



Village of Westmont VILLAGE BOARD

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Community Development Committee Meeting Thursday, October 30, 2025 at 4:30 PM Minutes - Approved

1. Call to Order

Trustee Scales called the meeting to order at **4:30 P.M.**

2. Community Development Committee Meeting Roll Call :

PRESENT :	Mayor Nero	<u>P</u>	Clerk Szymiski	<u>P</u>
TRUSTEES:	Scales (Chair)	<u>P</u>	Plowman	<u>P</u>
	Barker	<u>P</u>	Guzzo	<u>P</u>
	Liddle	<u>P</u>	Parrilli	<u>P</u>

Staff Present : Director of Community Development Joseph Hennerfeind, Senior Planner Scott Williams, Planner Adam Walsh, Village Manager Jim Gunther, Assistant Village Manager Spencer Parker, Director of Human Resources Renee Brainerd, Public Works Director Amy Ries, Police Deputy Chief Weibler, Director of Finance Allen Altic, Director of IT Glen Liljeberg, Director of Governmental Services Patti Mielcarski, and Permit Technician Pat Winters

3. Pledge of Allegiance

4. Public Comment - None

5. Approval of Minutes: Trustee Liddle made a motion to approve the minutes from the July 24, 2025 Regular Meeting and Trustee Barker seconded the motion. Motion passed on a voice vote.

6. UNFINISHED BUSINESS

A. Comprehensive Plan - Community Development Director Joe Hennerfeind introduced the comprehensive plan for final input to gather ideas for the upcoming Request for Proposals (RFP). Hennerfeind outlined key areas starting with a public engagement plan, existing conditions, downtown streetscape plan, and future land use and sub-area plans. Hennerfeind added that the goal is for the future land use plan to be flexible but also accurate. Areas not mentioned included transportation and bike plans, but Hennerfeind encouraged the board to advise staff if that or anything else missing was something they

wanted included in the RFP. Mayor Nero and Trustee Barker emphasized the need to capture the public's input, and stressed the importance of accessibility, transparency and maximizing outreach. He also encouraged staff to meet with the park district and schools to ensure the various comprehensive plans align. Trustee Plowman inquired about the steering committee selection process. Director Hennerfeind explained that the consultant would first identify community groups needing representation, which would then guide the board's member selection. Trustee Guzzo added that she'd like to see more prominent pedestrian crossings throughout the downtown. Assistant Village Manager Spencer Parker also confirmed that the plan will provide an opportunity to look at how the downtown should grow, potentially expanding East and West. Hennerfeind hoped to have the RFP finalized by the end of November, and to have a consultant selected by the beginning of 2026.

7. NEW BUSINESS

- A. Downtown Rezoning Proposal** - Scott Williams detailed the existing downtown districts (B1 Limited Business and R5 General Residence) and the three new districts proposed by the zoning ordinance update: B1A (Downtown Core), B1 (Downtown Edge), and R7 (Downtown Residential). The B1A core focuses on vibrant, main street storefront development with permitted storefront buildings up to five stories. The B1 edge allows for a wider mix of supporting uses with storefront and general buildings up to three stories, and the R7 residential district accommodates transition with general and row buildings up to three stories.

The rezoning proposals are based on existing guiding documents, including the comprehensive plan's future land use plan and sub-area plans, noting some discrepancies between the maps. Williams presented three proposals, with Proposal One directly reflecting the comprehensive plan, setting the downtown core from Norfolk to Richmond and extending the R7 residential district across the Burlington Avenue and Quincy Street railways. Williams explained that non-conforming properties would continue to operate under existing rules unless the use goes away. Williams clarified that the rezoning aims to be less restrictive for desired uses like retail and restaurants, while being more restrictive for uses not typically preferred downtown, such as auto body shops or gas stations. Proposal Two expands the Downtown Core further north to Naperville Road, resulting in an additional three non-conformities, primarily concerning existing businesses like a gas station. Proposal Three expands the Downtown Core east

and west on Linden and Lincoln Street, which would potentially require a comprehensive plan map amendment because the plan's maps conflict regarding these properties.

Director Hennerfeind added that the proposed rezonings would be an interim plan until the comprehensive plan is approved.

Staff recommended Proposal One which would be the most comfortable and conservative option with possible amendments once the new comp plan is approved. The board was supportive of staff's recommendations noting that the goal is to pave the way for economic success and to be less restrictive.

- B. Stormwater Regulations (Public Works)** - The meeting concluded with Public Works Director Amy Ries providing an update on the review of the village's storm water regulations. The goals of this review are to make the regulations easier for staff and applicants to understand and administer, align them with comparable communities, and maintain the community's focus on addressing storm water issues. Director Ries outlined the history and current state of Westmont's stormwater regulations, noting that the difficulty in developing and improving property for both commercial and residential owners is a key issue. The village's strict rules are due to several storm events and the fact that Westmont is located at a major drainage divide, requiring the community to manage its own stormwater issues. Since many old storm sewers are undersized, detention is a necessary solution to prevent downstream flooding. The high cost of addressing these issues was illustrated by a 2018 estimate of \$6.2 million to fix flooding at just one intersection (Grant and Richmond). Westmont currently is much more stringent compared to the County on storage and detention. Because of this, Director Ries asked for guidance from the board on whether they wanted to remain more restrictive and stringent than the county, and if residential and commercial developments should be treated differently. Concerns were raised about the practicality of requiring many small, difficult-to-maintain detention ponds on single-family lots, which often do not trigger detention under the county ordinance. Other questions included treating the downtown differently, potentially being more open to fee-in-lieu for that area, and considering regional facilities. The discussion emphasized balancing property protection with the desire for more development and business improvement. Trustee Barker stressed that the focus should be on preventing property damage, particularly basement flooding, by controlling surface water runoff. The urgency for decision-making stems from interested developers who are finding Westmont's strict

stormwater storage requirements costly, possibly causing them to seek development opportunities elsewhere. Ellen Raymond, representing a resident who owns a vacant parcel, shared a perspective that the current stringent stormwater requirements are also burdensome for individual residents, particularly those with small subdivisions and lot splits, making development too expensive. They suggested that practical exemptions, similar to Willowbrook's less than two-acre exemption, should be considered for one-lot subdivisions. Mayor Nero acknowledged that many people share similar sentiments and affirmed that the matter is being taken seriously and will be revisited for a formal vote, advising the resident to monitor future board meetings

8. REPORTS

A. Committee Chair - None

B. Department Director - Director Hennerfeind provided an update that Code Enforcement is actively handing out courtesy notices to residents in an effort to clean up the alleys.

C. Division(s) Reports

- 1. Planning and Zoning** - See [Quarterly Report](#) included in agenda packet.
- 2. Permitting** - See [Quarterly Report](#) included in agenda packet for additional information.
- 3. Code Enforcement** - See [Quarterly Report](#) included in agenda packet for further details.

9. MISCELLANEOUS - None

10. ADJOURN - Trustee Plowman made a motion to adjourn the meeting at 6:00 PM, and Trustee Guzzo seconded the motion. The motion to adjourn was approved by unanimous consent.