



westmont.illinois.gov

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, September 14, 2022 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 August 10, 2022 regular meeting
8. Open Forum
9. Review of Public Hearing Procedures

New Business

PZC 058-2022

Request from The Diocese of Joliet and Holy Trinity Catholic Parish regarding the properties located at 111 South Cass Avenue (see additional included properties listed below), Westmont, IL 60559 for the following:

Main Parish Campus (request to be rezoned to R-4 General Residence District)

PINs: 09-10-306-001 through 004, and 013
More Common Locations: 111 South Cass Avenue, 25 East Richmond Street,
108, 110 and 126 South Linden Avenue

- (A) Map Amendment request to rezone from B-1 Limited Business District and R-3 Single Family Detached Residence District to R-4 General Residence District.
- (B) Special Use Permit request for a Religious Institution.
- (C) Special Use Permit request for two (2) electronic message board signs, which will replace two existing monument signs.
- (D) Zoning Code Variance requests to allow existing nonconforming buildings to encroach into front yard, side yard adjoining a street, side yard, and rear yard.
- (E) Zoning Code Variance request to allow a new parish center to encroach into the rear yard adjoining Linden Avenue.
- (F) Zoning Code Variance request to increase the maximum allowable size and depth of a detached garage.
- (G) Preliminary Plat of Subdivision to consolidate multiple lots.
- (H) Site and Landscaping Plan approval.

Off-Site Parking Lot (Zoned B-1 Limited Business District)

PINs: 09-10-306-006 through 008
More Common Location: 137 South Cass Avenue

- (I) Special Use Permit request to allow an off-site parking lot that serves the Main Parish Campus.
- (J) Preliminary Plat of Subdivision to consolidate three lots.
- (K) Site and Landscaping Plan approval.

Main Parish Campus and Off-Site Parking Lot

- (L) Zoning Map Amendment request to establish a Planned Development Overlay District for all listed properties.



westmont.illinois.gov

Community Development Department

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

Miscellaneous Items

- 1) General Updates
 - a) Next PZC on October 12, 2022
 - b) IL American Planning Association - Plan Commissioner Training
September 29, 2022 - Old Post Office, Downtown Chicago

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