



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

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

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, May 13, 2026 at 6:00 PM, at the Village of Westmont, 31 W. Quincy St., Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of testifying attendees
5. Reminder to Silence All Electronic Devices
6. Reminder to Sign-In for Any Public Testimony
7. Approval of Minutes
 - a. Approval of the Minutes of the March 11, 2026 Regular Meeting.
8. Review of Public Hearing Procedures
9. Old Business
10. New Business
 - a. **PUBLIC HEARING PZC 009-2026**
A request from Richard and Carol Barclay, for the property at 326 South Washington 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 and pool.
 - b. **PUBLIC HEARING PZC 017-2026**
A request from Hinsdale Mahjong Society, LLC, d/b/a HMS Mahjong Society (Petitioner), and Westmont Downtown LLC (Owner) for the property at 10 West Burlington Avenue, Westmont, Illinois 60559 for the following:
 1. Special Use Permit to operate an Indoor Other Participant Entertainment business (mahjong studio) in the B-1 Downtown Edge District.
 - c. **PUBLIC HEARING PZC 008-2026**
A request from Tesla, Inc. (Petitioner), and Ogden Avenue LLC (Owner) for the property at 50 West Ogden Avenue, Westmont, Illinois 60559 for the

following:

1. Special Use Permit amendment to allow modified operations and conditions for an existing Vehicle Sales or Rentals business engaged in vehicle sales and minor vehicle repair and maintenance in the B-2 General Business District.

d. **PUBLIC HEARING PZC 013-2026**

Requests from Village of Westmont for the following:

1. Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Westmont Code of Ordinances, Section 6.01, regarding the addition of Video Gaming, Accessory as a permitted use in the B-1(A) Downtown Core and B-1 Downtown Edge Zoning Districts.
2. Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Westmont Code of Ordinance, Section 6.04, regarding the deletion of certain supplemental use regulations for Video Gaming, Accessory.

e. **PZC 021-2025**

A request from 5628 SOUTH CASS LLC for the property at 5628 South Cass Avenue, Westmont, Illinois 60559 for the following:

1. Major Site Plan Approval for a Multi-Unit Building containing four (4) dwellings, in the R-4 General Residence Zoning District.

f. **PZC 006-2026**

A request from Sonja Smilga, for the property at 1351 South Ridge Road, Willowbrook, Illinois 60527 (PIN: 09-22-103-039) for the following.

1. Preliminary Plan of Subdivision for one (1) lot in the R-1(A) Single-Unit Residential District.

g. **PZC 010-2026**

A request from 814 CRE, LLC (Petitioner) and Encore CW, LLC (Owner) for the property at 6120 South Cass Avenue, Westmont, Illinois 60559 for the following:

1. Major Site Plan approval for a Daycare Center in the C-1 Commercial Zoning District.

h. **PZC 011-2026**

A request from the Karen Bailey Meyer Trust and the David P. Meyer Trust for the property at 300 West 60th Street, Downers Grove, Illinois, 60516, for the following:

1. Preliminary Plan of Subdivision to subdivide one (1) lot into two (2) lots in the R-3 Single-Unit Residential 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 Meeting on June 10, 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>