



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 July 9, 2025 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **July 9, 2025 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: 5 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Conor Donoghue, John F. Simpson IV, Craig Thomas

Absent: 2 - Commissioners Michael Lynn, Thomas Sharp

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 June 25, 2025 special meeting.

MOTION by **Simpson** to approve the special meeting minutes from June 25, 2025.

Seconded by **Thomas**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Donoghue, Simpson, Thomas

Nays: 0

Absent: 2 - Lynn, Sharp

Motion Passed

8. Review of Public Hearing Procedures

9. Old Business

None.



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

10. New Business

PUBLIC HEARING PZC 008-2025

Request 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.

Presentation:

Sid Anumalasetty and Pulkit Chauhan, the petitioners, presented their requests. Anumalasetty and Chauhan explained the business model, layout of the space, and explained the reasoning for their special use permit and variance requests.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams explained how the use classification of "amusement establishment" was determined and clarified the hours of operation.

Public Comment:

None.

Commissioner Comments:

Thomas: Commissioner Thomas expressed initial concerns about noise, but his concerns were resolved through the petitioner's presentation.

Peterson: Secretary Peterson was curious how the petitioners advertised their business. Anumalasetty explained that they advertise via social media and canvassing neighboring and complementary businesses.

Simpson: Commissioner Simpson asked how many simulator bays will be in the space. Anumalasetty replied two. Simpson asked the maximum number of patrons that could be accommodated in the space. Anumalasetty said that the bays will be capped to four people plus around four people using the gym equipment. Simpson clarified that it could be up to 14 people with employees.

Simpson asked if the petitioner could increase the number of simulator bays in the space. Williams replied that they can expand if they are approved. Simpson asked about the parking requirement. Williams explained that as an existing multi-tenant center, the parking provided in the parking lot is conforming.

Donoghue: Commissioner Donoghue asked if alcohol will be allowed in the facility. Anumalasetty answered that members can bring their own food and non-alcoholic beverages, and that the membership terms will explicitly prohibit bringing in alcohol or other paraphernalia.



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

Simpson asked for clarification on the hours of operation. Anumalasetty replied that it is to appeal to members that want to practice golf and workout outside of typical operating hours.

Carmichael: Chair Carmichael asked if they will have cameras to monitor the space. Anumalasetty answered that there will be cameras pointed at the bays and to the exterior of the unit. Carmichael confirmed that this was not a chain.

Carmichael asked if the golf trainers are employees or independent contractors. Anumalasetty explained that they are considered partners and how non-member guests are allowed in the facility.

John Zemenak, Village Attorney, explained that the ordinance will have conditions that no alcohol can be consumed or sold on the premises and that the space's rear door cannot be accessible by the members.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request 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 a ***Special Use Permit to operate an indoor golf simulator facility amusement establishment in the B-2 General Business District.***

Seconded by **Donoghue**.

DISCUSSION:

Peterson asked if the motion should be amended to include the ordinance conditions. Zemenak replied no, that those conditions will be included in the ordinance and do not need to be included in the commission's recommendation.

VOTING:

Ayes: 5 - Carmichael, Peterson, Donoghue, Simpson, Thomas
Nays: 0
Absent: 2 - Lynn, Sharp

Motion Passed

MOTION 2

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request 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 a ***Zoning Ordinance Variance to the special condition that requires a 100 foot distance separation between an amusement establishment and a residence district.***

Seconded by **Thomas**.



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

VOTING:

Ayes: 5 - Carmichael, Peterson, Donoghue, Simpson, Thomas
Nays: 0
Absent: 2 - Lynn, Sharp

Motion Passed

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.

Presentation:

Justin Krone, petitioner, presented the request. Krone explained that he anticipated his property was eligible for administrative approval, but is requesting a formal variance since the property is within a sub-basin area that contains a low depressional area (LDA).

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams explained the purpose of regulating lot coverage, how it is calculated, and the history of amendments to this regulation. He noted that because the property is in a sub-basin area, it is not eligible for administrative approval. Williams also explained the comments from the Village's consultant engineer, who said that if approved, the impact on stormwater runoff will be minimal, and recommended mitigating the increase through permeable materials or installing a drywell.

Public Comment:

John Chorney, neighbor to the petitioner, expressed concerns with existing water problems in the area, and stated that the pool will exacerbate the issues.

Dan Siebold, neighbor to the petitioner, asked how the Village knows if properties in the downtown area exceed 40% lot coverage, if removing coverage would be better than installing mitigating efforts, and liability if water issues are increased. Williams replied that the downtown area is generally between Naperville Road and 55th Street, where permit applications show if a property exceeds the maximum lot coverage, and that the engineer evaluated both options, and recommended alternatives, which were attached to the staff report. Zemenak replied that neighbors can work out an agreement privately, as the Village would not be liable.

Commissioner Comments:

Peterson: Peterson asked Chorney if the Village has been able to improve any of the water issues. Chorney replied that efforts have been made, but water still sits in the culvert and his property. Krone explained he has typically seen water pool in the culvert, but large rain storms has seen water go beyond the sidewalk.

Peterson asked if the pool cover would be permeable. Krone replied that the cover is not completely



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

impermeable, so some water will go through it and added that he is open to installing a drywell.

Simpson: Simpson asked if only the walkway around the pool was installed, if it would meet the 35% maximum. Williams was unsure about the breakdown between the walkway and the pool. Simpson explained that a majority of the increase is the pool, which can hold more water, and supported having a drywell installed.

Simpson asked if the pool cover will be above or below grade. Krone replied that it will likely be below grade to allow for the cover to roll up.

Simpson expressed that he would like for the variance request to be for the pool only and that it could not be filled in or replaced with a patio. Krone did not object.

Donoghue: Donoghue suggested installing a cover that is permeable, and questioned if a minimal increase in runoff will have significant impacts on existing water issues.

Thomas: Thomas agreed with Simpson's recommendation that the variance should be for a pool only and did not find the minimal increase in runoff will have significant negative impacts.

Carmichael: Carmichael expressed support for installing a drywell. Krone found that a drywell would be more appropriate than installing permeable pavers.

Simpson requested modifying the motion to include conditions that if the pool is filled in or removed that the variance should be extinguished. Williams explained that future property owners would need to be made aware about the condition, and that if a permit was applied for to convert the pool, then it would be denied because of this condition. Simpson suggested adding a condition to install a drywell.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Justin and Natalie Krone, for the property at 232 East Des Moines Street, Westmont, Illinois, 60559, for a **Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached District with the conditions that the owner install a drywell to mitigate against any stormwater impacts; and that if the pool is removed or filled in with an impervious surface at any time, the variance will automatically terminate.**

Seconded by **Donoghue**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Donoghue, Simpson, Thomas
Nays: 0
Absent: 2 - Lynn, Sharp

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

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.

Presentation:

Michael Schaefer and Chivon Niziolek, presented their request. Schaefer explained that they purchased the property a few months prior, and there are not any patios or walkways in the rear yard. He added that they are open to installing a drywell to mitigate the increased coverage.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams explained that this request is similar but different from the previous case. He explained that the existing home exceeds the 35% maximum and the previous owner removed coverage, which reduced the overall coverage. Williams added that the property does not meet the minimum lot width for a corner lot, which contributes to the property being above the 35% maximum. He also noted that the consultant engineer recommended using permeable pavers or installing a drywell.

Public Comment:

None.

Commissioner Comments:

Simpson: Simpson asked why the walkways do not connect. Schaefer replied that they chose not to because they were trying to minimize the increase in coverage, but the proposal is still functional. Simpson confirmed that they were open to installing a drywell, to which Schaefer replied yes.

Donoghue: Donoghue had no questions or comments.

Thomas: Thomas expressed support for the request.

Peterson: Peterson found an error in the findings of fact, confirming that stamped concrete will be used instead of permeable pavers. Zemenak confirmed that permeable pavers will not be used.

Carmichael: Carmichael supported the request and found that a drywell will help.

MOTION 1

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request from Michael Schaefer and Chivon Niziolek, for the property at 102 West Naperville Road, Westmont, Illinois, 60559 for a ***Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District with the condition that a drywell be installed to mitigate against any stormwater impacts.***



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

Seconded by **Simpson**.

DISCUSSION:

Simpson and Thomas clarified that they motion will be conditioned to require the installation of a drywell.

VOTING:

Ayes: 5 - Carmichael, Peterson, Donoghue, Simpson, Thomas

Nays: 0

Absent: 2 - Lynn, Sharp

Motion Passed

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.

Presentation:

Thaddeus Jedrzejak, Tammy Robinson, and Zack Rees, representing the petitioner, presented the request. They explained the Advocate Outpatient Center business model, the site layout, and the proposed directional signs.

Staff Comment:

Adam Walsh, Planner, presented the staff report. Walsh clarified that though the directional signs are exempt signage, they still have regulations they must comply with.

Public Comment:

None.

Commissioner Comments:

Donoghue: Donoghue acknowledged that though not related to the request, he had concerns about increased traffic on Blackhawk Drive.

Thomas: Thomas voiced support for the request.

Peterson: Peterson appreciated the clarity from the larger signs.

Simpson: Simpson had no questions or comments.

Carmichael: Carmichael found the request to be rational.



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 **Simpson** to recommend to the Village Board of Trustees to approve a request from Advocate Health and Hospitals Corporation, for the property at 639 Blackhawk Drive, Westmont, Illinois, 60559, for a **Zoning Ordinance Variance to the maximum height and area of directional signs in the B-2 General Business District.**

Seconded by **Thomas**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Donoghue, Simpson, Thomas
Nays: 0
Absent: 2 - Lynn, Sharp

Motion Passed

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 located at 600 Oakmont Lane, Suite 600, Westmont, Illinois, 60559, for the following:

- 1) Special Use Permit to operate a business office with accessory uses of warehousing, distribution of materials, goods, or products in the O/R Office/Research District.

Presentation:

Julie Blankenheim, the petitioner, presented the request. Blankenheim explained that they are the go-between between the client and the lighting manufacturer and that the warehouse will store lighting samples.

Staff Comment:

Adam Walsh, Planner, presented the staff report. Walsh explained that special use permits for accessory warehousing were allowed through a 2022 text amendment, prior to the amendment, the request would not have been allowed. He added that similar requests have been approved at this property. Walsh further explained that the warehouse will store samples for the showroom and for employees to use while meeting with customers, and that sales employees use their own vehicles instead of a company vehicle.

Public Comment:

None.

Commissioner Comments:

Thomas: Thomas confirmed that the customers will not be coming to the property to shop for lighting. Blankenheim confirmed that this will typically not be the case, but there may be open houses for clients to visit the showroom.



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 had no comments or questions.

Simpson: Simpson expressed support for the request.

Donoghue: Donoghue had no questions or comments.

Carmichael: Carmichael asked how many of the employees are in sales. Blankenheim replied that around 50% are in sales. Carmichael confirmed that the salesforce takes the samples from the warehouse to meet with clients and returns them after, all in their own car. Blankenheim confirmed that was the case.

MOTION 1

Motion by **Donoghue** to recommend to the Village Board of Trustees to approve a 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 a ***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.***

Seconded by **Simpson**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Donoghue, Simpson, Thomas

Nays: 0

Absent: 2 - Lynn, Sharp

Motion Passed

11. Open Forum

Laurel Rugen, resident, questioned if there are requirements for how far a home can be from the side property lines and how tall it can be. Williams replied that there is typically a 6 foot side yard setback for a home and that a driveway can be 3 feet from the side property line. He added that when a permit is submitted for new construction, it must meet the applicable maximums and minimums listed in the zoning ordinance.

Brian Schuering, resident, provided comments related to the zoning ordinance update. Schuering recommended increasing the minimum percentage of neighbors required to submit a valid protest petition to a map amendment request. Zemenak explained that this provision comes from Illinois State Statutes, and that it is appropriate to request the state representative to make that change.

12. Miscellaneous Items

- a. Special meeting on July 23, 2025, continuation of the public hearing of PZC 001-2025, text amendments to the zoning ordinance.

Walsh said that commissioners can drop off their empty binder at the Village Office, and staff will



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

insert the updated draft language and return it to them, otherwise they will receive a hole punched and paper clipped copy to insert on their own.

- b. Next regular PZC meeting is on August 13, 2025
- c. APA-IL Plan Commissioner training on October 9, 2025

Williams informed the commission that there will be a half day training session for plan commissioners at the APA-IL State Conference in Chicago. Carmichael highly encouraged them to attend. Williams added that the Village can cover their registration cost.

13. Adjourn

Motion by **Simpson** to adjourn the meeting.
Second by **Donoghue**.

The motion carried on a unanimous vote.

Meeting adjourned at 8:17 p.m.