



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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Village of Westmont Planning & Zoning Commission November 12, 2025 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **November 12, 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 Michael Lynn, John F. Simpson IV, Craig Thomas

Absent: 1 - Commissioner Conor Donoghue

Vacant: 1

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

Staff: Scott Williams (Senior 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 October 8, 2025 regular meeting.

MOTION by **Simpson** to approve the regular meeting minutes from October 8, 2025.

Seconded by **Thomas**.

VOTING:

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

Nays: 0

Absent: 1 - Donoghue

Vacant: 1

Motion Passed

8. Review of Public Hearing Procedures

9. Old Business

PUBLIC HEARING PZC 017-2025

Request from JA RE ENTERPRISES, LLC, d/b/a LOT SMOKES (Petitioner), and WL Property



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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 tobacco and vape retail store in the B-2 General Business District.

Presentation:

Ahmad Joudeh, petitioner, gave a brief overview of their request.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams noted that the application was submitted before the comprehensive amendments to the zoning ordinance went into effect, but there were not substantial changes to tobacco and vape stores. Williams confirmed that the subject property met the 1,000 foot distance requirement from a school and that no products containing tobacco or vape will be sold through the drive-through window.

Public Comment:

None.

Commissioner Comments:

Lynn: Commissioner Lynn confirmed that tobacco and vape retail shops are just a special use. Williams replied yes with the distance requirement. Lynn asked what would be sold through the drive-through window. Joudeh replied cannabis would not be sold, but items like t-shirts, hats, and soda would be.

Lynn questioned the enforcement of no tobacco or vape products being sold through the window. Williams replied that the Commission can place that as a condition on the property, and that the Administration Department does their own verification. John Zemenak, Village Attorney, added that he was not aware of any restrictions imposed by the State of Illinois. Joudeh explained that if a customer came to the window to purchase a tobacco product, they would be told to come inside and provide ID verification to purchase it. Zemenak said he could include a condition in the ordinance that tobacco and vape products not be sold through the window.

Simpson: Commissioner Simpson asked if the Special Use Permit is for the business or for the drive-through window. Williams clarified that a Special Use Permit for a drive-through for a bakery, and that the request on tonight's agenda is for the tobacco and vape shop.

Simpson asked how Lit Smokes is accessed, questioning if the drive-through was necessary for the business's options. Joudeh responded that the drive-through is convenient for apparel and lighters, and confirmed that tobacco and vape will only be sold inside. Zemenak clarified the scope of the request is if tobacco and vape products should be allowed to be sold on-site. Williams added that the bakery that was originally going to operate in the subject unit received approval for the use of the drive-through. Since a drive-through is already approved for the unit, future businesses may use it.

Simpson asked if use of the drive-through could be prohibited. Zemenak replied that could be placed as a reasonable condition due to fear of underage sales, and the Village Board can decide to approve the Special Use request with that condition.



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Thomas: Commissioner Thomas questioned the access point on North Grant street that was discussed before the Commission last year. Williams responded that the design of the access point hooks left to deter right turns on to North Grant. Joudeh confirmed that there is a “no right turn” sign at that point.

Peterson: Secretary Peterson asked how customers will know what is sold through the drive-through window. Joudeh answered that there will be a sign saying that no tobacco products are sold through the window. Peterson asked if either unit sells cigarettes. Joudeh replied that the dispensary cannot.

Peterson asked if there is an age restriction on the purchase of pipes or papers. Joudeh replied that one must be at least 21 years old to purchase rolling paper and related glass products. Peterson found the use to be a good fit for the property.

Carmichael: Chair Carmichael asked for the minimum age to purchase tobacco. Joudeh said 21 years old. Carmichael asked if the commercial kitchen equipment would be kept in the unit and if employees would work in both businesses. Joudeh said it will be removed and that the employees would only work in one of the businesses.

Simpson asked if the Village should prohibit the sale of tobacco through the drive-through regardless of whether the State continues to prohibit it or not and raised concerns on how clear it is that the drive-through does not allow for those products to be bought. Joudeh replied that the window will have a sign explaining that and can add extra signage if needed. Williams noted that the ordinance approving the request often sees conditions be added regarding lighting around windows and signage, which the prohibition of tobacco sales through the drive-through could be added, too.

Lynn asked how the 1,000 foot separation distance requirement is measured. Williams replied that it is measured from the subject unit’s wall to the property line of the nearest school.

MOTION 1

Motion by **Thomas** to recommend to the Village Board of Trustees to approve 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 a Special Use Permit to operate a tobacco and vape retail store in the B-2 General Business District.**

Seconded by **Peterson**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas
Nays: 0
Absent: 1 - Donoghue
Vacant: 1

Motion Passed



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10. New Business

PUBLIC HEARING PZC 020-2025

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.

Presentation:

Matthew and Karen Robare, petitioners, presented their request. Karen Robare explained that the existing deck is around 90 square feet, which is just large enough to connect the rear door to the driveway, and that the layout of the existing driveway takes up most of their coverage.

Staff Comment:

Scott Williams, Senior Planner, explained that this is the first variance request under the amended zoning ordinance, and the variance standards were adjusted. Williams presented the staff report, noting that the subject lot is shallower than other lots in the subdivision and that it is eligible for administrative approval to 40% lot coverage. Since the proposal is for a coverage of about 42%, a variance is needed. Williams added that the engineer did not recommend any mitigating efforts, as engineering sees decks as pervious structures and because the property is not in a low depressional area.

Public Comment:

None.

Commissioner Comments:

Simpson: Simpson asked if the existing deck is on top of the soil or if there is a surface between it and the ground. The Robares replied there is nothing under the deck but grass.

Thomas: Thomas did not have concerns since the engineer did not recommend conditions of approval.

Peterson: Peterson disagreed with the findings of fact, but felt that the request was appropriate.

Lynn: Lynn supported the request, finding that the Village's lot coverage regulation is too restrictive.

Carmichael: Since the property is not in a subbasin area, Carmichael supported the request.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request by Matthew and Karen Robare, for the property at 225 South Williams Street, Westmont, Illinois, 60559, for a **Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for a deck.**

Seconded by **Lynn**.



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VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas
Nays: 0
Absent: 1 - Donoghue
Vacant: 1

Motion Passed

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, Illinois, 60559 to present a draft Concept Plan for a proposed Map Amendment from the B-2 General Business District to the 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.

Chair Carmichael explained that this is an informal discussion and that there will not be an opportunity for public comments.

Presentation:

Kevin Droz, property owner, presented the draft Concept Plan. Droz explained that he bought the apartment building at 33 West Naperville and the detached house converted into two apartments at 246 North Lincoln. Droz stated that 33 West Naperville had already been remodeled, and is preparing to renovate 246 North Lincoln, which would include an addition

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams explained that the B-2 district does not allow residential uses, hence the nonconforming use status. Williams discussed potential approvals that would be needed, including resubdivision, rezoning, comprehensive plan amendment, site and landscaping plan, and possibly variances. Williams added that there are insurance hurdles for nonconforming properties.

Discussion:

Peterson asked what the construction plans are for 246 Lincoln. Droz replied that 246 Lincoln would not look similar to 33 Naperville, but there may be some similarities. Peterson asked if an elevator would be needed, Williams replied that it would be discussed during staff review with the Building Division reviewer. Peterson expressed support for the proposal.

Carmichael asked where the fifth dwelling unit would be. Droz replied that he and his architect designed the exterior, but have not finalized a floor plan for, but can accommodate five units. Carmichael voiced support for the proposal.

Lynn asked if there would be balconies on 246 Lincoln. Droze replied that there are none proposed, but they may do a common outdoor space. Williams added that there is an open space requirement, which can be satisfied through individual or common outdoor spaces. Lynn recommended that if individual



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outdoor spaces are proposed, they be integrated nicely into the facades.

Lynn suggested increasing the footprint of the building if the district allows for smaller setbacks. Droz replied that the proposal is a conservative design, but may look for other ways to expand the building.

Simpson asked about on-street parking for guests. Williams replied that he was not sure about the parking allowance on North Lincoln, but the site plan provides enough parking for the tenants. Droz confirmed that their leases typically state one parking space per tenant, and that one side of Lincoln allows on-street parking, but not overnight parking. Simpson voiced support for the project, but raised concerns about delivery vehicles for both buildings.

Concept Plan Presentation - INFORMAL DISCUSSION ONLY

Request from Torque Suites (Applicant), and Ryan Companies US, INC (Owner), regarding Lot 2 of the Rockwell Second Resubdivision, commonly known as 701 Oakmont Lane, Westmont, Illinois, 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.

Presentation:

Brad Albrecht, representing Torque Suites, gave an overview of their concept plan. Albrecht explained that owners cannot live in the condominium. The units have tall ceilings and a mezzanine, which can be used for car storage, workspaces, and entertainment. No work on automobiles can be done on-site. Albrecht explained that the subject property was chosen based on the market demand for this kind of use. Albrecht closed by explaining the site plan and typical Owner's Association restrictions.

Discussion:

Peterson asked how the restriction that owners cannot reside in their unit is enforced. Albrecht answered the Owner's Association would reprimand any offender, but they have not seen that be an issue in other developments.

Carmichael asked about the proposed clubhouse. Albrecht explained that the clubhouse is a similar size to the units, and will have amenities similar to those of a multi-family development and that clubhouses are often rented out for charity events.

Carmichael asked what Torque Suites' involvement is versus the Owner's Association once all units are sold. Albrecht answered that Torque Suites turns the board over.

Zemenak asked if the covenants are recorded against the title and if they have given the municipality enforcement powers. Albrecht replied no.

Peterson asked how alcohol is regulated. Zemenak replied they cannot do liquor sales, but can get a temporary license if they have a valid liquor license through the Village, but owners can bring liquor into their own unit.



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Staff Presentation:

Scott Williams, Senior Planner, presented the staff report, explaining the previous approvals for the subject property earlier this year. Williams explained that the project would be processed as a Planned Unit Development (PUD), and the other approvals that would likely be needed. Williams stated that PUDs can have deviations from many of the zoning district's regulations, while also placing specific restrictions on the development.

Carmichael and Peterson asked how much the units typically sell for. Albrecht replied around \$350,000 with about a \$200 per month association fee, and that most owners live or work in close proximity to the condominiums. Williams added that car condominiums are becoming more popular in the Greater Chicago area.

Simpson found the location to be appropriate given the proximity to car dealerships. Simpson was concerned about the future use of the property if the car condominiums cease operations, as industrial uses may try to take advantage of the space. Zemenak responded that the PUD approval will specify what uses are allowed on the property and any future use of the property would have to come in for their own approvals, which the Village could say no to.

Lynn asked if the units have basements. Albrecht replied no. Lynn asked about other uses of the units and clubhouse. Albrecht said some owners use their unit as a remote work space and that the clubhouse may sometimes be rented for small charity fundraisers.

Lynn brought up guest parking. Albrecht explained that each owner gets two key cards for guests to access the parking, and that it would be hard to get away with misusing the access to the facility. Guests often park just outside of the unit they are visiting. Lynn asked about parking for the charity events. Albrecht said that the drive aisles are about 45 feet wide, so visitors could park in the aisle, too. Williams explained that the Commission or Village Board can require more guest parking, but the PUD approval can list out the minimum parking to be maintained. Lynn asked if on-street parking is allowed on Oakmont, Williams replied he believed it is not allowed.

Lynn asked about outdoor lighting. Albrecht said each unit has their own exterior light.

Lynn mentioned the enforcement of disturbances. Williams replied that if there are a certain amount of violations or complaints, the Special Use Permit can be brought in for potential revocation of the approval.

Carmichael asked to confirm that fire trucks will be able to navigate the site. Albrecht displayed their engineer's fire safety exhibit, and Williams noted that the Fire Department will review to verify it meets the Village's standards once a formal application is submitted.

Zemenak asked about restrictions on working on vehicles in their unit. Albrecht confirmed that working on vehicles is not allowed per their Owner's Association.

Zemenak asked if other developments have encountered issues with fire departments. Albrecht explained that the units have fire sprinkler systems and have not had issues with fire codes since their



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developments are not allowed to be used as a residence.

Thomas said that he likes the Owner's Association, and Albrecht mentioned that they hire professional management companies to enforce the rules and manage common areas. The management company continues to manage the property after Torque Suites sells all the units.

Peterson asked how they market their projects. Albrecht replied that they hire sales consultants, sponsor community events, and word of mouth. Peterson and Albrecht discussed how the units are sold.

11. Open Forum

Nobody spoke during the Open Forum.

12. Miscellaneous Items

a. Anti-Harrassment Training

Williams reminded the Commission to complete their training by December 15th. Some of the training can be completed by providing evidence to the Village that they have completed it through their employment.

b. Next regular PZC on December 10, 2025

Williams notified the Commission that the next regular meeting will be held, and to notify staff if they will be unavailable to attend as soon as possible to ensure there is a quorum.

c. Text Amendments

Lynn asked how text amendments can be initiated. Williams replied that the Village Board typically directs staff to make text amendments, and they are presented to the Community Development Committee for formal direction to pursue the amendments. Williams added that around March or April, staff will bring a maintenance text amendment for approval.

d. 2026 Planning and Zoning Commission Meeting Schedule

Williams notified the Commission that their packet included next year's meeting schedule.

13. Adjourn

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

Second by **Thomas**.

The motion carried on a unanimous voice vote.

Meeting adjourned at 7:48 p.m.