



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, October 11, 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 September 13, 2023 regular meeting
8. Review of Public Hearing Procedures

New Business **PZC 033-2023**

Request from the Westmont Public Library (Owner) and the Village of Westmont (Petitioner), regarding the property at 428 North Cass Avenue, Westmont, IL 60559, located in the OR-1 Office/Research District, for the following:

- (A) Preliminary Plat of Dedication of a portion of the property for public roadway purposes.

PZC 031-2023

Request from the Village of Westmont, regarding the properties located at 423 North Grant Street, Westmont, IL 60559, located in the R-3 Single Family Detached Residence District, for the following:

- (A) Preliminary Plat of Subdivision to subdivide one (1) lot into three (3) lots, including the dedication of a portion of the property for public roadway purposes.
- (B) Westmont Land Development Ordinance Variance request for relief from both the installation and cash-in-lieu contribution of required land improvements.

Preliminary Concept Plan Presentation - INFORMAL DISCUSSION ONLY

Request from Core PBSFR Acquisition Vehicle, LLC, regarding the property at 3500 Midwest Road, Oak Brook, Illinois, 60523, located in the B-3 Special Development District, to present a draft, conceptual Preliminary Concept Plan as part of a proposed Planned Development for the redevelopment of approximately one half of the the existing golf course as a single-family detached residential development, and for preliminary internal/informal discussion and feedback by the Planning and Zoning Commission.

Note re: Public Involvement: THIS PRESENTATION IS NOT A PUBLIC HEARING AND PUBLIC TESTIMONY/COMMENTS WILL NOT BE ALLOWED AT THIS STAGE This pre-petition presentation and discussion is authorized by Art. IX, Sec. 9.11 of the Zoning Ordinance and provides the opportunity for a petitioner to present a conceptual plan and receive initial feedback from the Planning and Zoning Commission. The general public is welcome to view the petitioner's documents ([Cover Letter and Site Concept Package](#)), which will be posted in the Village's Agenda Center, and be in attendance to observe the discussion, but public comments will not be allowed at this preliminary stage. The discussion does meet the threshold requirements for public hearing or notification, as no entitlement application has yet been accepted and no specific approvals are requested. Required public notifications and public hearings will occur at a later date if the petitioner moves forward with an application.

Comments provided to cd@westmont.il.gov by October 4, 2023 will be forwarded to the Commission for discussion consideration.



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Open Forum

Miscellaneous Items

- 1) General Updates
 - a) Next PZC on November 8, 2023

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