



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250
westmont.illinois.gov | 630-981-6200

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, December 13, 2023 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 November 8, 2023 regular meeting**
8. **Review of Public Hearing Procedures**
9. **Old Business**
10. **New Business**
 - a. **PUBLIC HEARING PZC 020-2023**

Requests from Arkad Development LLC, regarding the property at 329 East 56th Street, Westmont, Illinois, 60559, for the following:

 1. Map Amendment request to rezone from R-1 Single Family Detached Residence District to R-3 Single Family Detached Residence District.
 2. Zoning Ordinance Variance request to allow for the construction of new homes within a required front yard setback in the R-3 Single Family Detached Residence District.
 3. Westmont Land Development Ordinance Variance request to allow the establishment of two (2) lots of a substandard lot depth.
 4. Preliminary Plat of Subdivision to subdivide one (1) lot into two (2) lots.
 - b. **PUBLIC HEARING PZC 035-2023**

Requests by the Westmont Park District, regarding the properties located at 314 and 350 (Lot 2 of Sea Cliff Subdivision) North Grant Street, Westmont, Illinois, 60559, for the following:

 1. Special Use Permit request for a new park and associated facilities in the R-3 Single Family Detached Residential District.
 2. Preliminary Plat of Subdivision to consolidate two (2) lots into one (1) lot in the R-3 Single Family Detached Residence District.
 3. Westmont Land Development Ordinance Variance request for relief from both the installation and cash-in-lieu contribution of required land improvements.
 - c. **PUBLIC HEARING PZC 036-2023**

Request by the Westmont Park District, regarding the property located at 490 North Warwick Avenue (Fritz Werley Park), Westmont, Illinois, 60559, for the following:

 1. Special Use Permit request to allow an existing park, associated facilities, and new improvements (add an open shelter and pathways) in the R-3 Single Family Detached Residential District.
 - d. **PUBLIC HEARING PZC 037-2023**

Requests by the Westmont Park District, regarding the property located at 867 Blackhawk Drive (James M. Long Park), Westmont, Illinois, 60559, for the following:

 1. Zoning Ordinance Variance request to construct a maintenance garage within a required rear yard setback in the M Manufacturing District.
 2. Site Plan approval (for a maintenance garage, relocation of a volleyball court and addition of pickleball courts)



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e. **PUBLIC HEARING PZC 038-2023**

Request by the Westmont Park District, regarding the property located at 300 West 59th Street (Diane Main Park), Westmont, Illinois, 60559, for the following:

1. Special Use Permit request to allow an existing park, associated facilities, and new improvements (remove a daycare facility and replace with a skatepark) in the R-3 Single Family Detached Residential District.

f. **PUBLIC HEARING PZC 039-2023**

Request by the Westmont Park District, regarding the property located at 201 West 63rd Street (Bellerive Park), Westmont, Illinois, 60559, for the following:

1. Special Use Permit request to allow an existing park, associated facilities, and new improvements (remove a skatepark and replace with pickleball courts) in the R-1 Single Family Detached Residential District.
2. Special Use Permit request for an electronic message board sign, which will replace an existing monument sign.
3. Zoning Ordinance Variance request to increase the maximum gross surface area of an electronic message board sign.
4. Zoning Ordinance Variance request to allow an electronic message board sign within a required front lot line setback.

g. **PUBLIC HEARING PZC 043-2023**

Requests by the Pradip Nayak, regarding the property located at 246 North Washington Street, Westmont, Illinois, 60559, for the following:

1. A Zoning Ordinance Variance request to the required lot width in the R-3 Single Family Detached Residence District.
2. A Zoning Ordinance Variance request to the required lot area in the R-3 Single Family Detached Residence District.
3. A Zoning Ordinance Variance request to the required Front Yard Setback in the R-3 Single Family Detached Residence District.

h. **PUBLIC HEARING PZC 044-2023**

Request by Christine Haldeman d/b/a Happy Cat Grooming (Petitioner) and Sharon Luckhardt Plonka (Owner), regarding the property located at 136 North Cass Avenue, Westmont, Illinois, 60559, for the following:

1. Special Use Permit request for an animal grooming business in the B-1 Limited Business District.

11. Open Forum

The public comment rules and procedures are set forth in Chapter 2, Section 2-66 of the Westmont Code of Ordinances. Public comment is allowed for matters of public concern that are not on the agenda. Public comment is limited to 3 minutes per speaker.

12. Miscellaneous Items

- a. General Updates
 1. Next PZC on January 10, 2024

13. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 8:00 A.M. to 4:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting. Listen Everywhere, an assistive listening, mobile app, is now available to visitors attending Board and Commission Meetings held in the Village Hall Board Room:

<https://westmont.illinois.gov/581/ADA-Listen-Everywhere>

All interested persons in attendance will be allowed to express their views.