



# 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 May 13, 2026 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **May 13, 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:** 7 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Dan Charleston, Conor Donoghue, Michael Lynn, John F. Simpson IV, Craig Thomas

**Absent:** 0

### A QUORUM WAS PRESENT TO TRANSACT BUSINESS

**Staff:** Scott Williams (Senior Planner), Adam Walsh (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 March 11, 2026, regular meeting.

**MOTION** by **Simpson** to approve the regular meeting minutes from March 11, 2026.

Seconded by **Charleston**.

### DISCUSSION:

Commissioner Lynn explained his rationale for his votes on the fire station's approvals from the previous meeting, noting that he did not mean to vote "no" on the Comprehensive Plan amendment request. John Zemenak, Village Attorney, explained that the votes cannot be changed, but this meeting's minutes can reflect his sentiments.

### VOTING:

**Ayes:** 7 - Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas

**Nays:** 0

### Motion Passed

### 8. Review of Public Hearing Procedures



# 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

## 9. Old Business

None.

## 10. New Business

### **PUBLIC HEARING PZC 009-2026**

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.

#### **Presentation:**

Richard Barclay, petitioner, presented the request. Barclay submitted to the Commission, through staff, a list of signatures from neighbors supporting the requested variance. Scott Williams, Senior Planner, explained that the list of signatures can be accepted, but it is not the same as sworn testimony provided in-person at the meeting.

#### **Staff Comment:**

Scott Williams, Senior Planner, presented the staff report.

#### **Public Comment:**

Wayne David, neighboring property owner, spoke in support of the requested variance, and voiced concerns about property maintenance conditions of other properties in the neighborhood.

#### **Commissioner Comments:**

**Thomas:** Commissioner Thomas had initial concerns about water, but were resolved after reading the staff report.

**Lynn:** Commissioner Lynn asked about the status of future text amendments to lot coverage. Williams explained that the staff presented potential changes to the Community Development Committee, and received a positive recommendation to move forward with amendments in the future.

Lynn asked if the engineers required any stormwater improvements like a drywell. Williams replied no. Lynn, Barclay, and Williams discussed the footprint of the deck. Lynn and Williams discussed the future alley improvements

**Donoghue:** Commissioner Donoghue confirmed with Barclay that the deck is above ground.

**Simpson:** Commissioner Simpson recommended that if the pool and or deck are removed, they cannot be replaced with other improvements.

**Charleston:** Commissioner Charleston recognized that lot coverage was calculated differently, and asked what it may have been calculated when the home was reconstructed in 1998. Williams, and Adam Walsh, Planner, explained the history of the lot coverage amendments.



# 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

Charleston supported Simpson's recommended condition of approval.

**Peterson:** Secretary Peterson voiced concerns about setting precedence if the variance is approved. Barclay responded that each variance should be reviewed individually.

Peterson recommended the neighbor contact the Code Enforcement Division regarding potential property violations.

Lynn agreed with Peterson about concerns of setting precedence. Lynn voiced concerns about discounting permeable materials from lot coverage.

**Carmichael:** Chair Carmichael shared concerns about setting precedence.

Carmichael allowed for a member of the public to approach the podium to provide comments.

John Savoia, neighboring property owner, spoke in favor of the variance.

## MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from **Richard and Carol Barclay for the property at 326 South Washington 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 and pool.**

Seconded by **Donoghue**.

## DISCUSSION:

The Commission discussed amending the motion to approve a lot coverage variance, provided that in the event that the deck and pool are not utilized in the future, the allowed lot coverage variance reverts back to the existing legal nonconforming lot coverage.

Williams and Zemenak further clarified that staff can fine tune the wording of conditions in the ordinance, if approved by the Village Board.

## VOTING ON AMENDING THE MOTION:

**Ayes:** 6 -Carmichael, Charleston, Donoghue, Lynn, Simpson, Thomas

**Nays:** 0

**Abstain:** 1 -Peterson

**Motion Passed**



# 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

## AMENDED MOTION 1

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request from Richard and Carol Barclay for the property at 326 South Washington 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 and pool, as amended.***

Seconded by **Donoghue**.

### VOTING ON THE AMENDED MOTION:

**Ayes:** 4 -Charleston, Donoghue, Simpson, Thomas

**Nays:** 2 -Carmichael, Lynn

**Abstain:** 1 -Peterson

### Motion Passed

Walsh explained the voting, stating that four positive votes is a positive recommendation to the Village Board.

### PUBLIC HEARING PZC 017-2026

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 in the B-1 Downtown Edge District.

### Presentation:

Angel Leveston, petitioner, presented the request.

### Staff Comment:

Adam Walsh, Planner, presented the staff report.

### Public Comment:

Ashley Cirillo, Westmont resident, spoke in support of the request.

### Commissioner Comments:

**Lynn:** Lynn and Leveston discussed how mahjong is played. Lynn asked if gambling is associated with the business, to which Leveston replied no.

**Donoghue:** Donoghue asked how private events will operate. Leveston explained it would be for mahjong-related events.

**Carmichael:** Carmichael expressed support for the request.



# 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

**Peterson:** Peterson voiced support for the request. Peterson and Leveston discussed how the studio will be staffed.

**Charleston:** Charleston commented on the availability of parking.

**Thomas:** Thomas and Leveston discussed nearby parking options.

## MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve 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 a **Special Use Permit to operate an Indoor Other Participant Entertainment business in the B-1 Downtown Edge District.**

Seconded by **Donoghue**.

## VOTING:

**Ayes:** 7 - Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas

**Nays:** 0

## Motion Passed

## PUBLIC HEARING PZC 008-2026

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.

## Presentation:

Amina Taj and Zak Berta, on behalf of Tesla, Inc., presented the request. Taj explained the steps Tesla Inc. has taken since receiving a special use permit violation notice.

## Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Zemenak provided context on the Special Use Permit request and the recommended conditions.

## Public Comment:

Patsy Albrecht, neighboring property owner, raised concerns regarding the maintenance of the detention area and asked if the parking lot will be extended. Williams replied that no structures are proposed to be extended into the detention area. Berta responded that they will work on continuing maintenance of the detention area.



# 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

## Commissioner Comments:

**Lynn:** Lynn asked how many vehicles were sold at the dealership. Berta responded that he cannot provide that information, as Tesla, Inc. is a publicly traded company. Williams and Carmichael added that sales tax information is not a factor in their determination.

**Simpson:** Simpson asked for clarification on the condition prohibiting body and paint work. Williams explained the petitioner currently does not offer that service and will continue not to.

**Carmichael:** Carmichael asked how many vehicles could be serviced at a time. Berta replied eight to ten. Taj explained that the service volume will remain the same as it currently is.

## MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Tesla, Inc. (Petitioner), and Ogden Avenue LLC (Owner) for the property at 50 West Ogden Avenue, Westmont, Illinois, 60559, for a ***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.***

Seconded by **Thomas**.

## VOTING:

**Ayes:** 7 -Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas  
**Nays:** 0

## Motion Passed

## PUBLIC HEARING PZC 013-2026

Request from the 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 District.
- 2) Zoning Ordinance Text Amendments to Chapter 95 - Zoning, of the Westmont Code of Ordinances, Section 6.04, regarding the deletion of certain supplemental use regulations for Video Gaming, Accessory.

## Presentation:

Scott Williams, Senior Planner, presented the request and staff report. Williams clarified that the proposed text amendments would allow accessory video gaming as a permitted use in the B-1(A) and B-1 districts, and that new video gaming cafes would continue to be prohibited.

Carmichael asked if a business sells, may the new owner continue to operate accessory video gaming.



# 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

Zemenak explained that the liquor licenses are not transferable.

### Public Comment:

None.

### Commissioner Comments:

**Lynn:** Lynn confirmed that the proposed amendments do not affect liquor license regulations. Williams replied yes, explaining businesses must still request a liquor license from the Village Board.

**Charleston:** Charleston and Zemenak discussed how liquor licenses are affected when a business sells to a new owner.

Lynn and Zemenak discussed how liquor licenses are requested when the cap is reached.

### MOTION 1

Motion by **Charleston** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for ***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 District.***

Seconded by **Simpson**.

### VOTING:

**Ayes:** 7 - Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas

**Nays:** 0

**Motion Passed**

### MOTION 2

Motion by **Donoghue** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for ***Zoning Ordinance Text Amendments to Chapter 95 - Zoning, of the Westmont Code of Ordinances, Section 6.04, regarding the deletion of certain supplemental use regulations for Video Gaming, Accessory.***

Seconded by **Simpson**.

### VOTING:

**Ayes:** 7 - Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas

**Nays:** 0

**Motion Passed**



# 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 021-2025

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 Residential District.

### Presentation:

Ashraf Darwish, petitioner, and Majdi Darwish, architect, presented the request.

### Staff Comment:

Scott Williams, Senior Planner, presented the staff report.

### Commissioner Comments:

**Lynn:** Lynn asked for clarification about the interior side yard setback. Williams replied it is 10 feet. Lynn asked if floor plans were provided. Darwish displayed the floor plan and Williams explained that floor plans are not adopted as a part of site plan approval. Lynn and the Darwishes discussed the building materials and building orientation.

**Peterson:** Peterson expressed support for the development.

**Carmichael:** Carmichael voiced support for the development.

**Charleston:** Charleston asked if the building will be on one parcel identification number (PIN) number. Williams explained the development will likely utilize a condominium plat, which is handled at the time of permitting.

Carmichael asked how the property will be addressed. Walsh answered that it will be addressed off Cass Avenue, and will work the petitioner prior to submitting for permits.

Carmichael and the Darwishes discussed fire code requirements.

**Donoghue:** Donoghue asked if vehicles could park directly in front of the garage. Darwish replied that it will not be allowed.

## MOTION 1

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request from 5628 SOUTH CASS LLC for the property at 5628 South Cass Avenue, Westmont, Illinois, 60559, for **Major Site Plan for a Multi-Unit Building containing four (4) dwellings in the R-4 General Residential District.**

Seconded by **Donoghue.**



## 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

### DISCUSSION:

Zemenak clarified that the item is not a public hearing, so an opportunity for public comment is not required. Carmichael offered an opportunity for the public to comment.

Laurel Rugen, Westmont resident, raised concerns about the proposed development changing the character of the Village.

### VOTING:

**Ayes:** 7 -Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas

**Nays:** 0

### Motion Passed

### PZC 006-2026

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.

### Presentation:

Ellen K. Raymond, representing the petitioner, presented the request.

### Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams confirmed that though the property has a Willowbrook zipcode, it is under the Village of Westmont's jurisdiction.

### Commissioner Comments:

**Lynn:** Lynn and Williams confirmed all minimum lot requirements in the zoning district are met and that utilities should be available near the subject property.

**Charleston:** Charleston confirmed the goal of the subdivision is for a new home to be built. Williams replied yes, after the preliminary plan and final plat of subdivision are approved by the Village Board.

### MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from.

Seconded by **Lynn**.

### VOTING:

**Ayes:** 7 -Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas

**Nays:** 0

### Motion Passed



## 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 010-2026**

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 for a Daycare Center in the C-1 Commercial District.

### **Presentation:**

Mark Kellenberger, petitioner, presented the request.

Kellenberger and Carmichael discussed the routes vehicles would access the site when coming from different directions.

### **Staff Comment:**

Scott Williams, Senior Planner, presented the staff report. Williams discussed the two traffic flows options, one that the petitioner prefers and one that staff prefers, as well as other conditions to allow staff to work with the petitioner regarding the location of the freestanding sign and the reducing potential conflicts with the fire truck turning radius to the south of the proposed building.

### **Commissioner Comments:**

**Charleston:** Charleston asked for clarification on the flow of the rear access points. Kellenberger explained the west access point will allow two-way traffic, and the eastern point will be for in-bound traffic only.

Charleston asked if the daycare will have directional signage. Williams explained that staff has recommended it, but requires the northern neighbor's approval.

**Lynn:** Lynn asked who owned the properties. Williams answered that both properties are owned by the Encore Car Wash. Kellenberger explained the logistics of the access road easement, and that the daycare is the contract purchaser of the subject property.

Lynn asked if installing parking along the access road was considered. Kellenberger replied yes, but did not feel it would be the best option.

Lynn expressed concerns about the clockwise traffic flow and maneuverability of the western parking lot.

**Simpson:** Simpson questioned if in the counterclockwise flow, how parents would know if the eastern spaces are available, which could also create conflicts.

Williams and Kellenberger discussed potential cross-access points, noting it is not a requirement.

**Donoghue:** Donoghue raised concerns about the visibility at the northern access point to 61st Street.

Lynn provided a suggestion to amend the building orientation to potentially avoid conflicts with the access road and parking lots. Kellenberger replied that the proposed site plan has been discussed with the petitioner for two years on their preferred plan.



## 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

Lynn asked if multiple cross-access points could be provided to each parking lot. Kellenberger responded that these access points cannot be guaranteed.

Lynn, Kellenberger, and Williams discussed potential alterations to the existing detention facility.

Williams and Carmichael discussed the orientation of the parking lots.

Simpson asked if the pork chop turn exists currently. Williams replied yes. Simpson presented a scenario regarding vehicle stacking spilling onto Cass Avenue and alternative parking layouts.

The commission and Kellenberger discussed the possibility of re-orienting the building, and potentially continuing the request.

### **MOTION 1**

Motion by **Simpson** to *continue the request to the regular meeting on June 10, 2025 at 6:00 p.m.*

Seconded by **Thomas**.

### **VOTING:**

**Ayes:** 7 - Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas

**Nays:** 0

### **Motion Passed**

### **PZC 011-2026**

Request from the Karen Bailey Meyer Trust and 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.

### **Presentation:**

Eric Bailey, representing the petitioners, presented the request.

### **Staff Comment:**

Adam Walsh, Planner, presented the staff report. Walsh confirmed that though the property has a Downers Grove zipcode, it is under the Village of Westmont's jurisdiction.

### **Commissioner Comments:**

**Carmichael:** Carmichael asked if any existing driveway will be retained. Bailey replied no.



# 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

## MOTION 1

Motion by **Charleston** to recommend to the Village Board of Trustees to approve a request from.

Seconded by **Simpson**.

## VOTING:

**Ayes:** 7 - Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas

**Nays:** 0

## Motion Passed

### 11. Open Forum

Nobody spoke during the Open Forum.

### 12. Miscellaneous Items

Carmichael and Peterson commended staff on their preparation for the meeting.

#### a. Downtown Rezonings Update

Walsh notified the commission that rezonings in the downtown area are scheduled for the next regular meeting. Walsh explained that there is an informational webpage on the Village's website that the commissioners and public are encouraged to review.

#### b. Next regular Planning & Zoning Commission meeting on June 10, 2026

Williams stated that in addition to the rezonings, there are potentially five cases scheduled.

#### c. Potential Special Planning & Zoning Commission Meeting

Williams explained that a special meeting may be scheduled in late June or early July, depending on if cases are ready or not.

### 13. Adjourn

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

Second by **Simpson**.

*The motion carried on a unanimous voice vote.*

Meeting adjourned at 9:13 p.m.