



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov
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, February 11, 2026 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. Review of Public Hearing Procedures
8. Old Business
9. New Business
 - a. **PUBLIC HEARING PZC 002-2026**
Request from 21 Handicap LLC, d/b/a Tee Box (Petitioner), and Quail Ridge Executive Illinois Realty LP (Owner) for the property at 777 Oakmont Lane, Suite 50, Westmont, Illinois, 60559, for the following:
 1. Special Use Permit to operate a Health and Fitness Service business (golf simulator business) in the O/R Office/Research District.
 - b. **PUBLIC HEARING PZC 003-2026**
Request from 735 N Cass, LLC (Petitioner), and The Andrew C. Hoskins Trust and The Venouziou Limited Partnership (as Owners) for the property at 735 North Cass Avenue, Westmont, Illinois, 60559, for the following:
 1. Zoning Map Amendment to rezone the property from the O/R Office/Research District to the M Manufacturing District.
10. 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.

11. Miscellaneous

a. General Updates

1. Next Regular PZC Meeting on March 11, 2026

12. 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>



VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: February 11, 2026

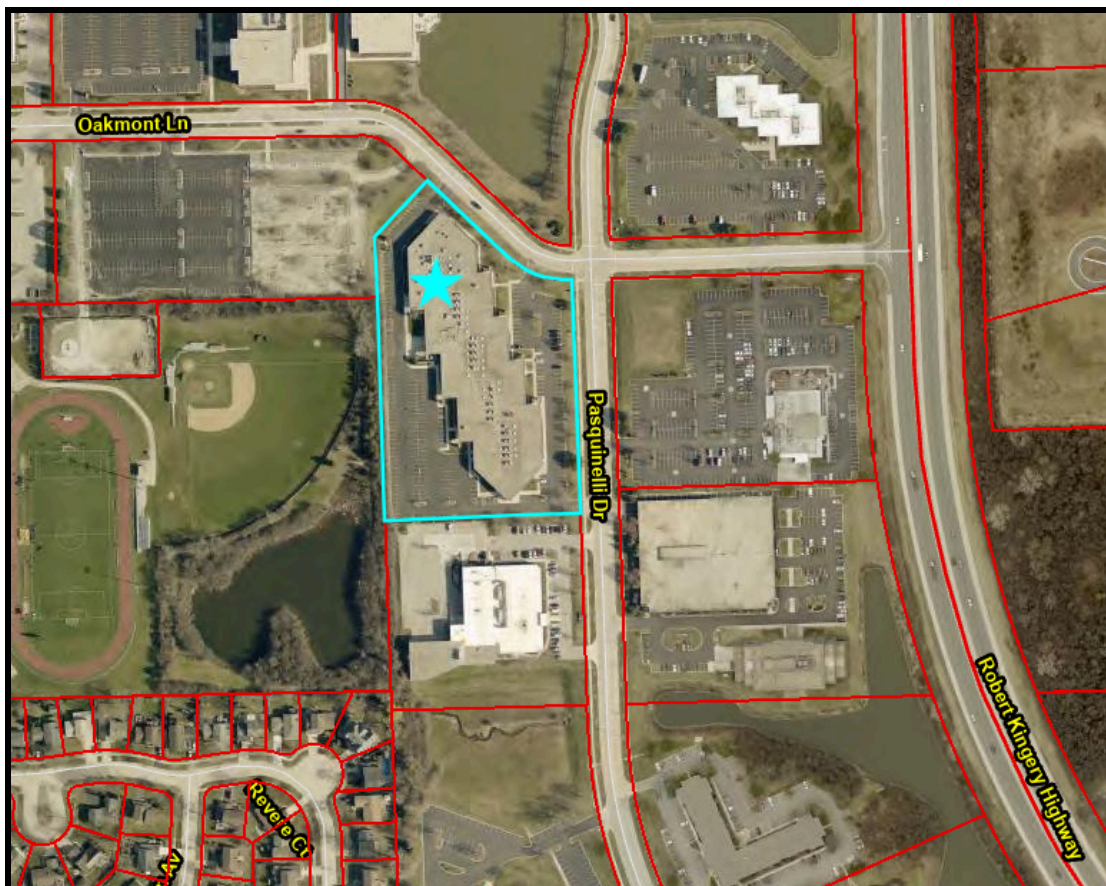
PZC 002-2026

TITLE: Request from 21 Handicap LLC, d/b/a Tee Box (Petitioner), and Quail Ridge Executive Illinois Realty LP (Owner) for the property at 777 Oakmont Lane, Suite 50, Westmont, Illinois, 60559, for the following:

1. Special Use Permit to operate a Health and Fitness Service business (golf simulator business) in the O/R Office/Research District

I. BACKGROUND OF ITEM

- A. Location: 777 Oakmont Lane, Suite 50 is located at the southwest corner of Pasquinelli Drive and Oakmont Lane. The subject unit is on the northwest side of the building, adjacent to a parking lot and the Westmont High School. The subject property is about 5.3 acres in area, and is improved with a single-story multi-tenant office building.



Aerial Map - 777 Oakmont Lane, Suite 50 (source: DuPage County Parcel Viewer)



Zoning Map - 777 Oakmont Lane, Suite 50

B. Zoning Designations:

SUBJECT PROPERTY	O/R Office/Research District
NORTH	O/R Office/Research District
SOUTH	O/R Office/Research District
EAST	O/R Office/Research District & O/R Office/Research/Planned Development District
WEST	O/R Office/Research & R-3 Single-Unit Residential Districts (Westmont High School)

C. Neighborhood Characteristics

The lot is located in the Oakmont Centre Unit V Resubdivision, which was recorded in 1985. It is located in the northeast corner of the Village, in the largest office park in Westmont. Both Oakmont Lane and Pasquinelli Drive are primarily improved with multi-story multi-tenant office buildings, but there are some commercial uses like a daycare center at the end of Oakmont Lane and Pappadeaux Seafood Kitchen directly across Pasquinelli Drive from the subject property. Beyond this office corridor is the Westmont High School and a mix of residential neighborhoods such as Oakwood (detached houses), Tartan Lakes (semi-detached houses), and the Mayslake Village (multi-unit residential).

777 Oakmont Lane, Suite 50 (view from parking lot)



II. PETITIONER REQUEST:

The petitioner has requested a Special Use Permit to operate Tee Box, an electronic golf simulator health and fitness service establishment, in the O/R Office/Research District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is O/R Office/Research District, which is intended to provide for a wide range of office uses and low-impact commercial activities. The Comprehensive Plan designates the future land use in this area as Light Industrial/Business Park. The future land use of this office corridor “...should consist of office and business uses, ranging from multi-story buildings found in the Pasquinelli Drive Office Park to more industrial type uses at Ty Warner Industrial Park...”

B. Entitlement Request

The petitioner has provided a project narrative and supporting documentation for the following request, including the necessary responses to the Special Use Standards. Any corresponding standards for entitlement approval consideration can be referenced in item V(B) below.

- **Special Use Permit to operate a health and fitness service in the O/R Office/Research District.**

Chapter 95, Section 6.01 requires that all health and fitness services obtain a Special Use Permit in the O/R District to assess impacts like traffic, activities, number of employees, and operating hours.

The petitioner describes the Tee Box business model as a members-only indoor golf and training facility with fitness components. The business is proposed to be available 24 hours a day, 7 days a week to allow their members to access the facility on their own time. All members are required to book a tee time to use the simulators with reservations being available for one (1) or two (2) hour blocks. Each member may bring up to three (3) guests with them. With five (5) simulators, a maximum of 20 people can use the facility at a time. In addition to the five (5) bays, there will be a central putting green, bathrooms and locker rooms, cold plunges, and a sauna. There will also be a dedicated gym space complete with treadmills, weights, and similar equipment.

Tee Box's business model requires only one (1) employee on-site. While present, the employee will perform coaching and training services, as well as scheduled maintenance. The employee would typically be present from 9:00 a.m. to 5:00 p.m., but may occasionally work from 1:00 p.m. to 9:00 p.m. to interact with members during the evening hours. When no employees are present, the subject unit will be surveilled by both interior and exterior cameras around the clock. There will also be panic button systems throughout the facility that alert the petitioners in case immediate responses are necessary.

The facility will always be locked, requiring members to be granted access through a secure digital key fob or mobile app credential. These measures, in conjunction with the remote monitoring system, give the petitioners the ability to control the number of individuals using the facility. It is anticipated that their peak hours will be on weekdays from 7:00 a.m. to 9:00 a.m. and 5:00 p.m. to 7:00 p.m.

Members will be allowed to bring in their own food and beverages, or purchase them from vending machines within the unit. There will also be a small kitchen area with a microwave available for the members. However, no alcoholic beverages will be sold on-site, nor will members be allowed to bring their own alcoholic beverages inside.

Chapter 95, Section 9.02 requires 2.5 parking spaces per 1,000 square feet for health and fitness services (consumer services). This is the same parking requirement for business or professional offices. Since this is an office building, at least 201 parking spaces must be provided. The subject property has about 245 parking spaces, which exceeds the minimum requirement by 44 spaces.

The use must be considered to the Special Use standards, which are listed below:

Special Use Permit Review and Approval Criteria (Sec. 14.04(H)):

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is consistent with and in substantial compliance with all village ordinances and regulations and that the applicant has presented evidence to support each of the following conclusions:

- (1) That the proposed use or activity is expressly authorized in this zoning ordinance as a special use;*
- (2) That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;*
- (3) That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity;*
- (4) That approval of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;*
- (5) That the proposed special use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure and community services; and*
- (6) That the proposed special use complies with all applicable regulations of this zoning ordinance except as expressly approved in accordance with the procedures of this zoning ordinance.*

IV. SUMMARY

The petitioner has requested a Special Use Permit to operate Tee Box, a health and fitness service (golf simulator business), in the O/R Office/Research District. The request complies with both the requirements of the Zoning Ordinance and the recommendations from the Comprehensive Plan, and is subject to the standards of Special Use Permit approval.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on January 22, 2026.
- B. Code References: Chapter 95, Sections 6.01; 14.04
- C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be on March 5, 2026.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the January 22, 2026 Westmont Suburban Life.
2. Petitioner Attachments received January 12, 2026 (Edited for PZC):
 - a. Planning & Zoning Development Application, with responses to the Special Use Standards
 - b. Project Narrative
 - c. Proposed Floor Plans
 - d. Sample Floor Plan (sample from Utah location)
 - e. Signed Letter of Intent
 - f. ALTA/ACSM Land Title Survey

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 777 OAKMONT LANE
2299950

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

Shaw Media certifies that it is the publisher of the Westmont Suburban Life. The Westmont Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Westmont, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 01/22/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on 22nd day of January, A.D. 2026

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$101.18

PUBLIC NOTICE
LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION NOTICE OF PUBLICATION
NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, February 11, 2026 at 6:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559. The purpose of the hearing is to consider a request from 21 Handicap LLC, d/b/a Tee Box (Partitioner), and Quail Ridge Executive Illinois Realty LP (Owner) for the property at 777 Oakmont Lane, Suite 50, Westmont, Illinois, 60559, for the following:
1. Special Use Permit to operate a Health and Fitness Service business (golf simulator business) in the Q/R Office/Research District. PIN: 06-35-304-004
More Common Location: 777 Oakmont Lane, Suite 50, Westmont, Illinois, 60559
Village Code(s) Applicable: Chapter 95, Sections 6.01: 14.04
Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 8:00 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. All interested persons in attendance will be allowed to express their views.
WESTMONT PLANNING AND ZONING COMMISSION
Doug Carmichael,
Chairperson
(Published in Westmont Suburban Life Jan. 22, 2026) 2299950

PZC Case Number (office use only):	PZC 002-2026
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Petitioner

Petitioner Name:	Dominic Woodard	Property Owner Name:	Quail Ridge Executive Illinois Realty LP
Petitioner Address:		Owner Address:	730 Quail Ridge Drive
City, State and Zip		City, State and Zip:	Westmont, IL 60559
Phone:		Phone:	1 630 734 9460
Email:		Email:	victoria.vrtjak@cushwake.com

Subject Property

Property Address (Subject Property):				777 Oakmont Lane, Suite #50, Westmont IL 60559			
Property Identification Number(s) PIN(s):				06-35-304-004			
Lot Width	577.21'	Lot Depth	399.83'	Lot Area:		Lot Acreage:	5.30
Current Zoning:		O/R		Current Use:		Commercial Office Building	
Description of Request/Project Title:				Tee Box is a golf training franchise focused on player development and youth. This is a member only facility which has a gym area, golf simulators, turf area, putting green, and lounge area which creates a community feel for all members.			
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format):				<p>PARCEL 1: LOT 1 IN OAKMONT CENTER UNIT V, BEING A RESUBDIVISION OF LOT 1 IN OAKMONT CENTRE UNIT 111, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID UNIT V RECORDED JUNE 14, 1985 AS DOCUMENT R85-46166, IN DUPAGE COUNTY, ILLINOIS.</p> <p>PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY EASEMENT AGREEMENT FROM AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 21, 1981 AND KNOWN AS TRUST NUMBER 4622 TO THE MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 8, 1985 KNOWN AS TRUST NUMBER 85-024-617, DATED JUNE 17, 1985 AND RECORDED JUNE 19, 1985 AS DOCUMENT R85-47907, INGRESS AND EGRESS OVER A 43 FOOT STRIP OF LOT 2 IN OAKMONT CENTRE UNIT V AS SHOWN ON THE PLAT OF SURVEY, IN DUPAGE COUNTY, ILUNOIS.</p>			
<i>Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.</i>							

Signature(s)

By signing below, the Petitioner certifies that all of the above statements in this Application and statements on any documents or drawings submitted with this Application are true and correct to the best of my (our) information and belief.

BY SIGNING BELOW, THE PROPERTY OWNER (1) GRANTS PERMISSION TO THE PETITIONER (IF DIFFERENT THAN THE PROPERTY OWNER) TO SUBMIT THIS APPLICATION AND TO SEEK THE ZONING AND DEVELOPMENT APPROVALS CONTAINED IN THE APPLICATION FOR THE PROPERTY, AND (2) AGREES TO BE BOUND BY AND TO COMPLY WITH ANY CONDITIONS ESTABLISHED BY THE VILLAGE FOR THE DEVELOPMENT/USE OF THE PROPERTY.

By signing below, the petitioner and property owner acknowledge that the **Application fees are non-refundable** and that submitting this form is not a guarantee that the requests will appear before the Planning and Zoning Commission or Village Board. The petitioner and property owner further acknowledge that all items to be considered by the Planning and Zoning Commission shall receive technical reviews by Village Staff or consultants, as deemed appropriate by the zoning administrator, before being considered by the Planning and Zoning Commission.

PETITIONER SIGNATURE:

21 Handicap LLC, Dominic Woodard, manager

Print Name of **Petitioner**

Dominic Woodard

Jan 12, 2026

Signature of **Petitioner** and Date

OWNER SIGNATURE

(if different than the petitioner):

Victoria Vrtjak as agent for
Quail Ridge Executive Illinois Realty LP

Print Name of **Property Owner**

Victoria Vrtjak as agent for Quail Ridge Executive Illinois Realty LP

1/12/2026

Signature of **Property Owner** and Date



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

PZC Case Number (office use only):

PZC 002-2026

Application for Special Use Permit

Certain uses may be necessary or desirable to allow in a zoning district, but the use may have a unique, special, or unusual impact on the use and enjoyment of neighboring properties or public facilities. The special use process is designed to allow these unique uses to operate in an appropriate location and/or explain how potential impacts will be mitigated.

Proposed Special Use Project Details

State the scope of the work and indicate the specific special use you are requesting. Attach business plans, diagrams, drawings or other information as may be useful to the Planning and Zoning Commission and Village Board of Trustees in understanding your special use request. You must indicate the specific sections of the Zoning Ordinance for which the special use is sought. Please consult Village staff for confirmation.

We are requesting the special use permit for our business which is classified as "Health and Fitness" to be within this O/R district. Article VI Principal Uses | Sec. 6.01 Allowed Uses

Scope of work includes:

We are not an "open to public" facility. This is a members only training facility that operates very similar to a gym. We operate 24/7 and have an on-site golf coach/trainer (40 hours a week).

No Food, Beverage, or Alcohol Service: The absence of any food, beverage, or alcohol service fundamentally distinguishes this facility from recreational entertainment venues

The facility is centered around skill-based athletic performance.

Special Use Standards

The Village of Westmont is obligated to make specific findings of fact for all special use applications according to the Village's Zoning Ordinance and Illinois State Statutes. **Applicants are REQUIRED to submit written evidence and/or analysis of the standards for special use permits below. Additionally, applicants are strongly encouraged to review the standards for special use permits in preparation for their case during the Planning and Zoning Commission public hearing.** A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the Planning and Zoning Commission and approval of the Board of Trustees¹:

1. That the proposed use or activity is expressly authorized in this zoning ordinance as a special use.

Yes, our business is classified as "Health and Fitness" and fits within this zone which is classified as O/R district if a special use permit is obtained.

Article VI Principal Uses | Sec. 6.01 Allowed Uses

¹ Standards for Special Use Permits pursuant to Chapter 95 - Zoning, Sec. 14.04(H) Review and Approval Criteria

2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

This business is built on development and community. The audience is families with young children who want to invest into training / working out for a better and healthier style of life. This is a club that is involved with local high schools and community events to attract the youth and high income individuals.

3. That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to the property values or improvements in the vicinity.

This will not be an issue as this business is generally low traffic, does not include and food or alcoholic beverage sale and is a high cost membership attracting high income consumers. We focus on health and training with a coach/trainer also on-site.

4. That approval of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

It will not. There are already similar businesses in this area such as physical therapy and general health and wellness. This is a low traffic business with high cost membership cost attracting high income consumers who are respectful. Although golf simulators are generally entertainment, this is not.

5. That the proposed special use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure and community services.

Yes, all of these items are up to our needs. Parking is a non issue and access roads works to our advantage being very quick off main roads. Infrastructure and plumbing all meets franchisor requirements.

6. That the proposed special use complies with all applicable regulations of the zoning ordinance except as expressly approved in accordance with the procedures of the zoning ordinance.

All business functions comply with the O/R district zoning regulations.

If there are special conditions and/or supplemental regulations, please write the condition/regulation (with the code section and number) and response in the box below.

Franchisor requires 1 backlit sign on the exterior of the building which is not currently allowed by the landlord. We are in discussions to resolve this. No other special conditions

Cover Letter

21 Handicap LLC [REDACTED]

Date: 1/12/2026

To: City of Westmont Planning & Zoning Commission

Please accept this letter and the enclosed materials as a formal request for a Special Use Permit to operate a **Tee Box** franchise at the property located at 777 Oakmont Lane Suite 50, Westmont, IL 60559.

Project Overview & Proposed Use

Tee Box is a premier indoor golf training and practice facility that utilizes state-of-the-art simulator technology. Our mission is to provide a high-quality, accessible environment for golfers to improve their game through data-driven practice and professional-grade equipment. This is a member only facility that focuses on families with young active children as well older golfers trying to improve their game and relies on community to thrive which is why we believe in Westmont. Every Tee Box location includes Trackman golf simulators, gym equipment, putting green, lounge area, bathrooms/locker rooms. No food or alcoholic beverages will be sold in the facility as this is more health and fitness focused rather than recreational.

General Operations & Staffing

The facility is designed as a streamlined, tech-forward operation. Unlike traditional retail or high-traffic businesses, Tee Box operates with a minimal physical footprint:

- **Hours of Operation:** To accommodate the diverse schedules of our members, the facility will be accessible **24 hours a day, 7 days a week**.
 - Peak hours vary but usually 7-9am and 5-7pm on weekdays. Weekends can have average traffic throughout the day.
- **Staffing:** Due to our automated entry systems and remote monitoring, the facility requires only **one (1) employee** on-site during peak hours or for scheduled maintenance and coaching/training. The hours the employee is on-site will vary slightly so that the employee gets face-to-face with different members but 9am-5pm generally and maybe twice per week the hours will be 1pm - 9pm for more exposure.
- **Capacity:** Every member is required to book a tee time for an hour or two-hour block and can bring 3 other guests with them so 4 people total per single reservation. The number of simulators in the facility maxes the number of members that can book time slots. In our case, with 5 simulators, there can only be 5 members in the facility at one time and up to 3 other people with each of them if they choose, so 20 total people at once is the current max outside of private events which will be infrequent (once a quarter at most).

- **Operational Flow:** Access is managed via a secure membership portal, ensuring that the number of individuals in the facility at any given time remains low and controlled. Security and Safety Protocols To ensure a safe environment for our members and the surrounding community during all hours of operation, the following security measures will be implemented:
- **Security:** Controlled Access: The facility always remains locked. Members gain entry via a secure, individual digital key-fob or mobile app credential.
 - 24/7 Surveillance: High-definition interior and exterior cameras monitor the premises around the clock.
 - Remote Monitoring: Ownership maintains real-time visibility of the facility, and emergency "panic button" systems are integrated into the layout to ensure immediate response if required where my business partner Luke or I will be notified.
- **Food and Drink:** Members will be allowed to bring in their own food and beverages, however the facility will not allow any alcoholic beverages on-site. **No BYOB or alcoholic beverages for sale.** We plan on also having vending machines on-site for food and a small kitchen area for microwaveable food.

Entitlements Sought The applicant is seeking the following entitlements to allow for the successful operation of this business:

1. A Special Use Permit to allow for "Health and Fitness" in an Office/Research district.

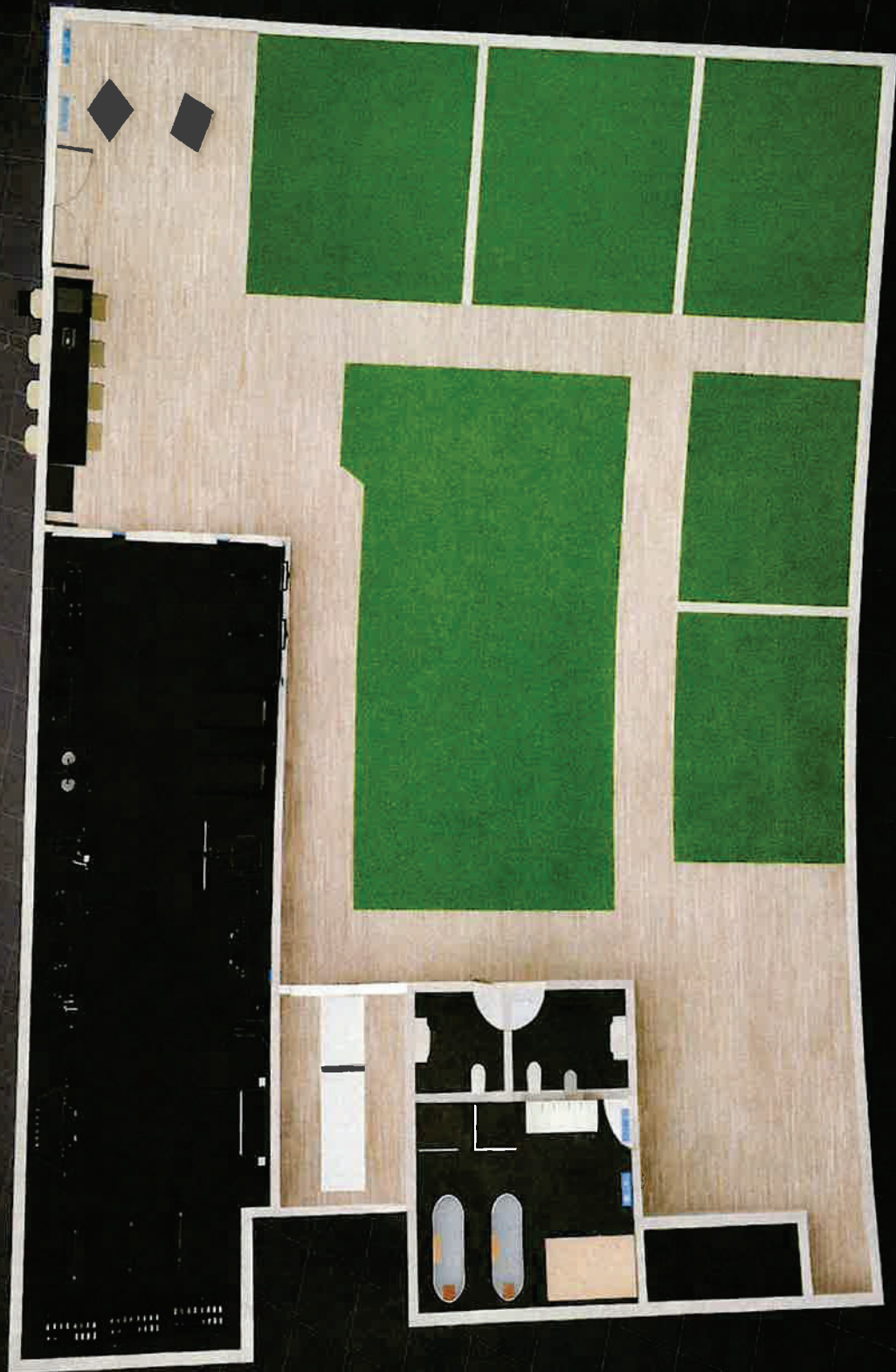
We believe that Tee Box will be a quiet, low-impact, and valuable addition to the Westmont business community, providing a modern recreational outlet for residents.

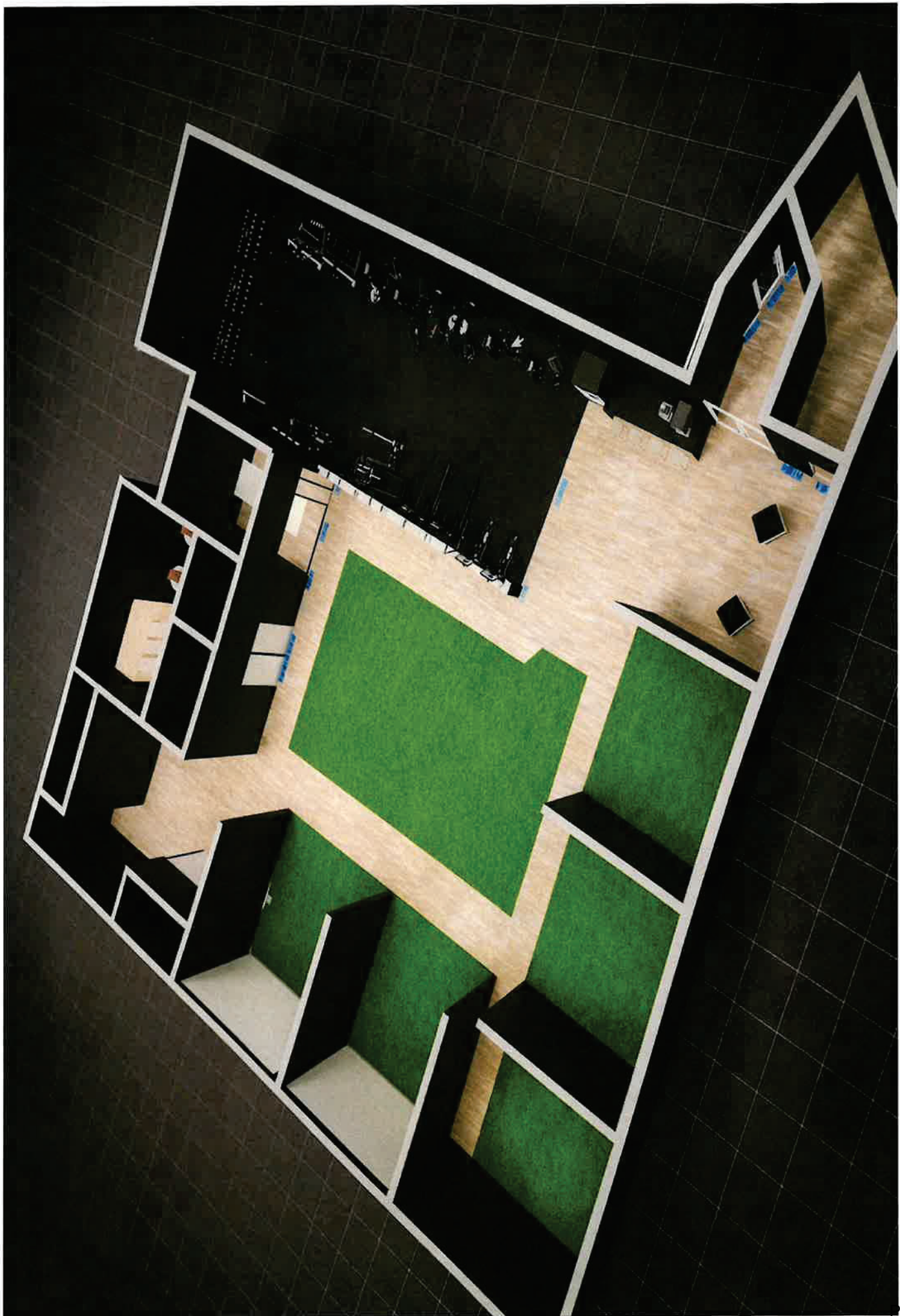
Thank you for your time and consideration of this application. I am available at your convenience to answer any questions or provide further clarification.

Sincerely,

Dominic Woodard,

Dominic Woodard, 21 Handicap LLC Owner/Operator







SAMUEL J. BRADY ARCHITECTS

200 E South Temple
 Suite 160
 Salt Lake City, Utah 84111
 (801) 595-1792
 www.sambbrady.com

FOR CONTRACTOR APPROVAL OF CONSTRUCTION, ACTUAL SITE DIMENSIONS COULD VARY.

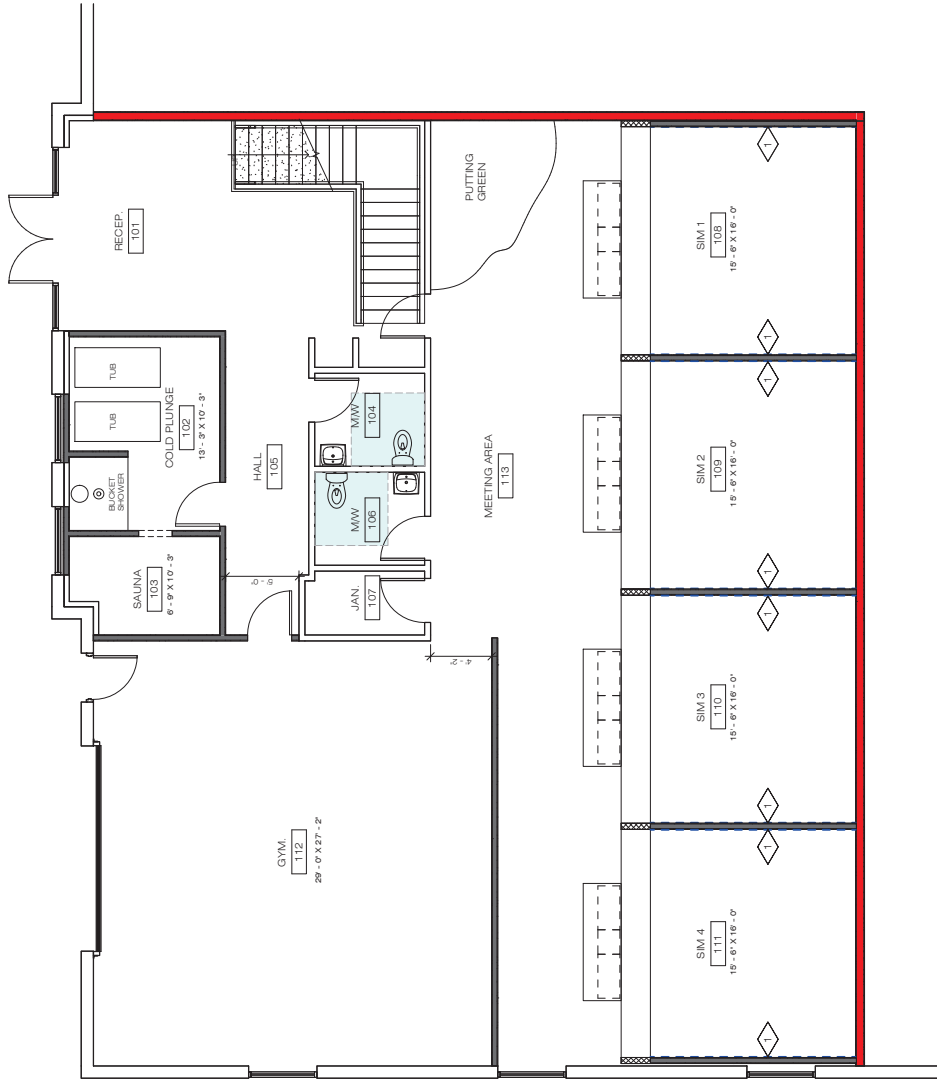
SPANISH FORK,
 UTAH



FIRST FLOOR
 FLOOR PLAN

SCALE: 1/4" = 1'-0"
 JANUARY 10, 2025
 24497807

A1.1



KEY NOTES
 1 PROVIDE TRACKMAN INDOOR GOLF
 ACOUSTICAL SIDE PANELS.

WALL TYPES

- EXISTING WALLS TO REMAIN
- NEW 6" METAL STUDS W/ 5/8" GYPSUM BOARD (TYPE X) EACH SIDE EXTEND TO ROOF DECK. COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
- NEW 3-5/8" METAL STUDS, 5/8" GYPSUM BOARD (TYPE X) EACH SIDE, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
- ALTERNATE: 2" MINIMUM BOUND INSULATION; R-11 BATT INSULATION; EXTEND TO DECK PROVIDE COORD. MECHANICAL SOUND BOOTS
- NEW 3-5/8" METAL STUDS W/ 5/8" GYPSUM BOARD (TYPE X) EACH SIDE, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
- NEW 3-5/8" 25 GAUGE METAL STUDS @ W/ 5/8" GYPSUM BOARD (TYPE X) (1) SIDE, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
- NEW 1-HOUR FIRE RATED WALL, 6" 16 GA. METAL STUD AT 16" O.C. MAX LIMITING HEIGHT 30'-5". SEE FIRE RATED WALL ASSEMBLY.
- NEW 4'-0" HIGH PARTITION WALL, 3-5/8" OR 6" 25 GAUGE METAL STUDS @ 24" O.C. W/ 5/8" GYPSUM BOARD (TYPE X) ON BOTH SIDES OF WALL WITH 2" MINIMUM BOUND INSULATION AND PARTS AS REQUIRED FOR TRUE, STRAIGHT AND PLUMB WALLS.

GENERAL CONTRACTOR SHALL CHALK-LINE ALL NEW WALLS FOR ARCHITECTS APPROVAL. PRIOR TO ANY NEW CONSTRUCTION, VERIFY ALL BUILD-OUT MEETS TENANT REQUIREMENTS

FIRE RATED WALL ASSEMBLY



1 HOUR FIRE RATED WALL ASSEMBLY
 6" 25 GA. METAL STUDS @ 24" O.C.
 5/8" GYPSUM BOARD (TYPE X)
 1/2" AIR SPACE
 5/8" GYPSUM BOARD (TYPE X)
 6" 25 GA. METAL STUDS @ 24" O.C.

FACE LAYER JOINTS FINISHED

FIRE SAFE ALL OPENINGS PENETRATIONS FOR COMPLETE SEAL FIRE WALL

January 12, 2026



CBRE, Inc.
Advisory &
Transaction Services

700 Commerce Dr
Suite 200
Oak Brook, IL 60523

Luke Zajkowski
The Tee Box

www.cbre.com

Re: Request for Proposal (“RFP”)

Dear Luke:

On behalf of Ownership please find the following terms and conditions for The Tee Box (“Tenant”), to lease office space at Executive Place I:

1. Lease Commencement:	May 1, 2026						
2. Building:	Executive Place I 777 Oakmont Lane Westmont, IL 60559						
3. Special Use Permit:	21 Handicap LLC can move forward with the special case permit being pulled from the City of Westmont						
4. Premises:	Approximately 5,513 Rentable Square Feet (“RSF”) in Suite 50						
5. Lease Term:	Five (5) years, five (5) months						
6. Lease Rate:	Upon Lease Commencement, Tenant’s Lease Rate shall be \$14.00 NNN per RSF with \$0.50 per RSF annual escalations.						
7. Monthly Rental Credit:	<i>Gross Rental Abatement:</i> In lieu of five (5) months Gross Rental Abatement, Tenant shall receive a Monthly Rental Credit of \$693.01 throughout the Lease Term. <i>Tenant Improvement Allowance:</i> In lieu of a \$25.00 per RSF Tenant Improvement Allowance, Tenant shall receive a Monthly Rental Credit of \$2,120.38 throughout the Lease Term. Total Rental Credit: \$2,813.40						
8. Real Estate Taxes and Operating Expenses:	Tenant shall be responsible for their pro rata share of Real Estate Taxes and Operating Expenses. <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="text-align: center;">Real Estate Taxes</th> <th style="text-align: center;">Operating Expenses</th> </tr> </thead> <tbody> <tr> <td>2025 (est.)</td> <td style="text-align: center;">\$1.41</td> <td style="text-align: center;">\$4.20</td> </tr> </tbody> </table>		Real Estate Taxes	Operating Expenses	2025 (est.)	\$1.41	\$4.20
	Real Estate Taxes	Operating Expenses					
2025 (est.)	\$1.41	\$4.20					
9. Janitorial Services:	Tenant shall be responsible for Janitorial Services within the Premises. Landlord shall maintain all Building exterior and						

	Building common areas as part of Operating Expenses.
10. HVAC:	The Tenant has control over rooftop HVAC units that service the Premises and can control their hours of operation. Tenant shall be separately metered and billed for HVAC.
11. Signage:	Building standard suite entry and Building directory Signage shall be provided.
12. Hours of Operation:	Tenant shall control their hours of operation.
13. Electricity:	Tenant shall be separately metered and billed by ComEd for lights and outlet usage.
14. Parking:	The Building has a parking ratio of approximately 3.3 per 1,000 RSF on a first come, first serve basis.
15. Restoration of Premises:	Tenant will leave the Premises in "as-is" broom clean condition. Tenant will have no obligation to remove its Tenant Improvements at the end of the Lease Term unless designated by Landlord at the time of installation. Tenant shall remove all Tenant cabling.
16. Security Deposit:	To be determined upon review of Tenant financials.
17. Agency Disclosure:	Tenant acknowledges that it has been informed orally, at the time the Agent obtained personal and financial information, or provided specific assistance, and by this written disclosure that: (1) CBRE, Inc., working through its salespeople, is acting on behalf of the Owner, and (2) information given to the Agent by Tenant, may be disclosed to the Owner.

This proposal can be withdrawn for any reason without notice. If the terms of this proposal are acceptable, please sign below and fax a copy to me so that I can have the lease prepared for your review.

This proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.

AGREED AND ACCEPTED this 12 day of January , 2026

By: Luke Zajkowski

Title: VP, Sales

Thank you.

For more information

Adam Lawler

First Vice President
+1 630 368 2610
adam.lawler@cbre.com

Jeff Mann

Senior Vice President
+1 630 573 7076
jeffrey.mann@cbre.com

Explore our latest data, insights, and solutions to understand, and anticipate, and influence how we will work in the future.

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CBRE

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VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: February 11, 2026

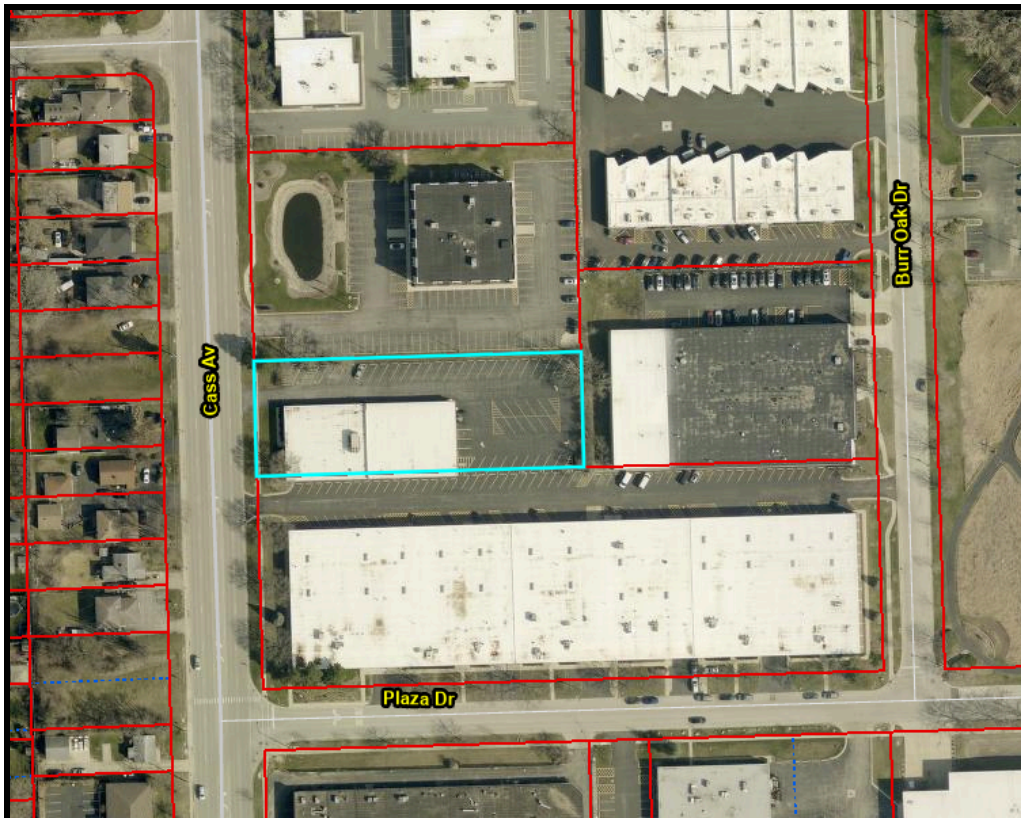
PZC 003-2026

TITLE: Request from 735 N Cass, LLC (Petitioner), and THE ANDREW C. HOSKINS TRUST and THE VENOZIOU LIMITED PARTNERSHIP (as Owners) for the property at 735 North Cass Avenue, Westmont, Illinois, 60559, for the following:

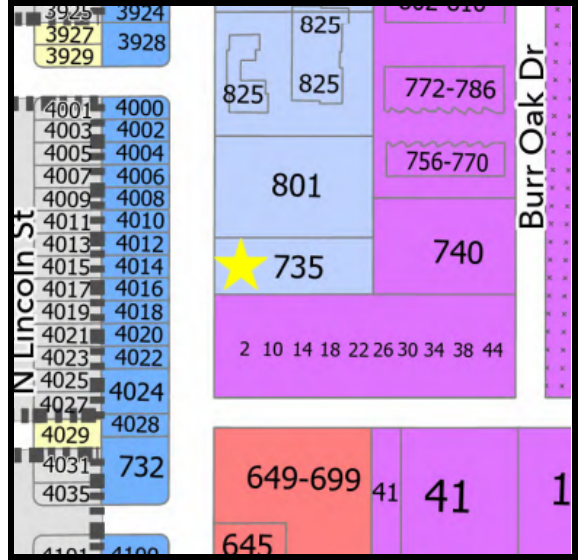
1. Zoning Map Amendment to rezone the property from the O/R Office/Research District to the M Manufacturing District.

I. BACKGROUND OF ITEM

- A. Location: 735 North Cass Avenue is located north of the intersection of Cass Avenue and Plaza Drive. The subject property is improved with a single-story 14,640 square foot building on approximately 1.01 acres of land. Historically, the building has operated with a single tenant, comprising office space in the front and a flexible storage area in the rear. Datar Employee Benefits System an office user was the last known tenant.



Aerial Map - 735 North Cass Avenue (source: DuPage County Parcel Viewer)



Zoning Map - 735 North Cass Avenue

- B. Zoning Designations:
- | | |
|-------------------------|--|
| SUBJECT PROPERTY | O/R Office/Research District |
| NORTH | O/R Office/Research District |
| SOUTH | M Manufacturing District |
| EAST | M Manufacturing District |
| WEST | O/R-1 Limited Office/Research District |

C. Neighborhood Characteristics:
 The lot is located in the Oakwood Industrial Plaza Unit 2 Subdivision, which was recorded in 1972. It is located along the east side of North Cass Avenue, just north of Plaza Drive. This area is surrounded by various uses including manufacturing uses directly east and south, a medical office to the north, and office and nonconforming single-unit homes to the west.



Street View - 735 North Cass Avenue (source: Google Street View)

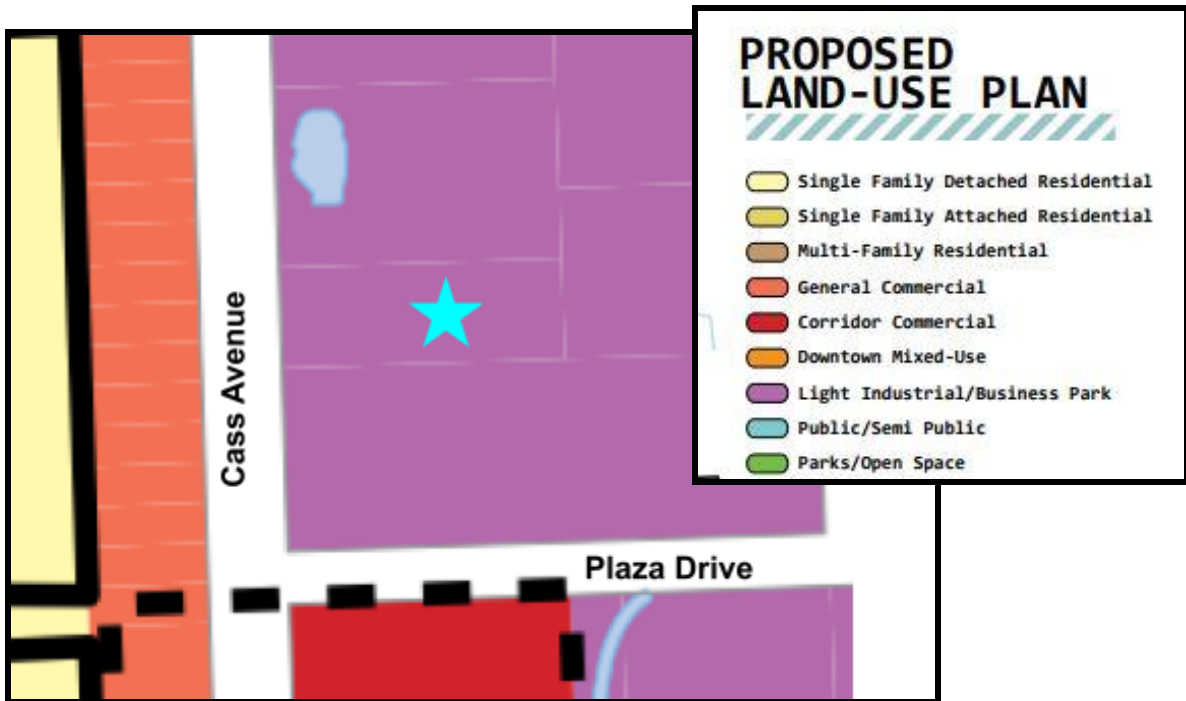
II. **PETITIONER REQUEST:**
 The petitioner has requested a Zoning Map Amendment to rezone the subject property from the O/R Office/Research District to the M Manufacturing District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is O/R Office/Research District, which is intended to provide for a wide range of office uses and low-impact commercial activities. The O/R district does allow for select manufacturing accessory uses with Special Use Permit approval (Ch. 95, Sec. 7.19). However, this approval is conditional upon there being no substantial building alterations to support the accessory use. Alterations such as the addition of overhead doors, loading docks, etc., would not be allowed.

The Comprehensive Plan designates the future land use in this area as Light Industrial/Business Park. The future land use of this office corridor "...should consist of office and business uses, ranging from multi-story buildings found in the Pasquinelli Drive Office Park to more industrial type uses at Ty Warner Industrial Park..." The subject property is within proximity of Ty Warner Park, meaning that "more industrial type uses" would be an appropriate future land use.



Comprehensive Plan - Proposed Land Use Map - 735 North Cass Avenue

B. Entitlement Request

The petitioner has provided a project narrative and supporting documentation for the following request. Any corresponding standards for entitlement approval consideration can be referenced in item V(B) below.

- Zoning Map Amendment from the O/R Office/Research District to the M Manufacturing District.

Chapter 95, Section 14.02 dictates the following regarding zoning map amendment request:

(2) Zoning Map Amendments

(a) The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision-making bodies must consider at least the following factors:

- i. The existing use and zoning of nearby property;*
- ii. The extent to which the particular zoning restrictions affect property values;*
- iii. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;*
- iv. The suitability of the subject property for its zoned purposes;*
- v. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;*
- vi. The value to the community of the proposed zoning map amendment; and*
- vii. The comprehensive plan.*

(b) In acting on zoning map amendments, review and decision-making bodies are expressly authorized to recommend and approve a less intensive zoning district classification than the zoning district that was described in required public notices.

Allowable Uses

The applicant has identified a variety of potential future uses for the property. However, they do not have a specific tenant that would utilize the location. These uses are expected to be generally low-impact, similar to operations permitted in the Village’s manufacturing districts.

Potential target uses the petitioner has specified include:

- **Light Industrial/Manufacturing:** Small third-party storage and delivery operators, small sign or machine part manufacturers, and light warehouse or small manufacturing operations.
- **Specialized Activities:** Environmental research and testing laboratory services, specialized research activities, and storage for antique or rare automobile collections (automotive storage).
- **Recreation:** Children’s recreation, such as soccer or gymnastics training academies.

The applicant has explicitly stated that the proposal does **not** include vehicle repair activities or industrial manufacturing processes. However, if rezoned any potential tenant or property owner may request any special use allowed in that district or allow for any permitted use to move in by right. The list of uses that are allowed in the M District are delineated in the attached document.

Parking

The existing property offers 47 striped parking spaces, which includes 2 accessible spaces. The minimum requirement for off-street parking is determined by the specific use of the building, as outlined in Section 9.02. Table I presents the parking ratios for a selection of uses the petitioner has indicated as potential targets. However, the exact parking ratio may vary depending on the ultimate user’s specific operations.

Table I: Section 9.02 Require Off-Street Parking for Selected Manufacturing District Uses

Use Category	Required Parking Rate (Per 1,000 sq. ft.)	Estimated Spaces Required (Based on Building Size)
Warehouse & Distribution	0.75	Approximately 11 spaces
Manufacturing & Industry (except as noted below)	1.10	Approximately 16 spaces

Lot and Building Regulations

The existing building on site was constructed prior to 1978 based on historical imagery. The building itself has several nonconforming features including a substandard front-yard setback of 25 feet when 30 feet is required in the O/R District and an existing interior side yard setback of 10 feet when 20 feet is required. If approved, the building itself would meet the minimum interior side yard setback of 5 feet in the M District but would still have a non-conforming front yard setback of 25 feet when 30 feet is required. Further details regarding the bulk standards for each district can be found in Table II.

Additionally, the applicant has explained additional site improvement are proposed to the building including the addition of two over head garage doors on the north facade, a bike rack, a fire sprinkler room, and the division of the building into two tenant suites (approximately 7,060 sq. ft. and 7,774 sq. ft.). A floor plan has been prepared by the petitioner and is attached.

Table II: Office/Research and Manufacturing District Lot and Building Regulations

	O/R	M	Existing
Minimum Lot Area (sq. ft.)	20,000	20,000	~44,000
Minimum Lot Width (feet)	100	100	125
Minimum Building Setbacks			
Front/Street Side (feet)	30	30	25
Interior Side (feet)	20	10	10
Rear (feet)	20	30	140

IV. SUMMARY

The petitioner seeks a Zoning Map Amendment to change the property's zoning classification from the O/R Office/Research District to the M Manufacturing District. While no specific use has been identified, the petitioner's intent is to create two units and market the property for light manufacturing uses and flexible spaces.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on January 22, 2026.
- B. Code References: Chapter 95, Article 3; Section 14.02
- C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be on March 5, 2026.

VI. DOCUMENTS ATTACHED:

- 1. List of Allowable Uses in the Manufacturing District
- 2. Publication notice appearing in the January 22, 2026 Westmont Suburban Life.
- 3. Petitioner Attachments received January 15, 2026 (Edited for PZC):
 - a. Planning and Zoning Development Application, including the Property Owner's authorization
 - b. Cover Letter & Project Narrative prepared by The Lansu Law Firm dated January 8, 2026.
 - c. Proposed Floor Plan prepared by BR Design & Architecture, undated.
 - d. ALTA/ACSM Land Title Survey prepared by John D. Rebik & Associates dated January 22, 1992.

List of allowable uses in the M District

P = Permitted Use

S = Special Use Approval Required

Principal Uses	
RESIDENTIAL	
Group Living	
Other Group Living	S
COMMERCIAL	
Animal Service	
Boarding or Shelter	P
Other Animal Service	P
Consumer Service	
Business Support Service	P
Maintenance and Repair Service	P
Personal Improvement Service	P
Health and Fitness Service	P
Instructional Service	S
Business Training	P
Tattoo or Body Piercing Service	S
Other Consumer Service	P
Day Care Center	P
Entertainment, Participant	
Video Gaming, Accessory	P
Entertainment, Spectator	
Indoor	S
Office	
Business or Professional Office	P
Research Service	P

Parking, Non-Accessory	P
Retail Sales	
Indoor	S
Outdoor	S
Firearms Sales	S
Used Goods Sales	S
Self-service Storage Facility	S
Sexually Oriented Business	S
Vehicle Sales and Service	
Fueling Station	S
Minor Repair and Maintenance	P
Sales or Rentals	S [12]
Body and Paint Shop	S
WAREHOUSE & DISTRIBUTION	
Warehouse/Logistics	P
Data Center	S
MANUFACTURING & INDUSTRY	
Building Service	P
Catering Service	P
Craft Alcoholic Beverage Producer	S [7]
Crematorium	S
Artisan Manufacturing	P
Limited Manufacturing	P
High-Impact Manufacturing & Industry	S
Industrial Service	P
Recyclable Material Drop-off Facility	S
Recyclable Material Processing	S

PUBLIC & INSTITUTIONAL	
Governmental Use	S
Parks and Recreation	
Safety Service	S
Infrastructure or Utility, Major	S
Infrastructure or Utility, Minor	P
OTHER	
Cannabis Business Establishment	
Cannabis Cultivation Center	S
Adult Use Cannabis Dispensary	S
Medical Cannabis Dispensary	S
Cannabis Craft Grower	S
Cannabis Infuser	S
Cannabis Processor	S
Cannabis Transporter	S
Off-premises Outdoor Advertising Sign	S [14]
Planned Unit Development	S
Temporary Sales [15]	S [14]
Wireless Telecommunications Facility	
Cell Tower	S
Building-Mounted Cell Antenna	P
Tower-Mounted Cell Antenna	P

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 735 NORTH CASS AVE
2300093

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

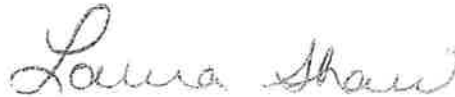
Shaw Media certifies that it is the publisher of the Westmont Suburban Life. The Westmont Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Westmont, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 01/22/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on 22nd day of January, A.D. 2026

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$101.18

PUBLIC NOTICE
LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION NOTICE OF PUBLICATION NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, February 11, 2026 at 6:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559. The purpose of the hearing is to consider a request from 735 N Cass, LLC (Petitioner), and THE ANDREW C. HOSKINS TRUST and THE VENOZIOU LIMITED PARTNERSHIP (as Owners) for the property at 735 North Cass Avenue, Westmont, Illinois, 60559, for the following:
1. Zoning Map Amendment to rezone the property from the CVR Office/Research District to the M Manufacturing District. PIN: 09-03-101-009
More Common Location: 735 North Cass Avenue, Westmont, Illinois, 60559
Village Code(s) Applicable: Chapter 95, Article 3, Section 14.02
Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 8:00 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. All interested persons in attendance will be allowed to express their views.
WESTMONT PLANNING AND ZONING COMMISSION
Doug Carmichael,
Chairperson
(Published in Westmont Suburban Life Jan. 22, 2026) 2300093

PZC Case Number (office use only): **PZC 003-2026**

Petitioner

Petitioner Name:	735 N Cass, LLC	Property Owner Name:	The Andrew C. Hoskins Trust
Petitioner Address:	1015 Butterfield Road	Owner Address:	3901 Linden Avenue
City, State and Zip	Downers Grove, IL 60515	City, State and Zip:	Western Springs, IL 60558
Phone:	630-424-8400	Phone:	
Email:	rossicm@rossi-realestate.com	Email:	[REDACTED]

Subject Property

Property Address (Subject Property):		735 N. Cass Ave					
Property Identification Number(s) PIN(s):		09-03-101-009-0000					
Lot Width	125	Lot Depth	352.25	Lot Area:	44031.25	Lot Acreage:	1.01
Current Zoning:	O/R		Current Use:	Vacant commercial building (formerly used for office/professional service)			
Description of Request/Project Title:		Rezoning from O/R to M for Flex Space Use					
<p>Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format):</p> <p><i>Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.</i></p>		<p>THE SOUTH 125 FEET OF LOT 36 IN THE OAKWOOD INDUSTRIAL PLAZA UNIT NO. TWO, A SUBDIVISION IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1972 AS DOCUMENT R72-26017, IN DUPAGE COUNTY, ILLINOIS</p>					

Signature(s)

By signing below, the Petitioner certifies that all of the above statements in this Application and statements on any documents or drawings submitted with this Application are true and correct to the best of my (our) information and belief.

BY SIGNING BELOW, THE PROPERTY OWNER (1) GRANTS PERMISSION TO THE PETITIONER (IF DIFFERENT THAN THE PROPERTY OWNER) TO SUBMIT THIS APPLICATION AND TO SEEK THE ZONING AND DEVELOPMENT APPROVALS CONTAINED IN THE APPLICATION FOR THE PROPERTY, AND (2) AGREES TO BE BOUND BY AND TO COMPLY WITH ANY CONDITIONS ESTABLISHED BY THE VILLAGE FOR THE DEVELOPMENT/USE OF THE PROPERTY.

By signing below, the petitioner and property owner acknowledge that the *Application fees are non-refundable* and that submitting this form is not a guarantee that the requests will appear before the Planning and Zoning Commission or Village Board. The petitioner and property owner further acknowledge that all items to be considered by the Planning and Zoning Commission shall receive technical reviews by Village Staff or consultants, as deemed appropriate by the zoning administrator, before being considered by the Planning and Zoning Commission.

PETITIONER SIGNATURE:

735 N Cass, LLC

Print Name of Petitioner

Carle Cass Manager 735 N Cass LLC

Signature of Petitioner and Date

OWNER SIGNATURE

(if different than the petitioner):

Andrew Hoskins, trustee

Print Name of Property Owner

Andrew Hoskins, trustee

Signature of Property Owner and Date

Aaron Venouziou 1/15/26

Print Name of Property Owner

Aaron Venouziou, general partner

Signature of Property Owner and Date



**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

PZC Case Number (office use only):

PZC 003-2026

Application for Zoning Map Amendment

Zoning Map Amendments, or rezonings, are when a property or properties are changed from one zoning district to another. Map amendments may be initiated by the Board of Trustees, Planning and Zoning Commission, the zoning administrator, or by a property owner.

Proposed Rezoning Detailed Description

State the reasoning for requesting the map amendment. Describe any change in use, construction plans, or any other improvement to be completed if the rezoning is approved.

The applicant is requesting a map amendment to rezone the subject property from O/R – Office Research to M – Manufacturing in order to allow modern flex-style commercial uses that are not permitted under the current zoning classification. The building's configuration, location, and market conditions make it more suitable for light-intensity warehouse, distribution, consumer service, and office/flex users than for traditional research or office tenants.

The rezoning is necessary to market the property to viable tenants, reduce long-term vacancy risk, and support the economic redevelopment of an underutilized building. Proposed uses include a combination of office space with accessory warehouse or storage, low-intensity distribution uses, and indoor vehicle garaging/parking. No vehicle repair or industrial manufacturing processes are proposed. These uses are consistent with typical low-impact operations commonly found in the Village's Manufacturing districts.

If the rezoning is approved, the applicant intends to complete minor site and building improvements including installation of new overhead doors, a new fire-sprinkler room, a new bike rack, and interior subdivision of the existing building into two tenant suites (approximately 7,060 sq. ft. and 7,774 sq. ft.). All improvements will occur within the existing building footprint. The interior demising wall is already constructed of 8" solid masonry and carries a 4-hour fire rating, supporting safe separation between suites.

The requested map amendment will allow the property to be repurposed for contemporary flex-space users, better align with surrounding zoning patterns, and enable productive reuse without creating negative impacts to adjacent properties.

In the table below, please identify the current zoning and land use of the adjacent properties. A PDF of the Zoning Map can be found on the Village of Westmont's website under the [Community Development page](#).

	Current Zoning	Current Land Use
North	OR	Professional Office
East	M	Logistics Industrial
South	M	Logistics Industrial
West	OR-1	Home Based Business

1. Explain how the current zoning restrictions of the current zoning district affect property values.

The current O/R zoning restricts the property to office and research uses, which have limited market demand and do not match the building's layout or functional characteristics. As a result, the pool of potential tenants is very small, vacancies are more likely, and the property cannot be leased at its highest economic potential. These restrictions negatively impact the property's marketability and overall value. Rezoning to M would allow a broader range of viable flex and light-industrial uses, stabilizing occupancy and improving long-term value.

2. Explain the extent to which any diminution in property value is offset by an increase in the public health, safety, and welfare, if the amendment is approved.

Any theoretical diminution in property value resulting from the rezoning is more than offset by the public health, safety, and welfare benefits gained. The proposed M zoning allows the building to be occupied, maintained, and code-compliant rather than remaining underutilized or vacant. The planned improvements—including a new fire-sprinkler room, updated life-safety features, and properly designed loading access—enhance overall safety on the site. Activated, well-maintained properties also deter nuisance conditions and contribute positively to the surrounding commercial corridor. As such, the rezoning supports economic stability, encourages responsible investment, and improves the long-term welfare of the area.

3. Explain the suitability of the subject property for its zoned purposes and the length of time the subject property has been vacant as zoned, considering the context of land development in the vicinity.

The property is poorly suited for the limited office/research uses allowed under its current zoning. The building's layout, height, and access are designed for flex or light-industrial operations, not laboratory or traditional office tenants. Because demand for O/R uses in this area is very low, the building has remained underutilized while surrounding properties have transitioned toward commercial and light-industrial activity. Rezoning to M would align the site with its physical characteristics and the prevailing development pattern, allowing it to be leased and maintained appropriately.

4. Explain the value to the community of the proposed zoning map amendment.

The proposed zoning map amendment will enhance the community by enabling productive reuse of an underutilized building and attracting viable modern flex and light-industrial users. This supports economic development by increasing occupancy, generating jobs, and strengthening the Village's commercial tax base. The investment planned for the building—including life-safety upgrades and site improvements—will improve the appearance and functionality of the property. Allowing appropriate, low-intensity uses also helps reduce vacancy and prevents deterioration, contributing to a safer and more stable commercial corridor along Cass Avenue.

5. Explain how the proposed map amendment and the future use of the property relates to the Comprehensive Plan's Proposed Land Use Plan and the subarea plan, if the property is in a subarea. The [Comprehensive Plan](#) can be found on the Village of Westmont's website under the Community Development page.

The proposed map amendment supports the goals of the Comprehensive Plan and the Ogden Avenue Subarea by encouraging reinvestment in older commercial buildings and promoting employment-generating uses along key corridors. The Plan calls for revitalization of underutilized properties, improved building functionality, and land uses that strengthen the Village's economic base. Rezoning the property to the M district will allow modern flex and light-industrial uses that are compatible with surrounding development and consistent with the Subarea's emphasis on reinvesting in established commercial areas and supporting business growth. The planned upgrades and adaptive reuse of the building align directly with these objectives.

Notes:

1. Valid protest petitions may be filed against any proposed zoning map amendment. Please see Chapter 95, Section 14.02(G) for more information.
2. Please be advised that the review and decision-making bodies are expressly authorized to recommend and approve a **less intensive zoning district** classification than the zoning district that was described in the required public notices.



THE LANSU LAW FIRM

Brian F. Lansu
Attorney

January 8, 2026

To: Mr. Scott R. Williams, AICP
Senior Planner
Planning & Zoning Division
Community Development Department
Village of Westmont
31 W. Quincy Street
Westmont, IL 60559

RE: Applications for Property Re-Zoning and Map Amendment
735 N. Cass Avenue, Westmont, IL 60557
PIN: 09-03-101-009

Dear Mr. Williams:

On behalf of 735 N Cass, LLC (“Applicant”), please allow the following to serve as the required cover letter to Applicant’s submittals in support of its applications for re-zoning and zoning map amendment.

APPLICANT/OWNER REQUEST

Applicant, as designee of the contract purchaser for the real property located at 735 N. Cass Avenue in Westmont (the “Property”), and with the authority of the current owners of the Property – The Andrew Hoskins Trust dated October 8, 1997 and the Venouziou Limited Partnership - seeks a re-zoning (O/R to M) of the Property and corresponding zoning map amendment for purposes of upgrading, marketing and leasing the Property as a flex-style commercial use building.

7075 Veterans Blvd., Burr Ridge, IL 60515
blansu@lansulaw.com (847) 738-7700

SITE HISTORY/USE

The 1.01 acre site located north of Ogden Avenue and the downtown area of the Village of Westmont (the “Village”) has a long history but relatively stable history. The 15,252 square foot office building on the Property was built in 1975. Prior to the early 1990s, the Property was occupied by Carrier Air Conditioning, which upon information and belief, utilized the space in a flex office manner which included warehousing of HVAC units and related equipment. Since the 1990s the space has been leased to Datair Employment Benefit Systems Inc. (“Datair”), a software development and sales company focused on employee benefit programming. Within the past twelve (12) months, Datair was sold and the new ownership group is either fully or partially remote, rendering the space unnecessary for occupancy.

The Property, based primarily on its “O/R” zoning designation, has been used for office and research purposes for the past thirty (30) years. While it is adjacent to businesses with similar zoning designations to its own (“O/R” professional office and “O/R-1” home based business) uses to the north and across Cass Avenue to the west, it is also surrounded by businesses with “M” zoning designations (logistics/industrial) and uses to the south and east suggesting that neighboring businesses have transitioned toward commercial and light-industrial uses consistent with changing market factors in the area.

PROPERTY STATUS

The Property has been marketed on behalf of the ownership group by its real estate agent, NAI Hiffman. The marketing solicitation for the Property indicates that the space is 100% office with flex capability. It has a substantial storage area which can be expanded for a larger flex footprint and an existing loading door for small deliveries. A new roof was added in 2024. The building’s current layout, height and access points, while not inconsistent with traditional 100% office/research (laboratory) uses, are more consistent with flex or light industrial operations that would maximize these characteristics as part of business operations. These components are simply not as attractive to potential office/research users as they would be to flex or light industrial candidates. Accordingly, the Property’s highest and best use (with limited upgrade and enhancement) is the type of flex, light industrial or manufacturing use consistent with an “M” zoning designation.

The issues raised above are contributing factors to the current status of the Property. It has been on the market for sale for approximately six (6) months and has remained unoccupied since Datair was sold and moved out of the space. As the marketing brochure and corresponding information provided by NAI Hiffman suggests, a 100% office/research use has garnered little to no interest in the Property during the marketing period. The crux of the issue is a space best suited for uses not currently allowed and a dwindling local demand for space limited to 100% office/research use. This confluence of circumstances creates a

real possibility that continued vacancy and potential long-term diminution of value for both the Property and surrounding sites may occur.

APPLICANT OFFER

Based on all of the foregoing, Applicant has offered to purchase the Property subject to Village of Westmont approval of a change in zoning designation and a zoning map amendment. Applicant, through its affiliate, Rossi Real Estate Group, is a family-owned real estate services company that has served the Chicago area for nearly forty (40) years. Applicant owns, manages and develops a portfolio of more than 500,000 square feet of space ranging from shopping centers, apartment complexes, office/warehouse facilities and undeveloped land. The corridor of our business operations comprises the vast majority of the northwest, west and southwest suburbs of Chicago. Our extensive experience with commercial spaces similar to this Property, as well as our established network of brokers representing stable, reputable potential users, makes us uniquely qualified to purchase, enhance and lease this Property in a quick and efficient manner.

PROPOSED SITE PLAN

In its evaluation of the Property, Applicant retained BR Design & Architecture (“BR”) to prepare a site plan which depicts the intended layout of the Property upon acquisition and limited modification. Included within the application submittal is the site plan prepared by BR on Applicant’s behalf. On the upper right side of the plan is a drawing which depicts the existing interior of the space as utilized by Dairair. This includes a maze of private office spaces and partitions spanning both the east and west sides of the interior as separated by a full-height demising partition and a doorway connecting the spaces. As noted in the drawing of the existing space, Applicant intends to remove existing partitions and doors on both the east and west sides of the space and terminate and remove all electric and low voltage in compliance with applicable electric code. Applicant also proposes to demolish and replace the existing main door with a more modern front door entrance and demolish and install a new structural header for 10’ x 10’ overhead doors. On the bottom left and middle section of the plan is a drawing depicting the new, proposed interior layout upon completion of the limited construction. This would create an efficient, limited office space on the south side of the western portion of the interior with consumer service, warehouse/distribution or manufacturing space comprising the balance of the square footage on the west side of the building. The masonry demising partition would remain and the east side of the interior of the space would consist primarily, if not exclusively, save for the southwest corner, open space consistent with consumer service, warehouse/distribution or light manufacturing uses.

The upper left and middle area of the plan shows the exterior of the Property with current and future parking layout/capacity as well as proposed locations for a new bike rack, new

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fire/sprinkler system and new overhead doors. The boxed area on the mid-right side of the plan, just below the current interior layout, titled “Zoning Change Request – Office Research to Manufacturing” shows that the site includes ample parking capacity per code requirements based on the maximum number of spaces associated with a business or professional use as well as the minimum number of spaces that would be required for possible warehouse or distribution uses. There are also two (2) handicapped parking spaces available which meet applicable standards.

COMPLIANCE WITH COMPREHENSIVE PLAN & SUBAREA

Both the proposed interior and exterior demolition and reconstruction are consistent with the Village’s Comprehensive Plan and the Ogden Avenue Subarea in that they will revitalize an underutilized property and improve building functionality and land use, thereby strengthening the Village’s economic base. The planned upgrades and adaptive reuse of the building are compatible with the Subarea’s emphasis on reinvestment in established commercial areas and supporting business growth. They are, from Applicant’s perspective, in perfect alignment with the objectives outlined in both the Comprehensive Plan and the stated goals of the Subarea.

POST APPROVAL MARKETING FOR OCCUPANCY

Applicant, upon approval of the referenced zoning change and map amendment and closing on the Property, will focus marketing efforts on a variety of uses that will utilize the newly configured space at its highest and best use, thereby enhancing the value of the Property. By virtue of the expanded spectrum of potential uses created by approval of the Applicant’s requests, the Property will be marketed primarily for light warehouse and small manufacturing operations, automotive storage, specialized research activities, and/or children’s recreation. These target uses could consist of small third-party storage and delivery operators, small sign or machine part manufacturers, antique or rare automobile collection storage, environmental research and testing laboratory services and/or soccer or gymnastics training academies. Each of these activities would include minimal to moderate office space use in conjunction with more labor/equipment intensive accessory operations. Applicant does not intend to pursue vehicle repair or industrial type manufacturing users which could create an enhanced possibility of nuisance activity or property value diminution impacting residents and surrounding businesses.

SUMMARY

In summation, this Property has a history of traditional office/research and flex office/warehouse use spanning more than three decades. However, recent market trends as well as the transition of surrounding properties suggest that 100% office and research uses are less desirable to potential users and could result in long term vacancy and property

value diminution. Applicant seeks to purchase the Property conditioned upon Village approval of a zoning change from O/R to M and a map amendment which would broaden the spectrum of potential users for this space and bring the Property to its highest and best use based on existing and planned site characteristics. The zoning change would remain consistent with surrounding properties to the south and east of the Property. The potential uses contemplated by Applicant, light warehouse/distribution, small manufacturing, automotive storage, specialized research activities and/or children's recreational are not only more consistent with the trends of the local market, the existing and proposed features of the site and the likelihood of sustained occupancy, but they pose no significant risk of nuisance or other disruption of this commercial corridor that might have a negative impact on surrounding property values. Therefore, consistent with the application submitted contemporaneously with this cover letter and the presentation that will be provided by Applicant through the Village Planning & Zoning process, Applicant requests that the zoning designation for the Property be changed from O/R to M and that a corresponding map amendment be approved.

Thank you for your consideration of Applicant's proposal and applications. We look forward to further discussions with you, your staff, the Planning & Zoning Committee, and, ultimately, the Village Board. If we can provide any additional information or answer any questions please feel free to contact either myself or Carlo Rossi (630-652-2904) rossicm@rossi-realestate.com.

Sincerely,

Brian F. Lansu

Brian F. Lansu

