



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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Village of Westmont Planning & Zoning Commission February 11, 2026 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **February 11, 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: 5 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Conor Donoghue, John F. Simpson IV, Craig Thomas

Absent: 1 - Commissioner Michael Lynn

Vacant: 1

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

Staff: Scott Williams (Senior Planner), John Zemenak (Village Attorney, arrived at 6:10 PM)

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. Old Business

None.

9. New Business

PUBLIC HEARING PZC 002-2026

Request from 21 Handicap LLC, d/b/a Tee Box (Petitioner), and Quail Ridge Executive Realty LP (Owner), for the property at 777 Oakmont Lane, Suite 50, Westmont, Illinois, 60559, for the following:

- 1) Special Use Permit to operate a Health & Fitness Service business (golf simulator business) in the O/R Office/Research District.

Presentation:

Dominic Woodard, petitioner, presented the request.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report.

Public Comment:

None.



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Commissioner Comments:

Peterson: Secretary Peterson asked about the membership process and the security systems. Woodard explained how members can join and the security technology.

Thomas: Commissioner Thomas expressed initial concerns about noise, but the petitioner's presentation answered them.

Donoghue: Commissioner Donoghue asked if Tee Box is a franchise. Woodward replied yes.

Simpson: Commissioner Simpson asked how the petitioner will be able to enforce the alcohol prohibition. Woodward replied that they can use the cameras to see who brought in alcohol and possibly terminate their membership.

Carmichael: Chair Carmichael asked if their expected customer demographics included children. Woodard answered that they cater more to adults, but anticipate high school students being a driver of their business.

Carmichael asked about the franchise's involvement in security monitoring. Woodard replied that primarily the operators are responsible for monitoring the facility, but Tee Box corporate office could also view the systems.

Carmichael asked if equipment would be provided. Woodard answered that some golfing equipment will be provided, but members would be expected to bring their own.

Carmichael inquired about allowed signage and if it affects the Special Use Permit request. Williams explained that they are allowed signage, but the petitioner would need to come to an agreement with the property owner before submitting for a permit, and that signage is outside of the Special Use Permit request.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from 21 Handicap LLC, d/b/a Tee Box (Petitioner), and Quail Ridge Executive Realty LP (Owner), for the property at 777 Oakmont Lane, Suite 50, Westmont, Illinois, 60559, for a **Special Use Permit to operate a Health and Fitness Service business (golf simulator business) in the O/R Office/Research District.**

Seconded by **Thomas**.

VOTING:

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

Nays: 0

Absent: 1- Lynn

Vacant: 1

Motion Passed



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PUBLIC HEARING PZC 003-2026

Request from 735 N Cass, LLC (Petitioner), and The Andrew C. Hoskins Trust and The Venouziou Limited Partnership (as Owners), for the property at 735 North Cass Avenue, Westmont, Illinois, 60559, for the following:

- 1) Zoning Map Amendment to rezone the property from the O/R Office/Research District to the M Manufacturing District.

Presentation:

Carlo Rossi, petitioner, presented the request. Rossi clarified that the purpose of the request is to improve the marketability of the property with limited exterior improvements.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report.

Carmichael asked about the difference in allowed uses between the O/R and M districts. Williams explained that the O/R district is much more limited in the types of the uses allowed than the M district.

Public Comment:

None.

Commissioner Comments:

Simpson: Simpson asked how the M district was selected. Rossi said that due to the configuration of the building, a flexible or light industrial use is the most appropriate land use. Simpson expressed concern with the allowed uses in the M district, asking if there are any prospective tenants interested in this space. Rossi replied that there is not a specific tenant in mind, but would market the property to an appropriate tenant.

Donoghue: Donoghue shared concerns about the allowed uses in the M district, but found it was consistent with the zoning of surrounding properties.

Thomas: Thomas asked staff how they confirm a business is allowed in a zoning district. Williams answered that staff receives inquiries from the business or property owner to determine compliance, or it is reviewed when a business license is submitted. John Zemenak, Village Attorney, added that the business registrations are required, which includes a zoning review, and have very few exceptions. Rossi added that they tell potential tenants to contact the Village for zoning information.

Peterson: Peterson did not have objections to the map amendment request.

Carmichael: Carmichael, referencing the petitioner's list of potential tenants, asked what they envisioned with vehicle storage. Rossi explained that it could be for collectors' vehicles. Carmichael expressed concerns about the frequency of vehicles coming and going.



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Carmichael questioned the location of the fire sprinkler room. Rossi explained that tenants would not typically have access to the room, but the Fire Department would.

Peterson asked if multiple tenants would be allowed in the subject property. Williams answered yes.

Williams added that if vehicle storage were to occur on-site, it would have to be fully indoors, unless a Special Use Permit for outdoor storage was approved. Rossi added that outdoor vehicle storage is not a land use they are interested in.

MOTION 1

Motion by **Peterson** to recommend to the Village Board of Trustees to approve a request from 735 N Cass, LLC (Petitioner), and The Andrew C. Hoskins Trust and The Venouziou Limited Partnership (as Owners), for the property at 735 North Cass Avenue, Westmont, Illinois, 60559, for a **Zoning Map Amendment to rezone the property from the O/R Office/Research District to the M Manufacturing District.**

Seconded by **Donoghue**.

DISCUSSION:

Simpson asked if it would be appropriate to list out uses that would not be preferred on the subject property, listing a few examples. Zemenak responded that many of the uses listed require special use approval, which gives the Village the opportunity to scrutinize it. Zemenak stated that map amendment requests cannot limit uses, but other zoning approvals such as text amendments or planned unit developments could. Williams added that the Planning & Zoning Commission and Village Board could consider a less-intensive zoning district.

Carmichael posed the scenario of an existing property zoned M being occupied by a more intensive land use allowed in the district. Simpson answered that the spread of properties being zoned M in the area is more concerning. Williams and Zemenak responded that the Comprehensive Plan is not very specific on the expansion of the M district.

VOTING:

Ayes: 4 - Carmichael, Peterson, Donoghue, Thomas

Nays: 1- Simpson

Absent: 1- Lynn

Vacant: 1

Motion Passed

10. Open Forum

Nobody spoke during the Open Forum.



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11. Miscellaneous Items

- a. **Next regular Planning & Zoning Commission meeting on March 11th at 6:00 p.m.**
Carmichael notified the commissioners that the vacant seat on the commission should be filled in time for the next regular meeting. Williams added that there are two requests scheduled for the meeting.

12. Adjourn

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

The motion carried on a unanimous voice vote.

Meeting adjourned at 6:57 p.m.