



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

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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 13, 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 July 23, 2025 Special Meeting
8. Review of Public Hearing Procedures
9. Old Business
10. New Business
 - a. PUBLIC HEARING PZC 014-2025 - **(WITHDRAWN)**
Requests from Sara Dabic Spasic (Petitioner) and MBMBM LLC SERIES 2 (Owner), for the property at 1147-1149 Fairview Avenue, Westmont, Illinois, 60559, for the following:
 1. Special Use Permit for an indoor playground amusement establishment in the B-2 General Business District.
 2. Zoning Ordinance Variance to the special condition that requires 100 foot distance separation between an amusement establishment and a residence district.
 - b. PUBLIC HEARING PZC 015-2025
Request from Ajradin and Ikmet Rizmani, for the property at 500 Revere Avenue, 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.

- c. Concept Plan Presentation - INFORMAL DISCUSSION ONLY
Request from KAIZEN CONSTRUCTION CORP, regarding the properties at 129 and 135 East 55th Street, Westmont, IL, 60559, to present a draft, Concept Plan for a proposed Planned Unit Development for the redevelopment of two existing single-family detached residential homes into two four-unit multifamily buildings. This is a preliminary internal/informal discussion for the Planning and Zoning Commission to provide feedback prior to a required public hearing, to be held at a future date.

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 September 10, 2025
 - 2. APA-IL Chapter Conference

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>