



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

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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, July 9, 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 June 25, 2025 Special Meeting
8. Review of Public Hearing Procedures
9. Old Business - None
10. New Business
 - a. PUBLIC HEARING PZC 008-2025
Requests from TGP Innovations LLC, d/b/a That Golf Place (Petitioner), and Pranno Corporation (Owner), for the property at 212 East Chicago Avenue, Westmont, Illinois, 60559, for the following:
 1. Special Use Permit to operate an indoor golf simulator facility amusement establishment in the B-2 General Business District.
 2. Zoning Ordinance Variance to the special condition that requires a 100-foot distance separation between an amusement establishment and a residence district.
 - b. PUBLIC HEARING PZC 009-2025
Request from Justin and Natalie Krone, for the property at 232 East Des Moines Street, Westmont, Illinois, 60559, for the following:
 1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District for a residential pool.

- c. PUBLIC HEARING PZC 010-2025
Request from Michael Schaefer and Chivon Niziolek, for the property at 102 West Naperville Road, Westmont, Illinois, 60559, for the following:
 - 1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District, for a patio and walkways.
- d. PUBLIC HEARING PZC 012-2025
Request from Advocate Health and Hospitals Corporation, for the property at 639 Blackhawk Drive, Westmont, Illinois, 60559, for the following:
 - 1. Zoning Ordinance Variance to the maximum height and area of directional signs in the B-2 General Business District.
- e. PUBLIC HEARING PZC 013-2025
Request from Chicago Lightworks LLC, d/b/a Chicago Lightworks (Petitioner) and 1133 Cleveland Properties, LLC, d/b/a Oakmont Tech Center (Owner) for the property at 600 Oakmont Lane, Suite 600, Westmont, Illinois, 60559, for the following:
 - 1. Special Use Permit to operate business offices with accessory uses of warehousing, distribution of materials, goods, or products in the O/R Office/Research 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. Special PZC Meeting on July 23, 2025 continuation Public Hearing of PZC 001-2025 Zoning Ordinance Text Amendments
- 2. Next Regular PZC meeting on August 13, 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>