



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, October 13, 2021 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 11, 2021 regular meeting**
8. **Open Forum**
9. **Review of Public Hearing Procedures**

New Business

PZC 079-2020 Request from Niche & Company Catering and Events, LLC, and Westmont Business Park, LLC, regarding the property located at 825 North Cass Avenue (Unit 303) in Westmont, IL 60559 for the following:

- (A) Text Amendment request to amend Appendix A, Section 8.13 of the Westmont Zoning Code to add Catering Facilities as a Special Use in the O/R Office/Research District.
- (B) Special Use Permit request to operate a Catering Facility in the O/R Office/Research District.

PZC 077-2021 Request from SARC US, LLC, regarding the property located at 6320 South Cass Avenue in Westmont, IL 60559 for the following:

- (A) Preliminary Plat of Subdivision to consolidate two lots in the C-1 Commercial Business District.
- (B) Zoning Code Variance request to allow a parking lot to encroach into the Cass Avenue Supplemental Setback Line.
- (C) Site and Landscaping Plan approval for a medical clinic in the C-1 Commercial Business District.



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PZC 083-2021 Request from Calistoga Home Builders regarding the property at 547 63rd Street in Willowbrook, IL 60527, for the following:

- (A) Map Amendment request to rezone from R-1 Single Family Detached Residence District to R-3 Single Family Detached Residence District.
- (B) Preliminary Plat of Subdivision to establish three buildable residential lots in the R-3 Single Family Detached Residence District.

PZC 127-2021 Request from Dr. Annie Ubatuba, DVM, and BLAH Group, LLC regarding property located at 100 South Cass Avenue in Westmont, IL 60559 for the following:

- (A) Special Use Permit request to operate an animal clinic in the B-1 Limited Business District.
- (B) Zoning Code Variance request for an animal clinic to be located within 100 feet of a residence district.

Miscellaneous Items

- A) General 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