



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

- Note: This meeting will be a blended meeting held remotely and with in-person attendance to allow for social distancing requirements. For remote attendance, the meeting will be streaming live on the Village's YouTube channel: [VillageofWestmont-Planning & Zoning](#). A remote Open Forum is available for the community to participate in the meeting remotely if so desired, to submit comments/questions by filling out the online public comment form by visiting <https://westmont.illinois.gov/meetinginfo> or by calling (630) 981-6195.
- If you are calling in a comment please do so 2 hours prior to the start of meeting time. If there are questions on how to submit a form please email [clerk@westmont.il.gov](mailto:clerk@westmont.il.gov)

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on **Wednesday, January 13, 2021 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 9, 2020 regular meeting
8. Open Forum
9. Review of Public Hearing Procedures

#### New Business

**PZC 132-2020** Planning and Zoning Commission to consider a request from Oyuki Cervantes and Alberto del Campo regarding a property at 428 South Cass Avenue, Westmont, IL 60559 for the following:

- A. A Zoning Code Variance request to permit the construction of a 6' solid fence at the lot line, in the side yard adjoining the street in the R-4 General Residence District.

#### Legal Description

THE NORTH 90 FEET OF LOT 1 IN BLOCK 2 IN NICHOLAS' SUBDIVISION OF THE EAST 20 ACRES OF LOT 1 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 16, 1921 AS A DOCUMENT 150873, IN DUPAGE COUNTY, ILLINOIS ALSO KNOWN AS TRACTS "A" AND "B" IN PLAT OF SURVEY OF LOT 1 IN BLOCK 2 OF NICHOLAS' SUBDIVISION, BEING A SUBDIVISION OF THE EAST 20 ACRES OF LOT 1 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38



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NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 13,1931 AS DOCUMENT 314873, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THEREFROM THAT PART MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREE 44 MINUTES 57 SECONDS EAST, 90.01 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES 32 MINUTES 37 SECONDS WEST, 6.00 FEET ALONG THE SOUTH LINE OF THE NORTH 90 FEET OF SAID LOT 1; THENCE NORTH 01 DEGREE 44 MINUTES 57 SECONDS WEST, 81.11 FEET; THENCE NORTH 40 DEGREES 17 MINUTES 41 SECONDS WEST, 11.43 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 32 MINUTES 367 SECONDS EAST, 13.12 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

Common Address: 428 S. Cass Ave., Westmont, IL 60559

P.I.N.: 09-16-205-033 and 09-16-205-032

**PZC 141-2020** Planning and Zoning Commission to consider a request from Curt Pascoe of Ryan Companies US Inc. the property at 700 Oakmont Lane, Westmont, IL 60559:

- A. A Site and Landscape Plan Amendment to affirm an existing redevelopment.

### Legal Description

LOT 1 IN ROCKWELL SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 35 AND A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN

Common Address: 700 Oakmont Ln., Westmont, IL 60559

P.I.N.: 06-34-405-024

**PZC 43-2020** Planning and Zoning Commission to consider a request from Curt Pascoe of Ryan Companies US Inc. the property at 700 Oakmont Lane, Westmont, IL 60559:

- A. A Zoning Code Variance request to allow shared parking arrangements for two adjoining lots.
- B. A Zoning Code Variance request to allow shared stormwater detention arrangements for two adjoining lots.
- C. A Zoning Code Variance request to allow a shared parking aisle and driveway to straddle a lot line.
- D. A Zoning Code Variance request to allow parking in the east side yard setback of a new lot.
- E. A Zoning Code Variance request to allow parking in the west side yard setback of a newly created lot.
- F. A Zoning Code Variance request to remove screening and landscaping requirements for off-street parking areas abutting residential districts.



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### Legal Description

LOT 1 IN ROCKWELL SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 35 AND A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN

Common Address: 700 Oakmont Ln., Westmont, IL 60559

P.I.N.: 06-34-405-024

### **Miscellaneous Items**

#### A) Proposed Text Amendments and General Updates

### **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