental uses.

The Comprehensive Plan designates the future land use in this area as Public/Semi Public, which describes the designation as, *"...land used for facilities such as government buildings, community*

service providers, utilities, and religious institutions. These uses are found throughout the Village and are typically located based on their need to serve their constituents, members, or targeted population. Through this designation the Land Use Plan expresses a desire for these parcels to remain as a public or semipublic use."

B. Entitlement Request

The petitioner has provided a project narrative and supporting documentation for the following request. Any corresponding zoning ordinance sections for entitlement approval consideration can be referenced in item V(B).

- **Map Amendment from the R-3 Single-Unit Residential District to the P/I Public and Institutional District**

The P/I district was created when the zoning ordinance was comprehensively amended in August of 2025. It is the Village's intention to start the trend of voluntarily rezoning to the P/I district, beginning with Village-owned properties. This map amendment request is consistent with the recommendations of the Comprehensive Plan, as it will put a public facility in a public zoning district.

Sec. 6.07(K) classifies water towers as a Major Infrastructure or Utility, which requires approval of a Special Use Permit in the P/I district. As previously discussed in item I(D), a Special Use Permit for a governmental utility was granted in 2023. This approval, along with the variances, run with the land, and do not need to be re-requested along with the map amendment. These approvals will not be affected if the map amendment is approved.

IV. SUMMARY

The Village of Westmont has requested a Map Amendment from the R-3 Single-Unit Residential District to the P/I Public and Institutional District for an existing water tower facility. The request complies with both the requirements of the Zoning Ordinance and the recommendations from the Comprehensive Plan, and does not interfere with previously granted zoning approvals and permits.

V. LEGAL

A. Notification: A legal notice was published in Westmont Suburban Life on November 20, 2025.
B. Code References: Chapter 95, Sections 5.02; 14.02
C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision. The recommendation is anticipated to be considered by the Village Board at the December 11, 2025 meeting.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the November 20, 2025 Westmont Suburban Life.
2. Petitioner Attachments received November 19, 2025 (Edited for PZC):
   a. Planning and Zoning Development Application
   b. Project Narrative
   c. Final Plat of Westmont High School Subdivision