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Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

**LEGAL NOTICE / PUBLIC NOTICE
VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AMENDED MEETING AGENDA**

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on **Wednesday, June 10, 2020 at 7:00 P.M.**, the **Westmont High School Auditorium, 909 Oakwood Dr**, Westmont, IL 60559.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Collection of swearing-in cards for testifying attendees**
5. **Reminder to silence all electronic devices**
6. **Approval of the Minutes of the May 13, 2020 regular meeting**
7. **Open Forum**
8. **Review of Public Hearing Procedures**

New Business

PZC 26-2020 Zoning Code Variance request to the Floor Area Ratio to allow the construction of a second story addition on a property in the R-3 Single Family Detached Residence District.

- A) Zoning Code Variance request to the Floor Area Ratio to allow the construction of a second story addition on a property in the R-3 Single Family Detached Residence District.

Property Common Address: 513 Revere Avenue, Westmont, IL 60559

PIN: 09-03-211-001

PZC 19-2020 Request from Westmont Apartments, LLC to build a 7-story, mixed-use building with ground-floor commercial uses, residential uses on floors 2-7, and structured parking, on properties located at 1 N. Cass Avenue; 13-19 and 21 E. Burlington; with accessory parking lots at 14 and 20 N. Linden Ave., in Westmont, IL 60559 for the following:

- A) Site Plan and Landscape Plan for property at 1 N. Cass for a multi-use building.
- B) Site Plan and Landscape Plan for property at 14 N. Linden for accessory outdoor parking.
- C) Site Plan and Landscape Plan for property at 20 N. Linden for accessory outdoor parking.
- D) Preliminary Plat to consolidate 7 lots into 3 lots, dedicate a public alley and relocate a portion of E. Burlington.
- E) Zoning Map Amendment Request to rezone a portion of vacated Right-of-Way to B-1 Limited Business District.
- F) Zoning Code Variance request to increase the maximum allowed Floor-Area-Ratio (F.A.R.) in the B-1 Limited Business District.
- G) Zoning Code Variance request to increase the maximum allowed height in the B-1 Limited Business District.
- H) Zoning Code Variance request to allow for construction of a mixed-use development within a required



front yard setback in the B-1 Limited Business District.

- I) Zoning Code Variance request to allow for construction of a mixed-use development within a required side yard adjoining a street setback in the B-1 Limited Business District.
- J) Zoning Code Variance Request to allow for construction of a mixed-use development within a required side yard setback in the B-1 Limited Business District.
- K) Zoning Code Variance Request to allow for construction of a mixed-use development within a required rear yard setback in the B-1 Limited Business District.
- L) Zoning Code Variance request to reduce the total required number of commercial parking spaces.
- M) Zoning Code Variance request to reduce the total required number of residential parking spaces.
- N) Special Use Permit for 14 N. Linden Ave. to allow outdoor parking in a R-5 General Residence District.
- O) Zoning Code Variance for 14 N. Linden to remove the parking lot screening requirements from the north side yard.
- P) Zoning Code Variance for 14 N. Linden to reduce the interior parking lot landscape requirements.
- Q) Zoning Code Variance for 14 N. Linden to allow parking in the front yard, side yard adjoining a street, and in front of the setback line.
- R) Special Use Permit for 20 N. Linden Ave. to allow outdoor parking in a R-3 Single Family Detached Residence District.
- S) Zoning Code Variance for 20 N. Linden to allow parking in the front yard, and in front of the setback line.
- T) Zoning Code Variance for 20 N. Linden to remove the parking lot screening requirements from the south side yard.
- U) Zoning Code Variance for 20 N. Linden to reduce the interior parking lot landscape requirements.

Property Common Addresses:

1 N. Cass Ave. Westmont, IL 60559
14 N. Linden Ave. Westmont, IL 60559
20 N. Linden Ave. Westmont, IL 60559
13-19 E. Burlington Ave. Westmont, IL 60559
21 E. Burlington Ave. Westmont, IL 60559

PIN: 09-10-120-036
09-10-120-034
09-10-120-033
09-10-120-003
09-10-120-001
09-10-112-021
09-10-112-020

Miscellaneous Items

- A) Updates

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



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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