



westmont.illinois.gov

## Community Development Department

31 West Quincy Street • Westmont, Illinois 60559  
Tel: 630-981-6250 Fax: 630-968-8610

### 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, January 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 December 14, 2022 regular meeting
8. Open Forum
9. Review of Public Hearing Procedures

#### **New Business**

##### **PZC 084-2022**

Request requests from ENCORE CW, LLC, regarding the property located at 6104 to 6154 South Cass Avenue, Westmont, IL 60559, for the following:

- (A) Zoning Code Variance request to increase the maximum number and orientation of wall signs.
- (B) Zoning Code Variance request to increase the maximum area and height of an on-premise directional sign.
- (C) Zoning Code Variance request to increase the maximum number of menu board signs.
- (D) Preliminary Plat of Subdivision to subdivide one (1) lot into two (2) lots.
- (E) Site and Landscaping Plan approval.

##### **PZC 118-2022**

Request from from Village of Westmont and Westmont Community Unit School District 201, regarding the property located at 909 Oakwood Drive, Westmont, IL 60559, for the following:

- (A) Special Use Permit request for a utility, public and government use in the R-3 Single Family Detached Residence District.
- (B) Zoning Code Variance request to increase the maximum allowable height of an open fence.
- (C) Zoning Code Variance request to reduce the minimum access width required for a lot which does not face a public street.
- (D) Zoning Code Variance request to increase the maximum allowable height of a nonresidential structure in the R-3 Single Family Detached Residence District.
- (E) Preliminary Plat of Subdivision to subdivide one (1) lot into two (2) lots.

##### **PZC 119-2022**

Request from the Village of Westmont, regarding the following:

- (A) Text amendment to Section 5.03 of the Zoning Ordinance to change the default zoning designation for properties annexed into the Village from R-1 Single Family Detached Residence District to R-3 Single Family Detached Residence District.



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### **Miscellaneous Items**

- 1) General Updates
  - a) Potential Special Meeting Dates
  - b) Next PZC on February 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