



**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, January 8, 2020 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 the Minutes of the November 13, 2019 regular meeting**
8. **Open Forum**
9. **Review of Public Hearing Procedures**

New Business

- I. PZC 20-001** Request from A&E Luxury Homes regarding a proposed 47-unit luxury apartment building located at 543-547 63rd Street in Westmont, IL 60559 for the following:
- A) Comprehensive Plan Amendment request to redesignate approximately 2.10 acres from Single Family Detached Residential to Multi-Family Residential.
 - B) Zoning Map Amendment request to rezone approximately 2.10 acres from R-1 Single Family Detached Residence Zoning District to General Residence Zoning District.
 - C) Zoning Code Variance request to increase the maximum allowed height in the R-5 General Residence District from 35 feet to 40 feet.
 - D) Zoning Code Variance request to increase the allowable density of the multi-family residential development by reducing the required land area from a minimum of 205,600 square feet to 91,572 square feet.
 - E) Preliminary Plat of Consolidation.
 - F) Site and Landscaping Plan approval.

Permanent Index Numbers:

09-22-102-001

09-22-102-002

Property Common Addresses:

543 and 547 63rd ST, WESTMONT, IL 60559



westmont.illinois.gov

Community Development Department

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

II. PZC 19-028 Request from the Community Development Department regarding properties located along East Quincy Street Street in Westmont, IL 60559 for the following:

- A) An amendment to the Village of Westmont Comprehensive Plan along the North side of East Quincy;
- B) A zoning text amendment to the Village of Westmont Zoning Code to create a Limited Manufacturing District M-1; and
- C) A zoning map amendment to the Village of Westmont Zoning Map to rezone properties located along East Quincy Street, between Cass Avenue and Richmond Avenue, to M-1 - Limited Manufacturing District.

Permanent Index Numbers:

09-10-300-014	09-10-502-005	09-10-301-001
09-10-300-015	09-10-502-006	09-10-301-002
09-10-300-008	09-10-502-007	09-10-302-001
09-10-300-009	09-10-502-008	09-10-302-002
09-10-300-010	09-10-502-009	09-10-300-017
09-10-300-012	09-10-502-010	09-10-502-003
09-10-300-013	09-10-502-011	
09-10-300-016	09-10-502-012	
09-10-502-004	09-10-502-013	

Property Common Addresses:

31 W QUINCY ST, WESTMONT, IL 60559
 20 E QUINCY ST, WESTMONT, IL 60559
 100 E QUINCY ST, WESTMONT, IL 60559
 100 E QUINCY ST, WESTMONT, IL 60559
 134 E QUINCY ST, WESTMONT, IL 60559
 138 E QUINCY ST, WESTMONT, IL 60559
 200 E QUINCY ST, WESTMONT, IL 60559
 222 E QUINCY ST, WESTMONT, IL 60559

III. PZC 19-027 Request from the Community Development Department regarding the following:

- A) To create definitions and land-use regulations for massage therapy establishments, medical clinics and health clubs in business and commercial districts.



westmont.illinois.gov

Community Development Department

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

IV. PZC 18-008 Request from Holladay Properties regarding the following:

- A) Preliminary plat approval for 1 West Quincy Station Apartments.

Permanent Index Numbers:

09-09-407-007
09-09-407-008
09-09-407-015
09-09-407-016

Property Common Addresses:

1 W QUINCY ST, WESTMONT, IL 60559

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