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Community Development Department

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

Village of Westmont Planning & Zoning Commission May 12, 2021 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **May 12, 2021 at 7:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Doug Carmichael led in the following:

1. **Call to Order**
2. **Roll Call**

In Attendance: Chair Doug Carmichael, Commissioners Wallace Van Buren, Craig Thomas, Chris Lavoie, Matt Scales, Alison Clemens, Village Attorney John Zemenak, and Village Planner Nalini Johnson

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.**

MOTION to approve the regular meeting minutes on March 10, 2021.

Motion by: Lavoie

Second by: Clemens

The motion passed on a voice vote. All in favor.

8. **Open Forum - No one spoke during Open Forum.**
9. **Review of Public Hearing Procedures**
10. **Open Hearing**

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.

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

PIN: 06-34-400-013



Presentation: Joe Smith, Director of Facilities for the school district gave the Commission some background information regarding the current ground sign which is over 20 years old and in bad condition. Smith presented the proposed new LED display sign and two potential locations.

Staff Comment: Village Planner Nalini Johnson recommended that the sign be relocated in order to mitigate a potential problem with light shedding on the residences across the street as it would if the sign were to remain where it's currently located.

Public Comment: None.

Commissioner Comments:

Clemens : Commissioner Clemens had concerns regarding flashing lights in a residential area. Clemens also suggested relocating the sign beyond Williamsburg, far enough away from the residences but before the School to avoid confusion.

Thomas : Commissioner Thomas thought it would be a good idea for the petitioner to get an idea for how the current neighboring residences would feel.

Van Buren : Commissioner Van Buren noted that most communities including Westmont do not allow moving video signs because it can be a distraction to drivers, but if the picture video is a similar fashion to the Library and Fire Station, he would not be opposed.

Scales : Commissioner Scales asked if the sign and display relatively adheres to the restriction of the code. Scales also noted that he was in favor of the current sign location.

Lavoie : Commissioner Lavoie asked staff if anyone who received a public notice reached out, and Johnson replied that there had been no contact from anyone, including the residences across from the sign. Lavoie was in favor of the current location of the sign, however recommended strategically placed landscaping material and for the photometrics to comply with current codes.

Village Attorney John Zemenek noted that because this type of sign is new technology, a photometric plan may be appropriate to submit for review in order to mitigate any potential adverse impacts before anything goes before the Village Board.

Carmichael : No comments.

Sharp : Not Present.

MOTION A

Motion to recommend to the Village Board of Trustees to approve 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.



Motion by: Clemens
Second by: Thomas

VOTING A

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Yes
Sharp: Not Present
Scales: Yes
Clemens: Yes

Motion Passed

MOTION C

Motion to recommend to the Village Board of Trustees to approve A Variance to allow the electronic message board component of the sign to include moving video images.

Motion by: Lavoie
Second by: Scales

VOTING A

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Yes
Sharp: Not Present
Scales: Yes
Clemens: No

Motion Passed

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.

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

PIN: 09-09-430-014



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Presentation: Licensed esthetician Kimberly Duffet proposed opening her business called Skintimatelyours which would include facials, waxing, eyelash extensions, body contouring, and vacuum cupping therapy. She went over the type of equipment and products that would be used for treatment, as well as her proposed floor plan.

Staff Comment: Village Planner Nalini Johnson asked the applicant if there would be any necessary plumbing work in order for the space to be usable. Ms. Duffet did was not aware of any needed plumbing work. Johnso also asked the applicant to discuss the orientation of the ground floor store front and parking.

Public Comment: None.

Commissioner Comments:

Lavoie : Commissioner Lavoie had no questions and was in favor of the request.

Carmichael : Commissioner Carmichael had no questions.

Thomas : Commissioner Thomas had no objections.

Sharp : Not Present.

Scales : Commissioner Scales asked how many clients would be in the space at a time. Ms. Duffet replied that she would be the only one on the floor so it would likely be one at a time.

Van Buren : Commissioner Van Buren asked the applicant if any licensing or certifications were required. Ms. Duffet replied that she is licensed and certified to use all the equipment and that she has been operating her business out of her home but is now ready to expand.

Clemens : Commissioner Clemens was in favor of the request.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit to operate a beauty parlor on the ground floor in the B-1 Limited Business District.

Motion by: Scales

Second by: Clemens

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Sharp: Not Present

Scales: Yes

Clemens: Yes

Motion Passed



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Old Business - None

11. Miscellaneous Items -

A) None

12. Adjourn

Motion by: Thomas

Second by: Scales

Meeting adjourned at 7:50pm