



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, March 13, 2024 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 December 13, 2023 regular meeting
8. Approval of the Minutes of the February 14, 2024 regular meeting
9. Review of Public Hearing Procedures
10. Old Business - None

11. New Business

a. PUBLIC HEARING PZC 046-2023

Requests by ADVOCATE HEALTH & HOSPITALS CORPORATION, for a medical outpatient center at 330 East Ogden Avenue, Westmont, Illinois, 60559 and 639 Blackhawk Drive, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance request to permit outdoor lighting in excess of illumination standards.
2. Site and Landscaping Plan approval.
3. Preliminary Plat of Subdivision to consolidate two (2) lots into one (1) lot.
4. Foundation landscape waiver.
5. Parking stall size waiver.

Petition materials can be accessed with the link below when available:

[PZC 046-2023](#)

b. PUBLIC HEARING PZC 040-2023

Requests from OSRX ENTERPRISES, LLC (Petitioner) and MILLENIUM TRUST CO LLC (Owner), for a six (6) unit townhouse project at 22 and 26 West Burlington Avenue, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance request to allow a driveway to encroach into the required three (3) foot side yard setback for a driveway.
2. A Zoning Ordinance Variance request to the required lot areas per building and per dwelling in the R-5 General Residence District.
3. A Zoning Ordinance Variance request to the required front yard setback in the R-5 General Residence District.
4. A Zoning Ordinance Variance request to the required side yard adjoining a street setback in the R-5 General Residence District.
5. A Zoning Ordinance Variance request to the required rear yard setback in the R-5 General Residence District.
6. Site and Landscape Plan Approval.
7. Preliminary Plat of Subdivision to resubdivide two (2) lots into seven (7) lots.



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Petition materials can be accessed with the link below when available:

[PZC 040-2023](#)

12. 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.

13. Miscellaneous Items

a. General Updates

1. Next PZC on April 10, 2024

14. 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.