



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

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on **Wednesday, May 12, 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 March 10, 2021 regular meeting
8. Open Forum
9. Review of Public Hearing Procedures

New Business

PZC 87-2020 The purpose of the hearing is to consider a request from Community School District 201 for the following:

- A. Special Use Permit to replace an existing monument sign with an electronic message board sign in the R-3 Single Family Detached Residence District.
- B. A Variance to allow the electronic message board component of the sign to comprise 100% of the ground sign's total allowable sign face.
- C. A Variance to allow the electronic message board component of the sign to include moving video images.

Legal Description:

Lot 1 of Westmont Community Unit School District NO. 201 Assessment Plat, being a subdivision of part of the southeast quarter of Section 34, Township 39 North, and part of the northeast quarter of section 3, Township 38 North, both in range 11, East of the third principal meridian, as



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recorded as Document R1973-0588463 in Dupage County, Illinois

PIN: 06-34-400-013

Property Common Address: 944 N. Oakwood Drive, Westmont, IL 60559

PZC 44-2021 The purpose of the hearing is to consider a request from Kimberleah Duffek for a property at 36 South Cass Avenue #44 for the following:

- A. Special Use Permit to operate a beauty parlor on the ground floor in the B-1 Limited Business District.

Legal Description:

UNIT 3F IN THE RICHMOND STATION CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN THE PLAT OF CONSOLIDATION OF RICHMOND STATION, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2004 AS DOCUMENT NO R2004-268256 IN THE OFFICE OF THE RECORDER, ALL IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-09-430-014

Property Common Addresses: 36 S. Cass Ave. Unit 3F, Westmont, IL 60559
36 S. Cass Ave. #44, Westmont, IL 60559

Village Code(s) Applicable: Appendix A, Section 7.03
Appendix A, Section 11.07
Appendix A, Section 13.09

Miscellaneous Items

- A) 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