



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, November 12, 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 October 8, 2025 Regular Meeting
8. Review of Public Hearing Procedures
9. Old Business
 - a. **PUBLIC HEARING PZC 017-2025**
A request from JA RE ENTERPRISES, LLC d/b/a LIT SMOKES (Petitioner), and WL Property Acquisitions, LLC (owner), for the property at 101 West Ogden Avenue, Suite B, Westmont, Illinois, 60559, for the following:
 1. Special Use Permit request for a tobacco and vape retail store in the B-2 General Business District.
10. New Business
 - a. **PUBLIC HEARING PZC 020-2025**
A request from Matthew and Karen Robare, for the property at 225 South Williams Street, Westmont, Illinois, 60559, for the following:
 1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for a deck.
 - b. **Preliminary Concept Plan Presentation - INFORMAL DISCUSSION ONLY**
Request from 33 W Naperville LLC, regarding the properties at 246 North

Lincoln Street and 33 West Naperville Road, Westmont, IL, 60559, to present a draft Concept Plan for a proposed Map Amendment from B-2 General Business District to R-5 General Residential District and potential Optional Development Plan, for the redevelopment of two existing nonconforming residential 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.

c. **Preliminary Concept Plan Presentation - INFORMAL DISCUSSION ONLY**

Request from Torque Suites and Ryan Companies US, INC (Owner), regarding Lot 2 of the Rockwell Second Resubdivision, commonly known as 701 Oakmont Lane, Westmont, IL, 60559. The purpose of the request is to present a draft, Concept Plan for a proposed Planned Unit Development (PUD) for the redevelopment of an existing parking lot into a commercial condominium building for the storage and serving of automobiles. 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 December 10, 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>