



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov

westmont.illinois.gov | 630-981-6200

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, August 12, 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 July 08, 2026 regular meeting
8. Review of Public Hearing Procedures
9. Old Business - None
10. New Business
 - a. **PZC 023-2026**
Request from Sunflower Properties LLC for the property at 53 West 59th Street, Westmont, Illinois, 60559, 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.
 - b. **PUBLIC HEARING PZC 024-2026**
Request from Moroz Music LLC (Petitioner) and Tulip Rentals LLC (Owner) for the property at 414 Plaza Drive, Suite 103, Westmont, Illinois, 60559, for the following:
 1. Special Use Permit to operate an Instructional Service business (private music lessons) in the M Manufacturing District.
 - c. **PZC 025-2026**
Request from Treute Family, LLC d/b/a Great Lakes Plumbing & Heating Co. for the property at 430 Plaza Drive, Westmont, Illinois, 60559, for the

following:

1. Major Site Plan for a new loading dock.

d. **PZC PUBLIC HEARING 026-2026**

Requests from the Village of Westmont for the properties at 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to the maximum size, fuel type, and location of an emergency generator;
2. Major Site Plan Amendment to accommodate the relocation of an emergency generator.

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

1. Joint PZC and Village Board Special Meeting scheduled for 6:00PM on August 26, 2026 at the Police Department (500 North Cass Avenue)
2. Next Regular PZC Meeting for 6:00PM on September 09, 2026 at Village Hall (31 West Quincy Street)

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>