



**LEGAL NOTICE / PUBLIC NOTICE
VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION AGENDA**

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, September 10, 2014 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 and reminder to sign in
5. Reminder to silence all electronic devices
6. Approval of Minutes of the August 13, 2014 meeting

7. Old Business

PZ 14-012 ITEM CONTINUED TO OCTOBER 8, 2014

Pathway Development Partners regarding the properties located at 407 West 63rd Street, 309 West 63rd Street and 311 West 63rd Street, all in Westmont, IL 60559 for the following:

- (A) Map Amendment request to rezone the property at 407 West 63rd Street, 309 West 63rd Street and 311 West 63rd Street from R-4/PD General Residence District / Planned Development to R-6 Special Residence District.
- (B) Site and Landscaping Plan approval to build an assisted living facility in an R-6 Special Residence District.
- (C) Preliminary Plat of Subdivision in an R-6 Special Residence District.
- (D) Zoning Code Variance request to reduce the required front yard setback in an R-6 Special Residence District for the purpose of constructing parking within the setback.
- (E) Zoning Code Variance request for relief from the maximum allowable density in an R-6 Special Residence District.
- (F) Zoning Code Variance request for relief from the minimum square feet per building in an R-6 Special Residence District.

8. Open Hearing

New Business

PZ 14-027 First Midwest Bank regarding the property located at 100 East Ogden Avenue, Westmont, IL 60559 for the following:

- (A) Special Use permit request to operate a bank, including an accessory drive-in facility, in the B-2 General Business District.
- (B) Special Use permit request to operate a bank with on-premise ATMs in the B-2 General Business District.



PZ 14-028 Dr. Amer Alhussaini regarding the property located at 29-31 North Cass Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request to reduce the number of required off-street parking stalls in the B-1 Limited Business District.
- (B) Special Use Permit request to operate a ground floor medical clinic in the B-1 Limited Business District.

PZ 14-029 ComEd regarding the property located at 389 North Cass Avenue, Westmont, IL 60559 for the following:

- (A) Special Use permit request to install a telecommunication pole in the R-4 General Residence District.
- (B) Site and Landscaping Plan approval to install a telecommunication pole in the R-4 General Residence District.

PZ 14-030 Oak Creek Capital Partners regarding the properties located at 507 64th Street, 515 64th Street, 522 64th Street, 528 64th Street and 514 64th Street, Westmont, Illinois 60559 for the following:

- (A) Map Amendment request to rezone 507 64th Street and 515 64th Street from R-1, Single Family Detached Residence Zoning District, to R-3 Single Family Detached Residence Zoning District.
- (B) Map Amendment request to rezone 514 64th Street, 522 64th Street, and 528 64th Street from R-1A, Single Family Detached Residence Zoning District, to R-3 Single Family Detached Residence Zoning District.
- (C) Zoning Code Variance Request to permit the construction of two homes within the side yard adjoining the street in the R-3 Single Family Residential District.
- (D) Land Development Code Variance request to allow the creation of six (6) lots with substandard lot depth.
- (E) Preliminary Plat of Subdivision request to subdivide the subject lots into fifteen (15) buildable lots and two (2) outlots.

9. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Mon. through Fri., Village of Westmont, IL, 60559; or (630) 981-6200 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.

WESTMONT PLANNING AND ZONING COMMISSION
Ed Richard Chairperson