



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, May 14, 2025 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. Approval of Minutes
 - a. Approval of the Minutes of the May 7, 2025 Special Meeting
6. Reminder to Silence All Electronic Devices
7. Reminder to Sign-In for Any Public Testimony
8. Review of Public Hearing Procedures
9. Old Business - None
10. New Business
 - a. PUBLIC HEARING PZC 006-2025
Request from ZzeNails, Inc, d/b/a ZzeNails (Petitioner), and Richmond Station, LLC (Owner), for the property at 42 South Cass Avenue, Westmont, Illinois, 60559, for the following:
 1. Special Use Permit to operate a beauty parlor, located on the ground floor, in the B-1 Limited Business District.
 - b. PUBLIC HEARING PZC 005-2025
Requests from Kidvest, LLC, d/b/a Primrose School of Westmont (Petitioner), and P & C Holdings, LLC (Owner), for the property at 98 East Naperville Road, Westmont, Illinois, 60559, for the following:
 1. Zoning Ordinance Variance to allow for playground and equipment to encroach into the required supplemental setback line to Naperville Road and

within a required front yard setback in the B-2 General Business District.

2. Site and Landscape Plan approval.

c. PUBLIC HEARING PZC 007-2025

Requests from Salt Creek Ballet Company (Petitioner), and P & C Holdings, LLC (Owner), for the property at 98 East Naperville Road, Westmont, Illinois, 60559, for the following:

1. Special Use Permit to operate a performing arts studio in the B-2 General Business District.

2. Zoning Ordinance Variance to the special condition that requires 100 foot distance separation between a performing arts studio and a residence 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. a. General Updates

1. Next Regular PZC on June 11, 2025

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>