



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

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, June 13, 2018 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, IL 60559.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Swearing-in of testifying attendees**
5. **Reminder to silence all electronic devices**
6. **Reminder to sign-in for any public testimony**
7. **Approval of Minutes of the May 09, 2018 regular meeting**
8. **Open Forum**
9. **Review of Public Hearing Procedures**
10. **Open Hearing**

New Business

PZ 18-007 Peak Custom Homes LLC regarding the residential property located at 514 64th Street, Willowbrook, IL 60527 for the following:

- (A) Preliminary Plat of Subdivision request to subdivide 1 lot into 2 residential lots in the R-1A Single Family Detached Residence District.

PZ 18-008 Holladay Properties, Renee and Maria Sturgeon, Maria Sturgeon TRUST, Lasalle Trust Number 133666, and the Village of Westmont, regarding the properties located at 1 West Quincy Street (Mary Egan Park), 7 West Quincy Street, a portion of the Right-of Way(public alley), 14 and 20-24 South Cass Avenue, Westmont, IL 60559 for the following:

- (A) Comprehensive Plan Amendment request to redesignate approximately .22 acres from Parks/Open Space to Downtown Mixed Use.
- (B) Zoning Code Variance request to increase the maximum allowed FAR in the B-1 Limited Business District.
- (C) Zoning Code Variance request to increase the maximum allowed height in the B-1 Limited Business District.
- (D) 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.
- (E) 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.
- (F) 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.
- (G) 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.
- (H) Zoning Code Variance requests to reduce the total required number of parking spaces for both the



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Community Development Department

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

multiple-family residential and commercial components in a mixed-use development.

- (I) Preliminary Plat of Consolidation, to include a portion of a public alley to be vacated.
- (J) Site and Landscaping Plan approval.

PZ 18-009 Bradford Westmont 4 LLC, Sidcor Westmont Assoc LP and IM Properties IL 11 regarding the properties located at 6200 South Cass Avenue (approximately 11.6 acres of land located at the northwest corner of 63rd Street and Cass Avenue) and 8 and 150 West 63rd Street, Westmont, IL 60559 for the following:

- (A) Text Amendment request to amend Appendix A, Section 7.07 of the Westmont Zoning Code to add Fitness Centers/Health Clubs and General Retail as permitted uses in the C-1 Commercial Business District.
- (B) Map Amendment request to rezone from C-1 Commercial Business District to a Planned Development Overlay District in the underlying C-1 Commercial Business District.
- (C) Special Use Permit request to operate restaurants with an associated drive-in on outlots 1A, 1B and 2 in the C-1 Commercial Business District.
- (D) Special Use Permit request to operate an indoor theater in the C-1 Commercial Business District.
- (E) Zoning Code Variance request to allow parking in the front yard setback in C-1 Commercial Business District.
- (F) Zoning Code Variance request to increase the maximum size of ground signs permitted in the C-1 Commercial Business District (proposed Lots 1A and 1B).
- (G) Zoning Code Variance request to increase the maximum number of wall signs permitted in the C-1 Commercial Business District (proposed Lot 5).
- (H) Preliminary Plat of Subdivision.
- (I) Site and Landscaping Plan approval.

11. Miscellaneous Items

12. 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.

WESTMONT PLANNING AND ZONING COMMISSION - Gregg Pill Chairperson