



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

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LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION MEETING AGENDA

The Village of Westmont Planning and Zoning Commission will hold a **Special Meeting** on Wednesday, February 4, 2026 at 6:00 PM, at the Village of Westmont, 31 W. Quincy St., Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of testifying attendees
5. Reminder to Silence All Electronic Devices
6. Reminder to Sign-In for Any Public Testimony
7. Review of Public Hearing Procedures
8. Approval of Minutes
 - a. Approval of the Minutes of the January 14, 2026 Regular Meeting
9. Old Business
 - a. **PUBLIC HEARING PZC 016-2025**
Requests from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for the following:
 1. Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot
 2. Zoning Ordinance Variance to the minimum front yard setback in the R-4 General Residential District
 3. Zoning Ordinance Variance to the minimum lot area per dwelling unit in the R-4 General Residential District
 4. Zoning Ordinance Variance to the minimum outdoor open space in the R-4 General Residential District
 5. Major Site Plan
10. New Business

a. **PUBLIC HEARING PZC 016-2025**

Requests from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Map Amendment to rezone three (3) of the five (5) total parcels of the subject property from R-3 Single-Unit Residential District to R-4 General Residential District so that all parcels in the proposed development are uniformly zoned.

b. **PUBLIC HEARING PZC 001-2026**

Requests from the Village of Westmont regarding Zoning Ordinance text amendments as follows:

1. Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Westmont Code of Ordinances, for miscellaneous modifications to grammar and formatting, as well as amendments to definitions, use permissions, development standards, planning processes, and other zoning regulations.

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 Meeting on February 11, 2026

13. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 9:00 A.M. to 4:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting. Listen Everywhere, an assistive listening, mobile app, is now available to visitors attending Board and Commission Meetings held in the Village Hall Board Room.

<https://westmont.illinois.gov/581/ADA-Listen-Everywhere>