



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 January 14, 2026 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **January 14, 2026 at 6:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

1. Call to Order

Chair Doug Carmichael called the meeting to order at **6:00 PM**.

2. Roll Call

Present: 6 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Conor Donoghue, Michael Lynn, Craig Thomas, John F. Simpson IV (*arrived at 6:05 PM*)

Absent: 0

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 December 11, 2025 regular meeting.

MOTION by **Thomas** to approve the regular meeting minutes from December 11, 2025.

Seconded by **Lynn**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Donoghue, Lynn, Thomas

Nays: 0

Absent: 1 - Simpson

Vacant: 1

Motion Passed

8. Review of Public Hearing Procedures

9. Old Business

None.



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10. New Business

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 Approval.

Presentation:

Michael Gatto, petitioner, presented the requests. Gatto explained that the development will be 12 two bedroom apartments, discussed the responses to the variance standards, and presented the elevations, site plan, and landscaping plan.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams explained that due to an error in the published newspaper notice, there is a map amendment request that is scheduled for a public hearing on February 4th, 2026, at 6:00 PM.

Public Comment:

Duane Newton, resident, referenced new infrastructure improvements in the area, but still voiced concerns about the stormwater. Newton also asked where the retaining wall is and questioned the R-3 lots. Williams responded that the three parcels were historically used as one property for a single-family home in conjunction with the subject parcels along North Cass Avenue. John Zemenak, Village Attorney, clarified that the existing retaining wall is on the property directly south.

Commissioner Comments:

Peterson: Secretary Peterson asked about overflow parking and how vehicles would turn around in the parking lot. Williams clarified that the minimum parking requirement is being met. Gatto answered that they lease one parking spot per unit and the remaining spaces would be leased on an as-needed basis. Williams explained that the parking lot design can be discussed as a part of the site plan approval even if the minimum required parking is being provided.

Peterson voiced concerns about the variances requests to allow more dwelling units and reduce the landscaping. Gatto replied that it is a tough site due to the lot's shape, and that the site plan was designed to meet the intention of the Village's Commercial Design Guidelines. Williams added that the width of the drive aisle is based on the Fire Department's requirements.

Thomas: Commissioner Thomas asked if the units will be condos or apartments. Gatto replied it will be



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apartments. Thomas asked how far the building will be from Cass Avenue. Gatto estimated that the building is about 24 feet from Cass Avenue, but is 20 feet away from the front property line.

Donoghue: Commissioner Donoghue asked for clarification on the variances. Williams explained that the open space and landscaping requirement often conflict with one another, as landscaping cannot be counted as usable open space. Donoghue asked how the open space is calculated. Williams answered that it is any outdoor open space the people can congregate in, such as grassy areas, balconies, and patios.

Donoghue asked how garbage trucks will access the site. Gatto explained that trucks should have enough space to turn around on the property. Williams noted garbage trucks sometimes back in to collect the waste.

Simpson: Simpson asked if a fire truck would be able to access the site. Williams replied that the Fire Prevention Bureau required the drive aisle to be free and clear for fire trucks to be able to serve the site.

Simpson asked if the floor area of the building is around 20,000 square feet. Gatto replied yes. Simpson voiced concerns about parking, but said that prospective tenants needing two parking spaces would likely not sign a lease for the building.

Simpson asked about stormwater. Williams explained that the Best Management Practices (BMPs) will tie-in to the south to connect to the system and that the topography would direct water south. Gatto added that the water will go into two underground volume storage areas in front of the building and under the parking lot before exiting into the storm sewer system.

Lynn: Commissioner Lynn voiced concerns about the fence being close to the property line since the sidewalk along Cass Avenue is narrow. Lynn asked about the powerlines, Williams replied that he is not aware of any changes to the existing powerlines. Lynn asked about the size of the BMPs. Williams stated the dimensions from the submitted plans, noting that it meets the Village's minimum requirement. Lynn asked questions about the maximum height in the zoning district. Williams replied it is 35 feet and there are some exemptions for penthouse and mechanical structures. Lynn and Gatto discussed the mechanical equipment and screening.

Lynn asked about the facade materials. Gatto said it would be a tile or veneer aspect that he has found to be durable and create a clean look. Lynn asked if the windows on the east elevation could be enlarged to enhance the facade. Gatto replied he can look into it, if the inside of the unit can support it. Williams explained that conditions can be placed on the site plan approval by the Commission to enhance aspects of the elevations.

Lynn and Gatto discussed the ceiling height and the Fire Department's egress requirements. Lynn recommended revising the balcony design to be less see-through.

Carmichael: Chair Carmichael asked about the setback at 2 W Naperville Road (Mrs. T's). Williams replied that it is the closest to the street and Zemenak reminded the Commission that it is in a different zoning district. Carmichael asked about the electric vehicle (EV) charging. Williams answered that there



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are State requirements to be at least EV-ready, Gatto added that they want to be over the requirement.

Lynn asked if the approved site plan for Mrs. T's can be provided and suggested the fence be no closer than Mrs. T's building. Williams replied that Staff will provide it. Gatto raised the issue with moving the front fence further back because it would impact the open space variance. Williams clarified that the fence would be an open-style metal fence, not a solid fence. Simpson asked the petitioner if he would rather move the fence or not. Gatto replied that if the fence is being kept, he would prefer for it to be closer to the property line. Williams clarified that the zoning ordinance does not require the open space to be enclosed by a fence. Gatto said that boxwoods could be planted between the property line and the fence.

Carmichael asked about the flow of the drive aisle and the retaining wall. Gatto replied that the retaining wall is on the property to the south and he would have to work with the property owner to assess impacts. Zemenak asked how excavation may affect the retaining wall. Gatto replied that a footing could be installed under the parking lot, but it would be a significant undertaking.

Peterson asked if there is a requirement for fencing between the R-4 and R-3 zoning districts. Williams confirmed the requirement and the location of the fence.

MOTION 1

Motion by **Simpson** to *continue the public hearing on all requests to a special meeting on February 4, 2026, at 6:00 PM.*

Seconded by **Donoghue**.

DISCUSSION:

Williams noted that if the plans cannot be revised in time for the special meeting, the public hearing may be continued to a later date without the petitioner present. Zemenak confirmed that at the next special meeting, the Commission may vote on recommendation to the Village Board on the requests.

VOTING:

Ayes: 6 -Carmichael, Peterson, Donoghue, Lynn, Simpson, Thomas
Nays: 0
Vacant: 1

Motion Passed

11. Open Forum

Nobody spoke during the Open Forum.

12. Miscellaneous Items

- a. **Next special PZC meeting on February 4, 2026.**
- b. **Next regular PZC meeting on February 11, 2026.**

Williams gave an overview of the upcoming cases to come before the Commission.



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13. Adjourn

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

The motion carried on a unanimous voice vote.

Meeting adjourned at 7:43 p.m.