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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
MEETING AGENDA**

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on **Wednesday, August 12, 2020 at 7:00 P.M.**, at 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 July 8, 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-000022-2020 Planning and Zoning Commission to consider a request from Juanita Rea-Dorn regarding the property located at 526 N. Park St., Westmont, IL 60559 for the following:

- A. A Zoning Code Variance to increase the maximum allowable size and length of a detached garage.



Legal Description:

THE NORTH 1/2 OF LOT 3 IN BLOCK 4 IN ARTHUR T. MCINTOSH & COMPANY'S FAIRMONT GARDENS, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4 AND THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1920 AS DOCUMENT NO. 144142, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 526 N. Park St., Westmont, IL 60559

PIN: 09-04-400-004

PZC-000058-2020

Planning and Zoning Commission to consider a request from Clemens Enterprises Inc. regarding the property located at 41 N. Cass Ave., Westmont, IL 60559 for the following:

- A. A Special Use Permit to allow the applicant to operate a life and health insurance business on the ground floor of a 1,850 sq. ft. space in the B-1 Limited Business District.

Legal Description:

LOT 21 (EXCEPT THAT PART OF SAID LOT CONVEYED BY BESSIE KRAWULSKI AND WALTER KRAWULSKI, HER HUSBAND, TO EDWARD C. SCHUBERT BY A CERTAIN DEED RECORDED AS DOCUMENT 445742) IN BLOCK 12 IN ARTHUR T. MC INTOSH AND COMPANY'S FIRST ADDITION TO WESTMONT, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 41 N. Cass Ave., Westmont, IL 60559

PIN: 09-10-112-001

PZC-000044-2020

Planning and Zoning Commission to consider a request from Andrew Venamore regarding the property located at 126 Scott Ct., Westmont, IL 60559 for the following:

- A. A Zoning Code Floor Area Ratio (F.A.R.) Variance to allow the construction of a closed sunroom over an existing open deck in the R-3 Single Family Detached Residence District.

Legal Description:



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LOT 3 IN FAIRFIELD UNIT VI, A SUBDIVISION IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 1999 AS DOCUMENT R1999-199200291754, IN DUPAGE COUNTY, ILLINOIS

Common Address: 126 Scott Ct., Westmont, IL 60559

PIN: 09-15-107-033

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) 981-6260 before attending the meeting to verify that an item is still on the agenda.

WESTMONT PLANNING AND ZONING COMMISSION
Doug Carmichael, Chairperson