



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](https://www.youtube.com/channel/UCVillageofWestmont-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, December 9, 2020 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 November 11, 2020 regular meeting
8. Open Forum
9. Review of Public Hearing Procedures

New Business

PZC 088-2020 Planning and Zoning Commission to consider a request from Adam Kandah regarding a property at 1204 South Richmond 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-3 Single Family Residential District.

Legal Description

LOT 1 IN BOVENIZER RESUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 2001 AS DOCUMENT R2001-044267, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 1204 S. Richmond Ave., Westmont, IL 60559

P.I.N.: 09-22-102-025



westmont.illinois.gov

Community Development Department

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

PZC 104-2020 Planning and Zoning Commission to consider a request from Rosalia Knudtson regarding a property at 22 North Cass Avenue, Westmont, IL 60559 for the following:

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

Legal Description

LOT 11 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRMONT HEIGHTS, BEING A SUBDIVISION IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1920 AS DOCUMENT 144403, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 22 N. Cass Ave., Westmont, IL 60559

P.I.N.: 09-09-222-021

PZC 119-2020 Planning and Zoning Commission to consider a request from the Village of Westmont regarding the following proposed Zoning Ordinance text amendments:

- A. Zoning Ordinance text amendments to the Village of Westmont Code of Ordinance, Appendix "A", Zoning, including 1) Article VII, Section 7.03 (Permitted and Special Uses in Business Districts) to allow ATM facilities as permitted uses in the B-1 Limited Business District, and in the B-2 General Business District; 2) Article VII, Section 7.04 (Special Conditions) to remove a special condition related to ATM facilities; and, 3) Article VII, Section 7.07 (Permitted and Special Uses in the C-1 District) to allow ATM facilities as permitted uses in the C-1 Commercial Business District.

PZC 120-2020 Planning and Zoning Commission to consider a request from the Village of Westmont regarding the following proposed Zoning Ordinance text amendments:

- A. Zoning Ordinance text amendments to the Village of Westmont Code of Ordinance, Appendix "A", Zoning, including Article X, Section 10.06 (Off-Street Parking) to remove parking requirements from the B-1 Limited Business District for existing buildings, and modify parking requirements for new construction in the B-1 Limited Business District.

PZC 121-2020 Planning and Zoning Commission to consider a request from the Village of Westmont regarding the following proposed Zoning Ordinance text amendments:

- A. Zoning Ordinance text amendments to the Village of Westmont Code of Ordinance, Appendix "A", Zoning, including Article X, Section 10.06 (Off-Street Parking) to modify off-street parking requirements for multi-tenant buildings in the B-1 Limited Business



westmont.illinois.gov

Community Development Department

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

District, B-2 General Business District and C-1 Commercial Zoning Districts.

Miscellaneous Items

A) 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