



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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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 11, 2024 at 6:00 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 13, 2024 regular meeting**
8. **Review of Public Hearing Procedures**
9. **Old Business - None**
10. **New Business**

a. PZC 032-2024

Requests from the Village of Westmont regarding the lots/parcels at: 1 North Cass Avenue, Westmont, Illinois, 60559 (PIN: 09-10-120-001); 13-19 East Burlington Avenue, Westmont, Illinois, 60559 (PIN: 09-10-120-034); 21 East Burlington Avenue, Westmont, Illinois, 60559 (PIN: 09-10-120-003); Unaddressed Parcel (PIN: 09-10-120-033); Unaddressed Parcel (PIN: 09-10-120-036); and Portions of the Public Right of Way, for the following:

1. Preliminary Plan of Subdivision to consolidate six (6) lots/parcels into one (1) lot.
2. Westmont Land Development Ordinance Variance request to delay both the installation and cash-in-lieu contribution of required land improvements until development of the newly-created lot

Petition materials can be accessed with the link: [PZC 032-2024](#).

b. PUBLIC HEARING PZC 026-2024

Requests from WY Investments, LLC, d/b/a Westmont Yard, for the property at 233 West 63rd Street, Westmont, Illinois, 60559, for the following:

1. Amended and Restated Planned Development Agreement to allow ancillary outdoor uses associated with a Daycare Center in the (C-1) Commercial District
2. Amended Site Plan and Amended Landscape Plan in the (C-1) Commercial District.

Petition materials can be accessed with the link: [PZC 026-2024](#)

c. PUBLIC HEARING PZC 027-2024

Request from Bugwilder Studios, LTD, d/b/a PostNet, for the property at 36 North Cass Avenue, Westmont, Illinois, 60559, for the following:

1. Special Use Permit to operate a retail copy shop in the B-1 Limited Business District.

Petition materials can be accessed with the link: [PZC 027-2024](#)



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d. PUBLIC HEARING PZC 028-2024

Request from Illiknives, LLC, d/b/a Amalgam Martial Academy (Petitioner), and Bassam Shaheen (Owner) for the property at 27 East Chicago Avenue, Westmont, Illinois, 60559, for the following:

1. Special Use Permit to operate a commercial school in the B-2 General Business District.

Petition materials can be accessed with the link: [PZC 028-2024](#)

e. PUBLIC HEARING PZC 030-2024

A request from Village of Westmont, for the following:

1. Text amendment to Appendix A, Section 6.04(A)(4), "Bulk and development standards in residence districts", of the Zoning Ordinance regarding minimum lot area for multiple-family dwellings.

Petition materials can be accessed with the link: [PZC 030-2024](#).

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 8, 2025

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.