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Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
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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, October 8, 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 September 10, 2014 meeting
7. **Open Hearing**

Old Business

PZ 14-030 ITEM CONTINUED TO NOVEMBER 12, 2014

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.

PZ 14-012 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.

New Business

PZ 14-031 Jeffry Birkmeier regarding the property located at 401 Lindley Avenue, Westmont, IL 60559 for the following in the R-3 Single Family Detached Residence District:

- (A) Zoning Code Variance Request to permit the expansion of a driveway which encroaches into the required side yard setback.
- (B) Zoning Code Variance Request to allow a driveway wider than the 22' maximum width allowed by Village Code.

PZ 14-032 Linda Slepicka regarding the property located at 325 South Park Street, Westmont, IL 60559 for the following in the R-3 Single Family Residence District:

- (A) Zoning Code Variance Request to permit the construction of an accessory structure on a lot with lot coverage greater than the 35% maximum allowed.
- (B) Zoning Code Variance Request to permit the construction of an accessory structure less than 10' from the principal structure.

9. 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 9:00 A.M. to 5:00 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.

WESTMONT PLANNING AND ZONING COMMISSION
Ed Richard Chairperson