



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, June 11, 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. 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 May 14, 2025 Regular Meeting
8. Review of Public Hearing Procedures
9. New Business
 - a. PZC 002-2025
Requests from RYAN COMPANIES US, INC. for the property at 701 Oakmont Lane, Westmont, Illinois, 60559, for the following:
 1. Preliminary Plat of Subdivision to subdivide one (1) lot into two (2) lots in the O/R Office Research District.
 2. Site and Landscape Plan Approval
 - b. PZC 004-2025
Request from HTW, L.L.C. for the property at 801 North Cass Avenue, Westmont, Illinois, 60559, for the following:
 1. Site and Landscape Plan Approval
10. Old 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 001-2025
Requests from the Village of Westmont regarding Zoning Ordinance text amendments as follows:

1. Zoning Ordinance text amendments to repeal Appendix A - Zoning, of the Westmont Code of Ordinances and to establish a new Chapter 95 - Zoning, of the Westmont Code of Ordinances, with comprehensive updates to the entire Zoning Ordinance, including amendments to the zoning districts, development standards, planning processes, and other zoning regulations.

A copy of the draft Zoning Ordinance text amendments is available for the public on the Village's website at www.westmont.illinois.gov and in person at Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559 during normal operating hours.

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 on July 9, 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>