

VILLAGE OF BELLWOOD PLAN COMMISSION

Bellwood Village Hall
3200 Washington Boulevard
Bellwood, IL 60104

Tuesday November 23, 2021
7:00 P.M.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes for the month of October.
5. Old Business
6. New Business
 - Conditional use Request Case # 21-PC 05- To allow the installation of a commercial pole sign and any other relief that the Commission finds to be necessary as a result of the hearing. Reason for the request is the use is listed as a conditional use only in the zoning ordinance. The property is in an R-3 Limited General Residential, located at 4501 Butterfield Rd. D.F. Tire Shop & Auto Repair, Vicente Muniz Guzman, Owner.
 - Request Case # 21-PC 07- To seek the necessary zoning relief to allow the construction of a 4-story senior living development consisting of 80 dwelling units on the Subject Property.

Without limiting the generality of the foregoing, the Applicant requests approval of the following:

- Rezoning of the Subject Properties from B-1 (Community Shopping District) to R-4 (General Residence District).
- Amend PD Ordinance No. 96-3, that currently governs the Lot.
- Variation from the Subdivision and Development Regulations.
- Conditional Use for Planned Development, with exceptions, Multi- Family Residential.
- Conditional Use to allow building height in excess of 45 feet.
- Conditional Use to allow multiple family dwellings.
- Conditional Use to allow residential density greater than 1,200 square feet of lot area per dwelling unit, but not to exceed 800 square feet per dwelling unit.
- Amendment to the Official Comprehensive Plan.

- Exceptions from the Zoning Ordinance for:
 - o Parking spaces
 - o Height & Stories of structure
 - o Loading Berth
 - o Minimum lot area
 - o Allowed coverage
 - o Designated open space
 - o Screening and landscaping

Such other subdivision permission or zoning relief related to said application as may be identified during the public hearing process. Evergreen Redevelopment LLC, (“**Applicant**”), and as the contract purchaser (“**Owner**”) of the subject property, commonly known as 540 25th Avenue, Bellwood IL (collectively the “**Subject Property**”).

7. Other Business
8. Public Comment
9. Adjournment