



westmont.illinois.gov

## Community Development Department

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, March 8, 2023 at 7:00 P.M.**, 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 the Minutes of the January 11, 2023 regular meeting
8. Open Forum
9. Review of Public Hearing Procedures

#### **New Business**

**PZC 002-2023** Requests from Full Circle Partners, LLC, d/b/a NEAT Kitchen and Bar (Petitioner) and Mike Higgins (Owner) regarding the property located at 246 North Cass Avenue, Westmont, IL 60559, for the following:

- (A) Zoning Ordinance Variance requests to allow a covered patio within a required supplemental setback line to Cass Avenue and within a required front yard setback in the B-1 Limited Business District.
- (B) Preliminary Plat of Subdivision to consolidate four (4) lots into one (1) lot.
- (C) Site and Landscaping Plan approval.

**PZC 004-2023** Request from John Burns Construction Co. (Petitioner) and 999 Oakmont Valley Equity Group LLC (Owner), regarding the property located at 999 Oakmont Plaza Drive, Westmont, IL 60559, for the following:

- (A) Zoning Code Variance request to alter the orientation of wall signs.

**PZC 007-2023** Request by Ahmad Denah, d/b/a Z Smoke Shop (Petitioner) and Trasyboulos Kostopoulos (Owner), regarding the property at 319 West 63rd Street, Westmont, Illinois, 60559, for the following:

- (A) Special Use Permit request for a tobacco and vape retail store in the B-2 General Business District.

**PZC 009-2023** Request from CD ZA, Inc. (d/b/a Mrs. T's Pizza and Pub), and 2 W. Naperville Road, LLC, regarding the property located at 2 West Naperville Road in Westmont, IL 60559 for the following:

- (A) Amended Site and Landscaping Plan approval for a restaurant in the B-1 Limited Business District.

**PZC 008-2023** Request from Village of Westmont for the following:

- (A) Text amendments to Article XII, Nonconforming Structures and Uses, of the Zoning Ordinance.

**Miscellaneous Items:** Next regularly scheduled PZC on April 12, 2023

#### **Adjourn**

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the Village of Westmont, Illinois, 60559 between 8:00 A.M. to 4:00 P.M. Monday through Friday, or telephone (630) 981-6210 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting. All interested persons in attendance will be allowed to express their views. Items may be removed from the agenda after mailing or publication without additional notice. Please check with the Community Development Department at (630) 981-6210 before attending the meeting to verify that an item is still on the agenda.

WESTMONT PLANNING AND ZONING COMMISSION  
Doug Carmichael, Chairperson