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Community Development Department

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**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, July 8, 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 March 11, 2020 regular meeting
7. Open Forum
8. Review of Public Hearing Procedures

Old Business

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.

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

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

New Business

PZC 24-2020 Planning and Zoning Commission to consider a request from Nature’s Best regarding the property located at 260 N. Linden Ave., Westmont, IL 60559 for the following:

- A. A Special Use permit to allow the construction of a surface parking lot for off-street parking accessory to a nonresidential use in the R-3 Single Family Detached Residence District.
- B. A Zoning variance to allow a surface parking lot in the required front yard in the R-3 Single Family Detached Residence District.

PIN: 09-10-100-028

Common Address: 260 N. Linden Ave., Westmont, IL 60559

PZC 20-2020 Planning and Zoning Commission to consider a request from the Ryan Companies US Inc. regarding the properties located at 700 Oakmont Lane, Westmont, IL 60559 for the following:

- A. Preliminary Plat of Subdivision.

Common Location: 700 Oakmont Lane, Westmont, IL 60559

PZC 42-2020 The purpose of the hearing is to consider a request from the Village of Westmont regarding a Zoning Code text amendment as follows:

- A. Amend Appendix A: Article VIII - Manufacturing and Office/Research Districts, Section 8.12. - allowing eating establishments and food retail uses as permitted accessory uses in the O/R office/research district, including definitions.

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 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