



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov
westmont.illinois.gov | 630-981-6200

PUBLIC NOTICE

COMMUNITY DEVELOPMENT COMMITTEE

Thursday, July 9, 2026 - 4:30 PM

Westmont Village Hall - 31 W. Quincy Street, Westmont, Illinois 60559

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes
 - A. Approval of the April 30, 2026 regular meeting minutes
6. Unfinished Business
 - A. Downtown Rezoning
7. New Business
 - A. Downtown Parking Strategy
 - B. Comprehensive Plan - Houseal Lavigne
 - C. Text Amendment - Chapter 80 Nuisance Vegetation
 - D. Text Amendment - Chapter 18 Building Code Local Amendments
8. Reports
 - A. Committee Chair
 - B. Department Director
 - C. Division(s) Reports
 1. Planning and Zoning
 2. Permitting

3. Code Enforcement

9. Miscellaneous

10. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 9:00 A.M. to 4:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting. Listen Everywhere, an assistive listening, mobile app, is now available to visitors attending Board and Commission Meetings held in the Village Hall Board Room.

<https://westmont.illinois.gov/581/ADA-Listen-Everywhere>



Village of Westmont

VILLAGE BOARD

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov
westmont.illinois.gov | 630-981-6200

Community Development Committee Meeting

Thursday, April 30, 2026 at 4:30 PM
Minutes - Draft

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 Szymski	<u>A</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, Building and Code Division Manager Ruthy Harris, Senior Planner Scott Williams, Planner Adam Walsh, Village Manager Jim Gunther, Assistant Village Manager Spencer Parker, Director of Human Resources Renee Brainerd, Director of Finance Allen Altic, and Community Development Specialist Jaime Hofmann

3. Pledge of Allegiance

4. Public Comment - None

5. Approval of Minutes:

Trustee Liddle made a motion to approve the minutes from the January 22, 2026 Regular Meeting and Trustee Barker seconded the motion. Motion passed on a voice vote.

6. UNFINISHED BUSINESS

- A. Lot Coverage Text Amendment** - Senior Planner Scott Williams provided an overview of anticipated/upcoming lot coverage text amendments, and background of Westmont's historical lot coverage regulations. The goal aims to reduce variance requests and support development. The new methodology which would establish separate caps for principal building coverage and total lot coverage was well received by the Board.

- B. Downtown Rezoning Proposal** - Senior Planner Scott Williams provided a recap of the newly introduced downtown zoning districts, and the details on the Village's roll out plan for the rezonings. The public Planning and Zoning meeting is scheduled for June 10th, and staff has prepared a thorough communication strategy including mailings, signage, and a dedicated webpage. The scope of the rezonings includes 150 unique addresses with various uses that range from single family homes to manufacturing. The rezoning is anticipated to result in approximately 11 nonconformities, which may include different businesses than currently exist. Williams explained that existing nonconforming uses can continue operating unless they cease for over a year. The zoning changes aim to spur development that aligns with market demand and staff's comfort level without waiting for the new comprehensive plan update.

7. NEW BUSINESS

- A. People Over Parking Act** - Planner Adam Walsh discussed a new People Over Parking Act, approved in December by Governor Pritzker. As of June 1st, municipalities cannot enforce parking minimums for new developments within a half-mile radius of a public transportation hub, such as the Westmont Metro station. Staff is working with the Village Attorney and neighboring communities to interpret the half-mile buffer measurement. A text amendment would be the next step to make sure Westmont's zoning ordinance is aligned and compliant with this new state-wide parking standard. Although parking would not be required, parking amenities would be beneficial to any developers to market their product.
- B. Comprehensive Plan Update** - Senior Planner Williams provided an update on the Comprehensive Plan, stating it is moving forward in tandem with the Public Works Downtown Streetscape Master Plan. Contracts have been signed with Lamar Johnson Collaborative for the comprehensive plan and Kurrick Sexton and Gwalt Hamilton for the streetscape master plan. The comprehensive plan is estimated to be an 18-month project, while the streetscape master plan is expected to be completed and approved closer to the end of summer.
- C. Video Gaming Text Amendment** - Following direction from the Admin and Finance committee, staff is introducing a text amendment to permit accessory video gaming in the B-1(A) and B-1 downtown zoning districts. Video Gaming Cafes are still prohibited in all districts throughout the Village. This change removes the prohibition from the zoning ordinance, allowing the Liquor Commissioner to evaluate new applications under the liquor code. Assistant Village Manager Spencer Parker informed the Board on the

requirements that must be met, and instances of when it would be appropriate to deny or grant approval. There were discussions on possibly changing the restrictions when a business has a change of ownership (outside the downtown), and whether they would need to operate for a year before they could be eligible for video gaming, even if video gaming existed prior to the change of ownership.

- D. Permit Holidays** - Building and Code Division Manager Ruthy Harris introduced a new permit holiday pilot program. The program is designed to encourage homeowners to make repairs and property improvements by waiving permit fees for limited permit types such as express permits to start. Express permits include roof replacements, water heater replacements, air conditioner/furnace replacements, and window/door replacements that are like-for-like (not changing in size). Publicizing this initiative is expected to start around July or August to give people time to prepare, and the program will start at the beginning of September through the end of October 2026.

8. REPORTS

A. Committee Chair - None

- B. Department Director** - Director Hennerfeind introduced the new Building and Code Division Manager Ruthy Harris who filled the vacant Building Commissioner position in February. Hennerfeind also informed the board of a newly hired Code Enforcement Officer Bradley Randolph, and gave a brief update on the Downtown Incentive Program.

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** - Assistant Village Manager Parker and Mayor Nero discussed entertainment for the Taste of Westmont, noting that the highly anticipated band, Grand Funk Railroad, has been booked.

Village Manager Jim Gunther addressed a code enforcement issue that arose with Gus's Auto Repair, which was attributed to the business having outgrown its property capacity. Manager Gunther met with the owner, and Village staff will work with the business owner to amend his special use permit, and examine different ways to improve the property.

Manager Gunther touched on the current status of the S Curve realignment project on Burlington, stating the construction was halted due to an underground storage tank being hit. Mitigating the unforeseen complication requires securing a permit from the fire marshal.

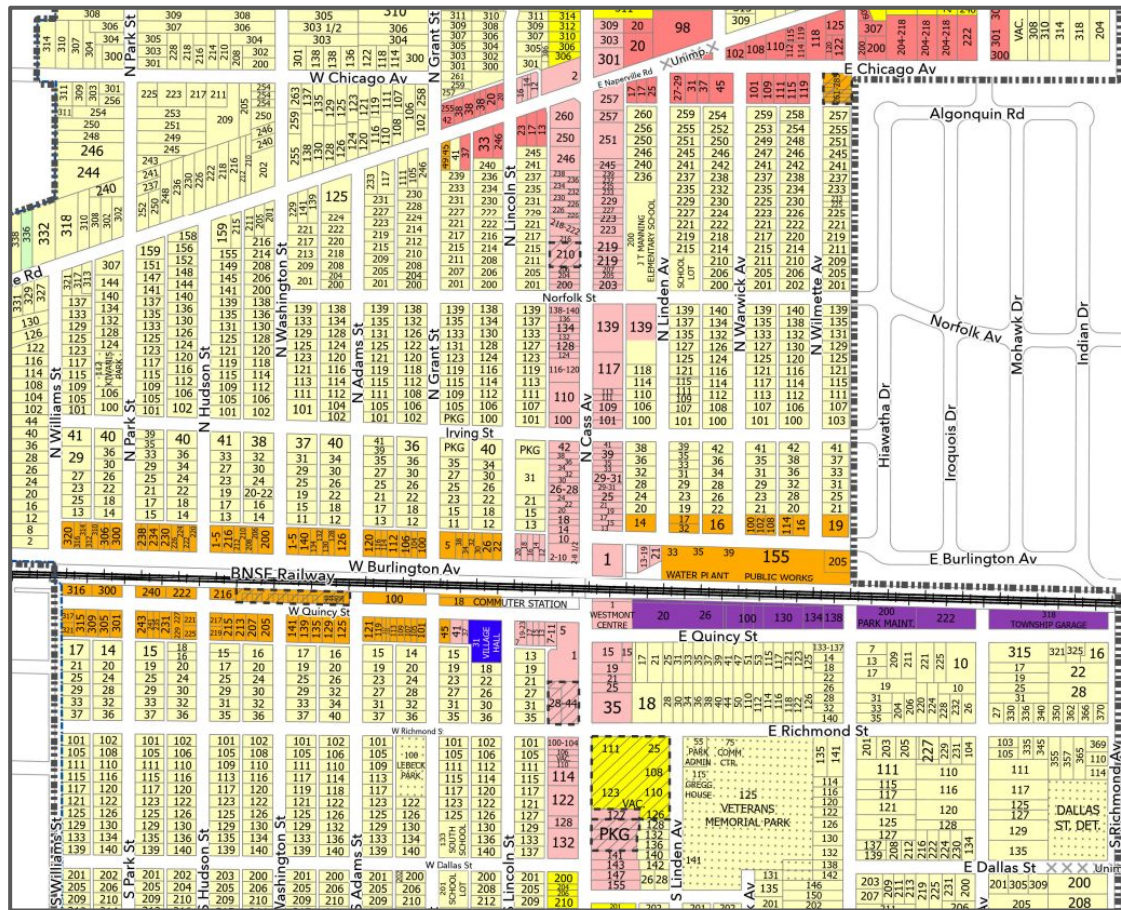
- 10. ADJOURN** - Trustee Plowman made a motion to adjourn the meeting at 5:55 PM, and Trustee Guzzo seconded the motion. The motion to adjourn was approved by unanimous consent.

These meeting minutes were drafted with assistance from Google Gemini

Downtown Rezoning Proposal



2026 Downtown Westmont Zoning Map



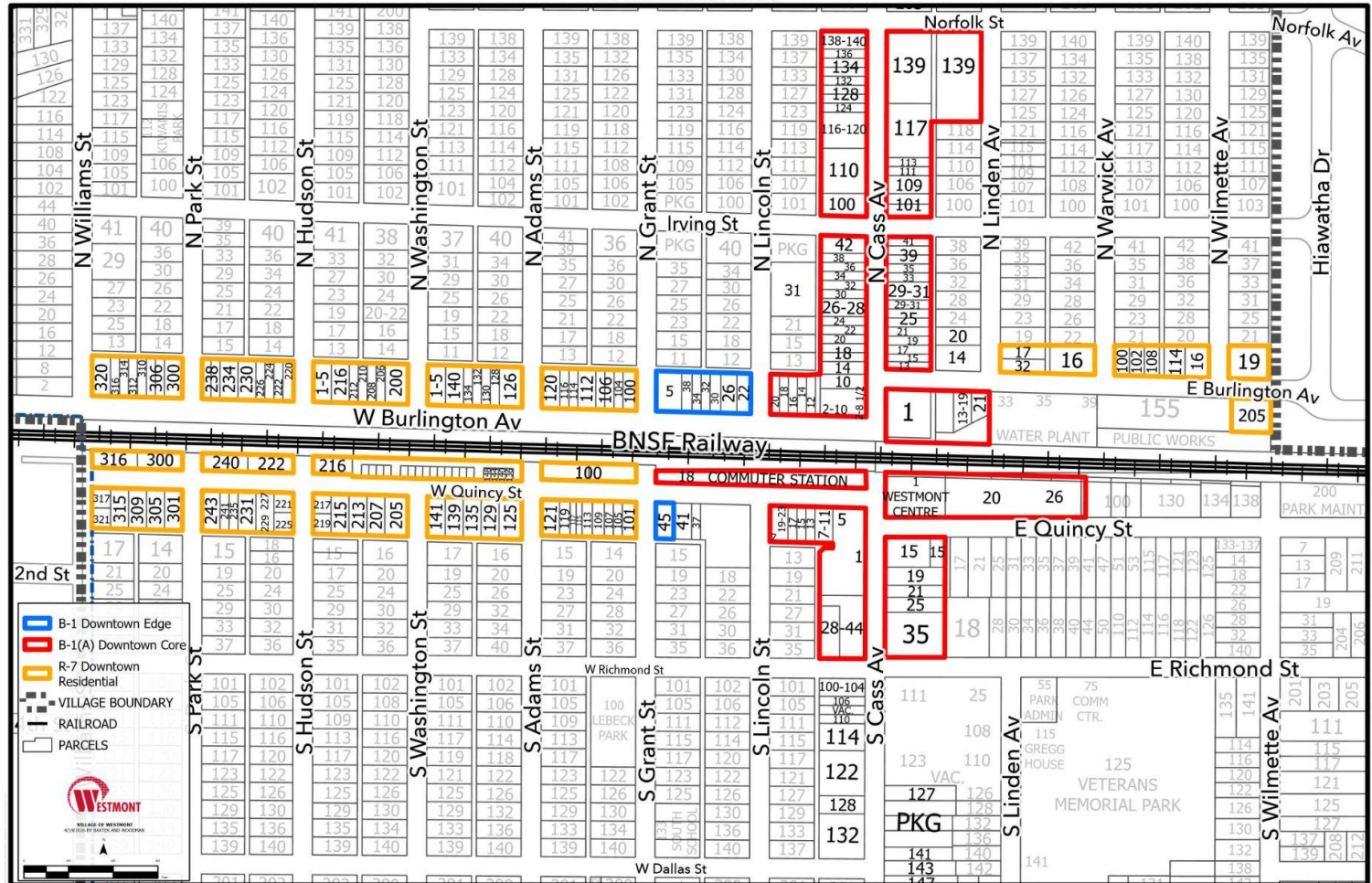
Abbreviated Zoning Map Legend

B-1 Downtown Edge
B-1(A) Downtown Core
R-7 Downtown Residential
R-5 General Residence
M-1 Limited Manufacturing
B-2 General Business
R-3 Single-Unit Residential
P/I Public and Institutional

VILLAGE OF WESTMONT

DuPage County

DOWNTOWN REZONING



Public Comments and Testimony

Common Concerns

- Negative impacts on the existing Downtown character
- New developments straining available public parking
- New developments exacerbating traffic issues, especially at the Cass Avenue railroad crossing
- Impacts on property taxes

Common Comments of Support

- Can create a vibrant and lively Downtown
- Density can support existing businesses
- Excitement regarding new development opportunities

Comments Specific to the B-1(A) Downtown Core

- Suggestions were given to limit the northern edge of the B-1(A) to Irving Street instead of Norfolk Street
- Concerns were raised about including rezoning the Bale's property to B-1(A)

Comments Specific to the B-1 Downtown Edge

- A property owner who owns multiple properties in the proposal area voiced support for the rezoning.

Comments Specific to the R-7 Downtown Residential

- Many comments received related to potential impacts on existing detached homes

Appendix



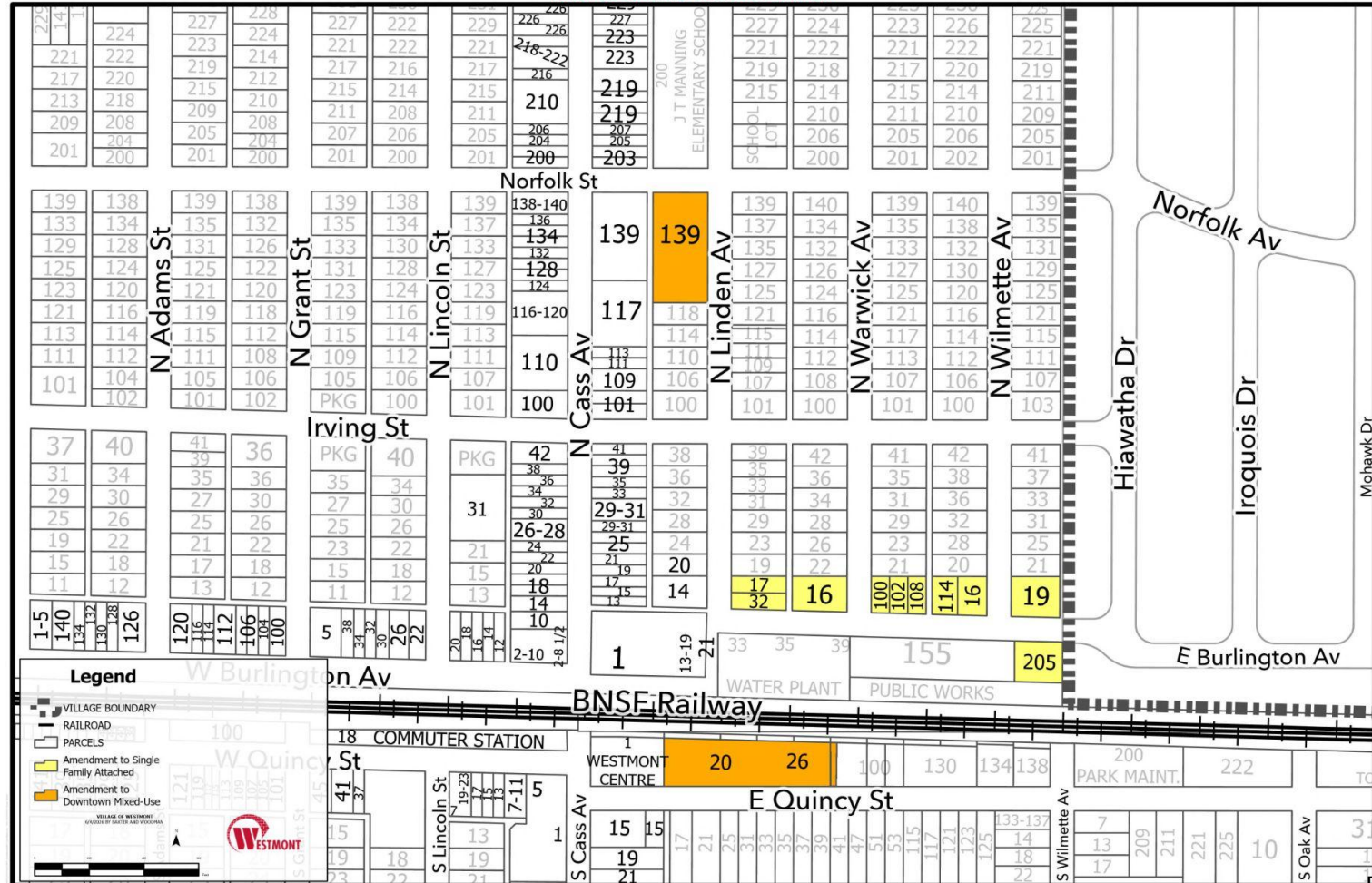
What is a Rezoning (map amendment)?

Rezoning is the process of changing a property's official land-use designation, which determines what can legally be built or operated on the property. It is **not** the taking of property, does **not** involve eminent domain, and does **not** approve any specific development.



Name	Map Symbol	Purpose Statement
Downtown Core	B-1(A)	The B-1(A) district is intended to maintain and enhance vibrant, main-street, storefront development pattern within the central business district.
Downtown Edge	B-1	The B-1 district is intended to be more flexible, allowing a wider mix of supporting uses in the downtown area, while still maintaining a high level of walkability.
Downtown Residential	R-7	The R-7 district is primarily intended to accommodate residential uses in a variety of building forms and is further intended to accommodate the transition from the downtown area into low-density residential neighborhoods bordering downtown.

VILLAGE OF WESTMONT
DuPage County
PROPOSED LAND USE DESIGNATION



Guiding Maps & Documents





Comprehensive Plan Update



2013

Commercial Area Design Guidelines



2015

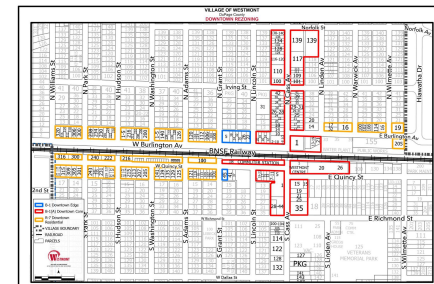
Comprehensive Zoning Ordinance Amendments



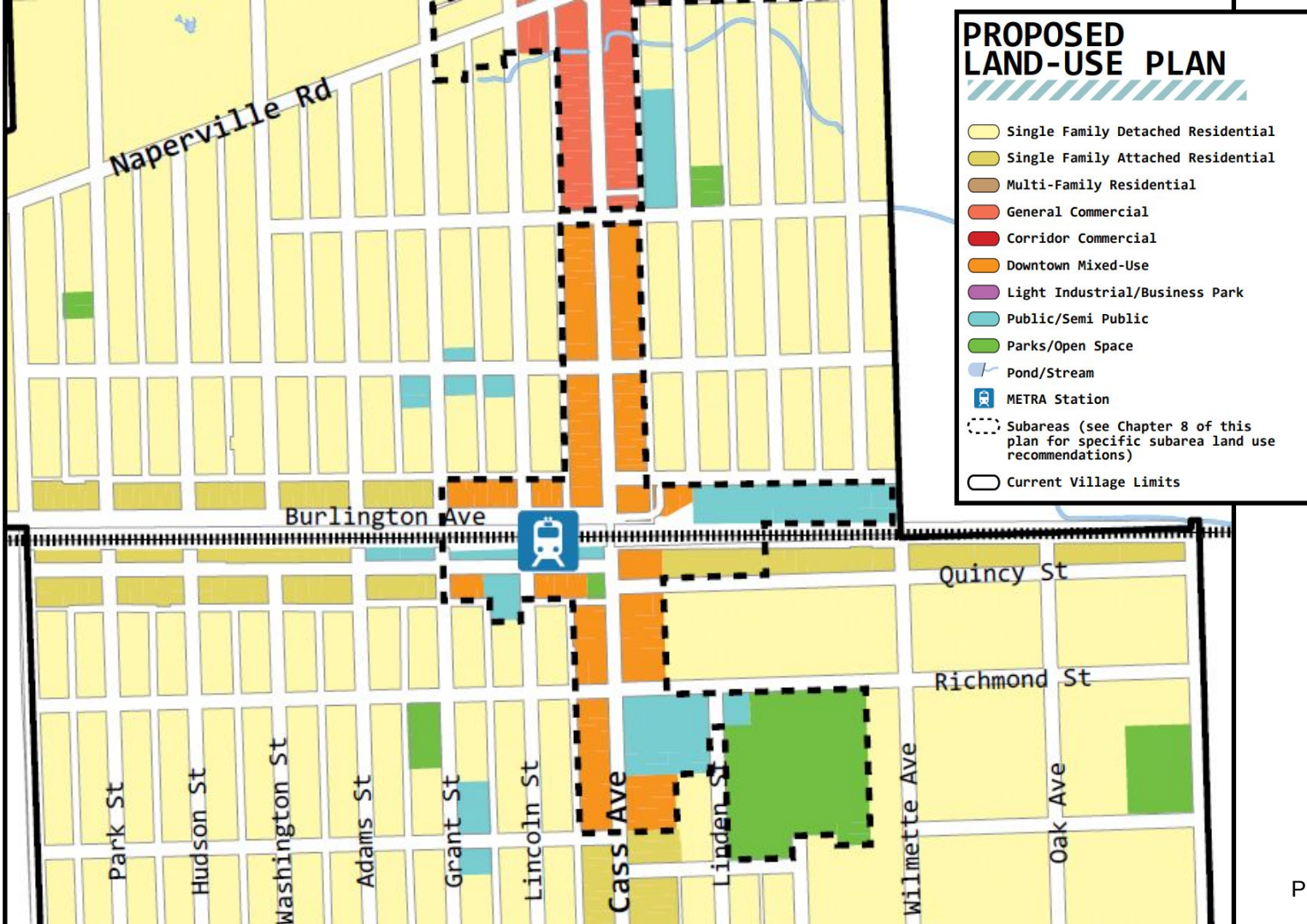
Village of Westmont
Zoning Ordinance

2025

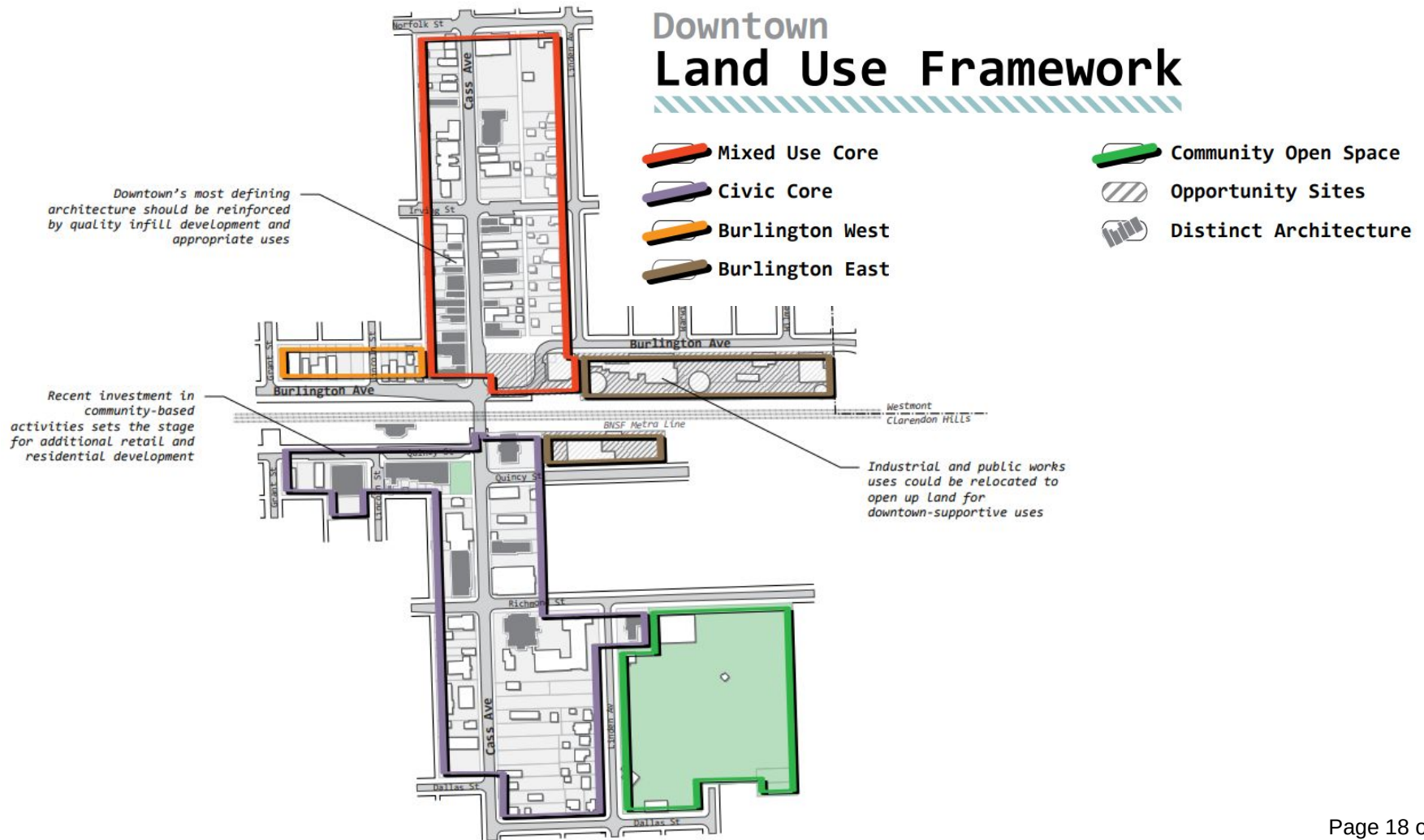
Downtown Rezoning Public Hearing



2026



Downtown Land Use Framework





RESIDENTIAL AREAS PLAN

-  Single Family Detached Residential
-  Single Family Attached Residential
-  Multi-Family Residential
-  Downtown Mixed-Use
-  Parks/Open Space
-  Pond/Stream
-  Buffering/Screening
-  Metra Station

DOWNTOWN CORE

The Downtown Core includes Cass Avenue from Irving Street to Richmond Street, as well as small segments of Burlington Avenue and Quincy Street. This is the most intact traditional portion of the Village center, and development in this area should strive to restore and/or support the unique historic character of the community.

DOWNTOWN EDGE

The Downtown Edge includes development extending beyond the Downtown Core on Cass Avenue, Burlington Avenue, and Quincy Street. In these areas, development may transition to and reflect the character of adjacent residential areas, while remaining compatible with the Downtown Core.



Building Types and Uses

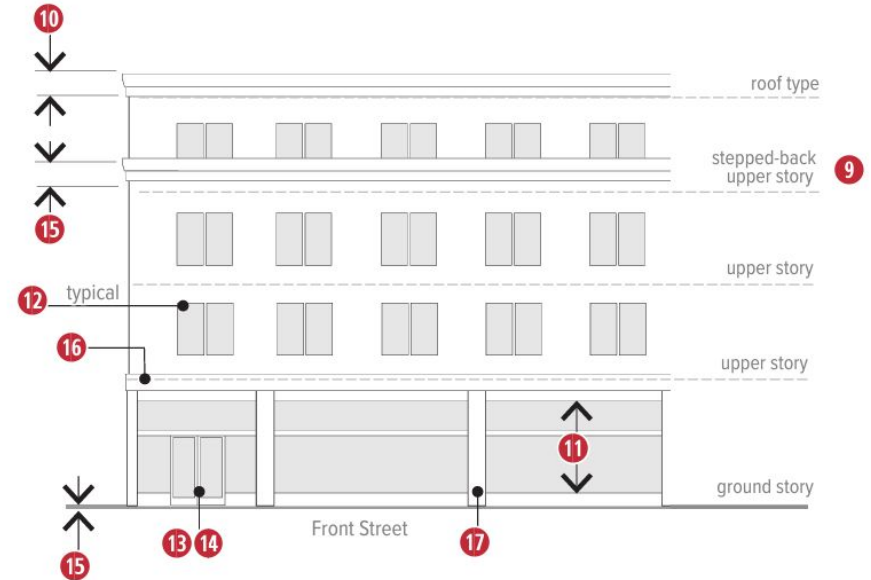


Allowable Building Forms and Typology

Building Type	Downtown Core B-1(A)	Downtown Edge B-1	Downtown Residential R-7
Storefront Building	Permitted	Permitted	Not Allowed
General Building	Not Allowed	Permitted	Permitted
Row Building	Not Allowed	Not Allowed	Permitted
Detached Single-Unit House (Existing)	Not Allowed	Not Allowed	Permitted
Detached Single-Unit House (NEW)	Not Allowed	Not Allowed	Special Use

Storefront Buildings

Downtown Core B-1(A)	Downtown Edge B-1
Up to 5 stories	Up to 3 stories



General Buildings



Downtown Edge B-1	Downtown Residential R-7
Up to 3 stories	Up to 3 stories



Row Buildings

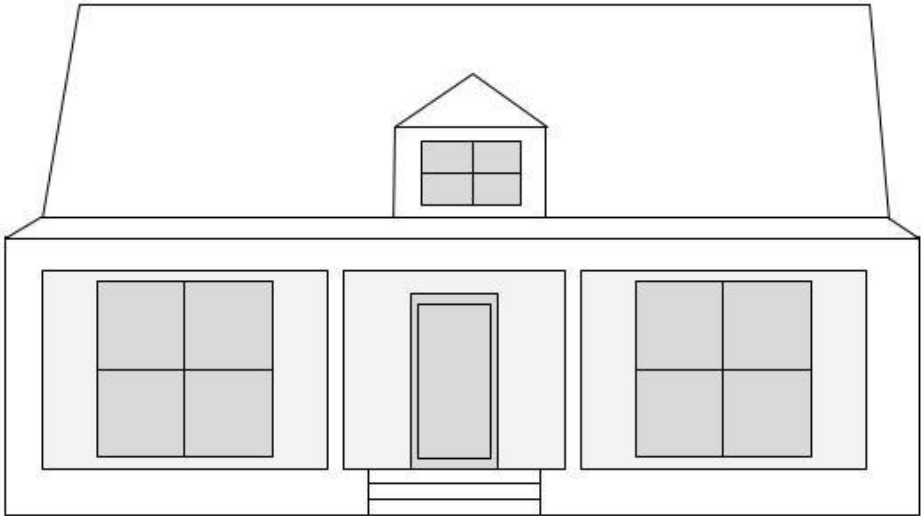
**Downtown
Residential
R-7**

Up to 3 stories



Detached Single-Unit

Detached House Bulk Regulations	
Uses the Bulk Regulations for Detached Houses in the R-5 General Residential District	
Front Yard Setback	25 ft
Street Side Setback	25 ft
Interior Side Setback	20% of lot width, 5 ft minimum
Rear Setback	20% of lot depth
Max Height	35 ft
Max Lot Coverage	N/A



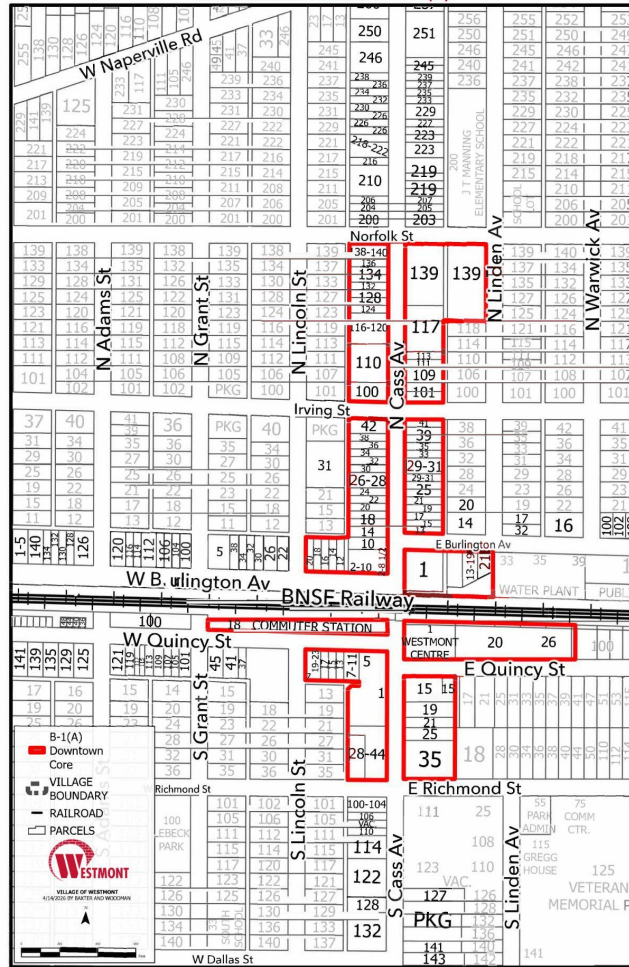
Common Allowable Uses (abbreviated)

	Proposed Districts	
Use	B-1(A) Downtown Core	B-1 Downtown Edge
Personal Improvement Services	Special on first floor	Permitted
Instructional Services	Special Use	Permitted
Day Care Centers	Special Use	Permitted
Funeral & Mortuary Services	Prohibited	Special Use
Lodging	Special Use	Permitted
Fueling Station	Prohibited	Special Use
Minor Repair and Maintenance (vehicles)	Prohibited	Special Use
Business and Professional Offices	Permitted	Permitted
Medical Office	Permitted	Permitted
Restaurant	Permitted	Permitted
Indoor Retail	Permitted	Permitted
Indoor Other Participant Entertainment	Special Use	Special Use
Financial Services	Special Use	Special Use

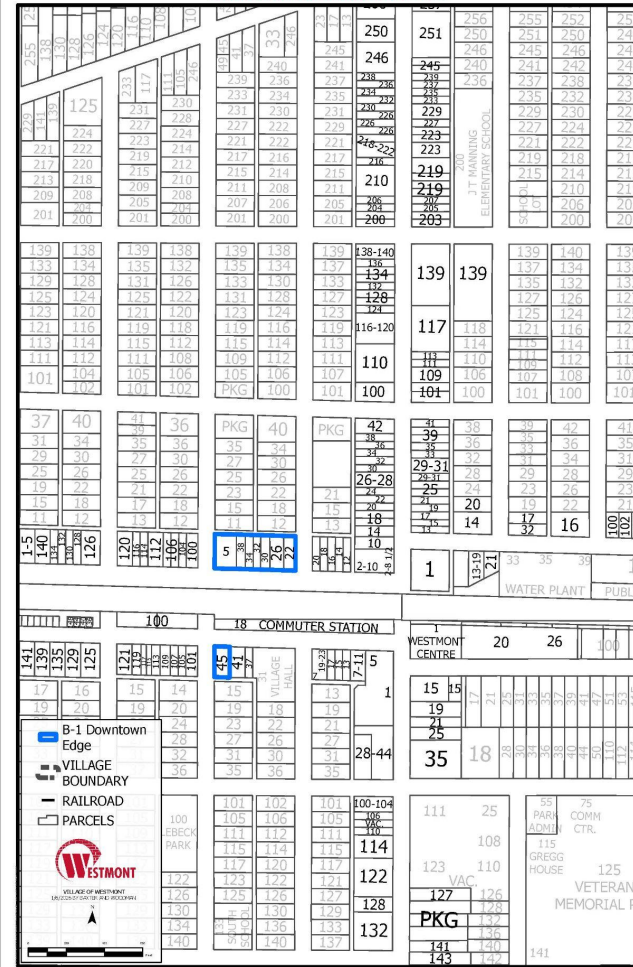
Other Maps



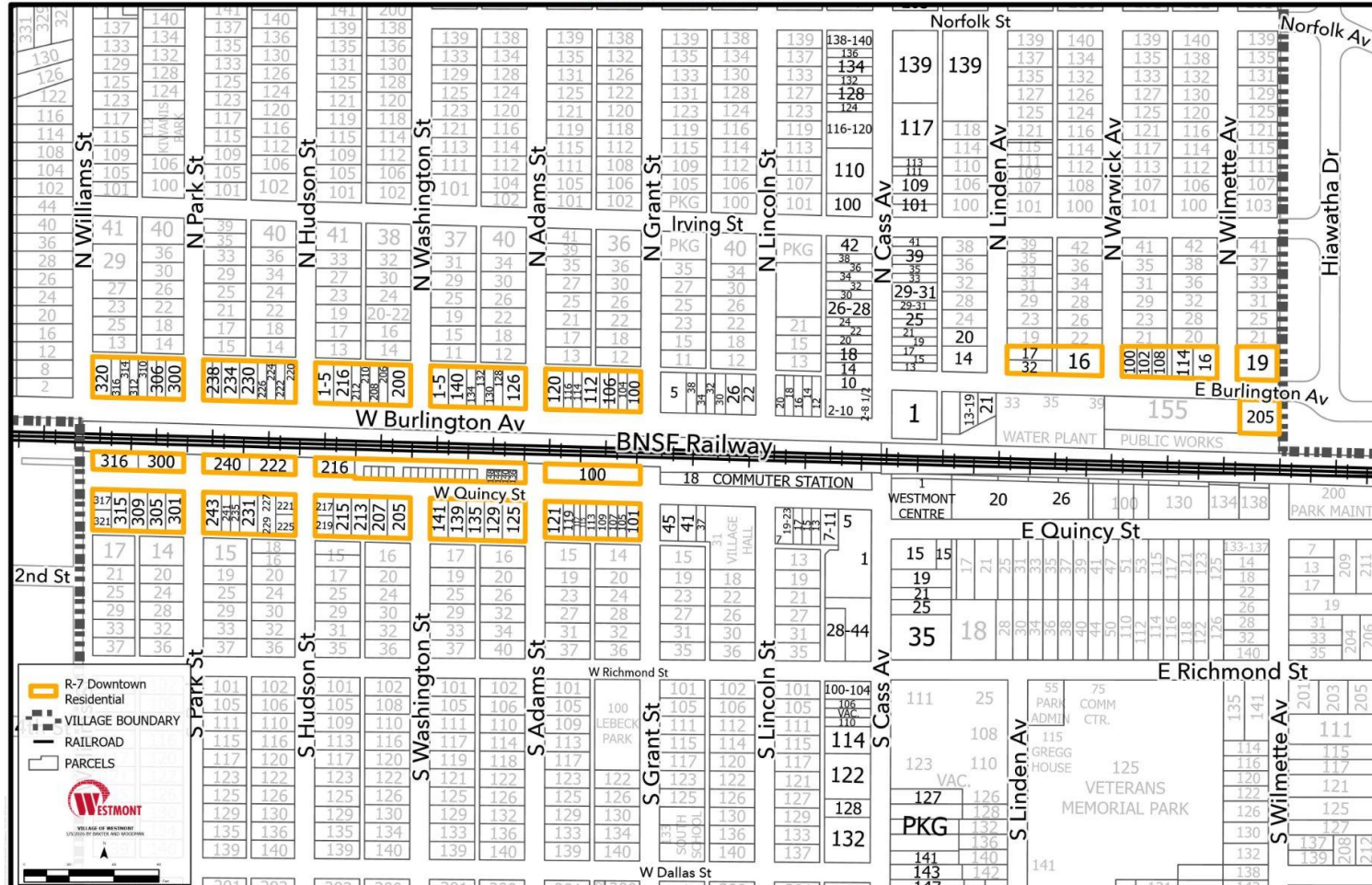
VILLAGE OF WESTMONT
DuPage County
DOWNTOWN REZONING - B-1(A)



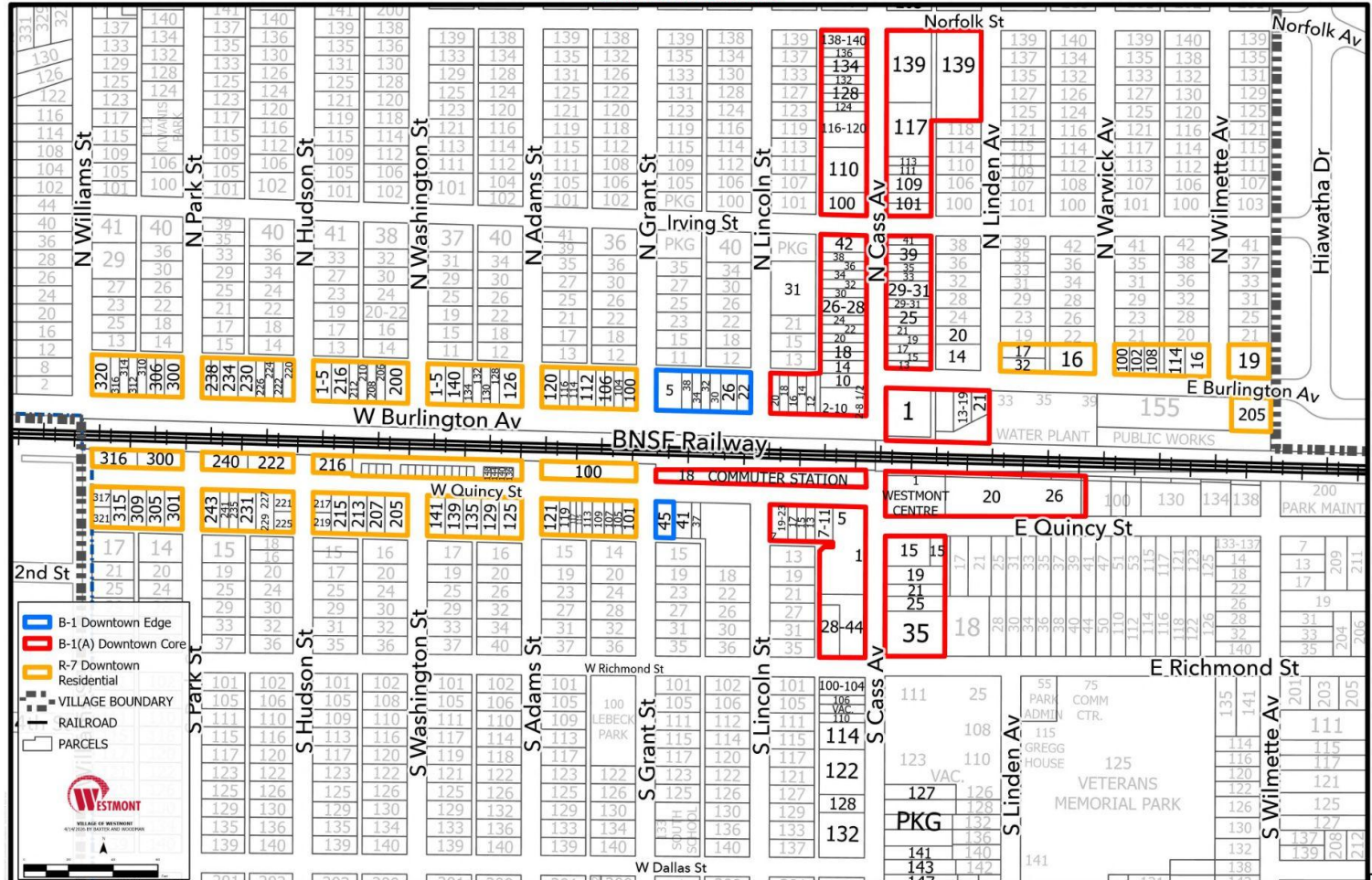
VILLAGE OF WESTMONT
DuPage County
DOWNTOWN REZONING - B-1



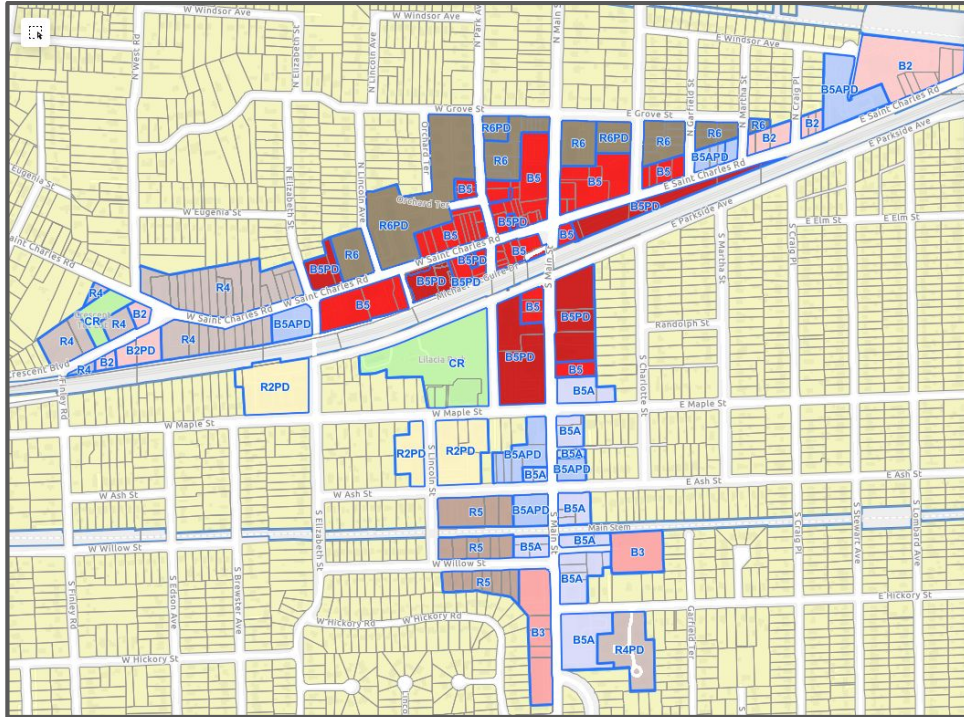
VILLAGE OF WESTMONT
DuPage County
DOWNTOWN REZONING - R-7



VILLAGE OF WESTMONT
DuPage County
DOWNTOWN REZONING

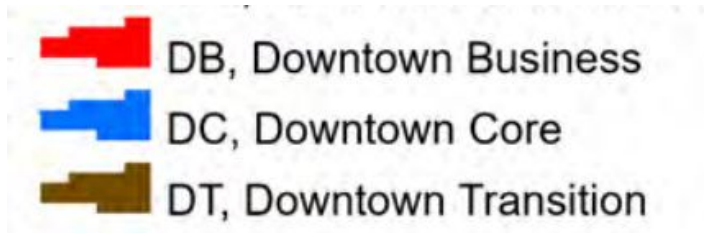
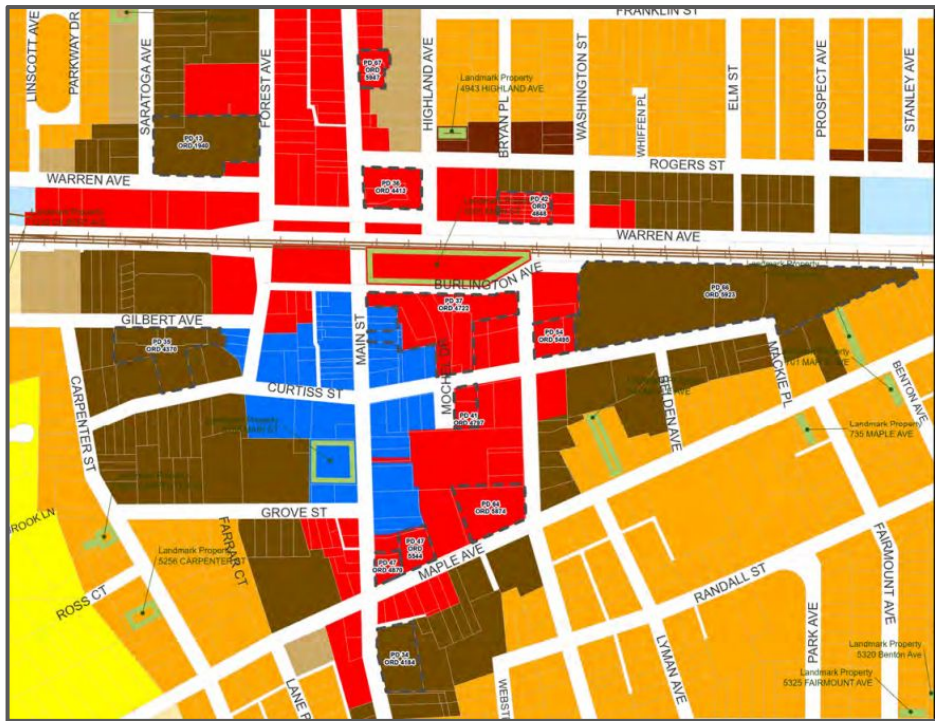


Downtown Lombard Zoning Map

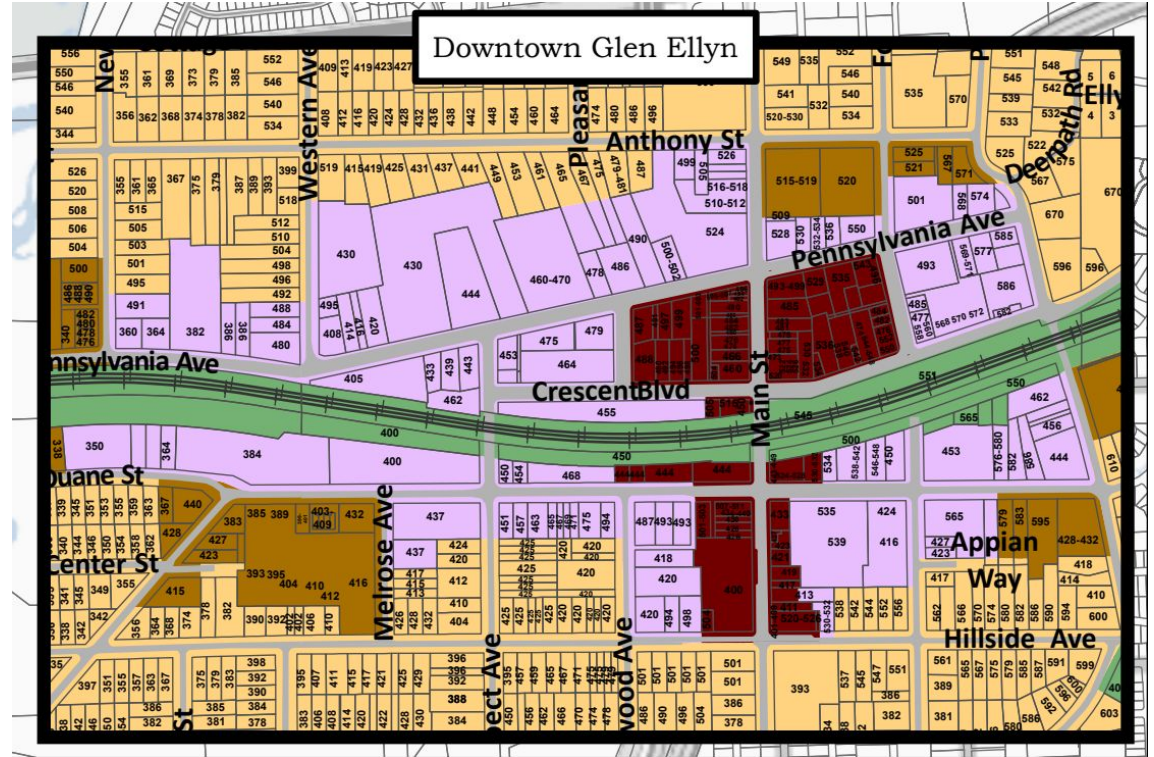
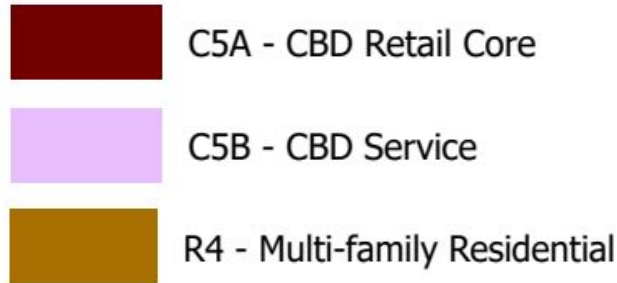


-  B5 - CENTRAL BUSINESS DISTRICT
-  B5A - DOWNTOWN PERIMETER ZONING DISTRICT
-  R6 - CENTRAL RESIDENTIAL

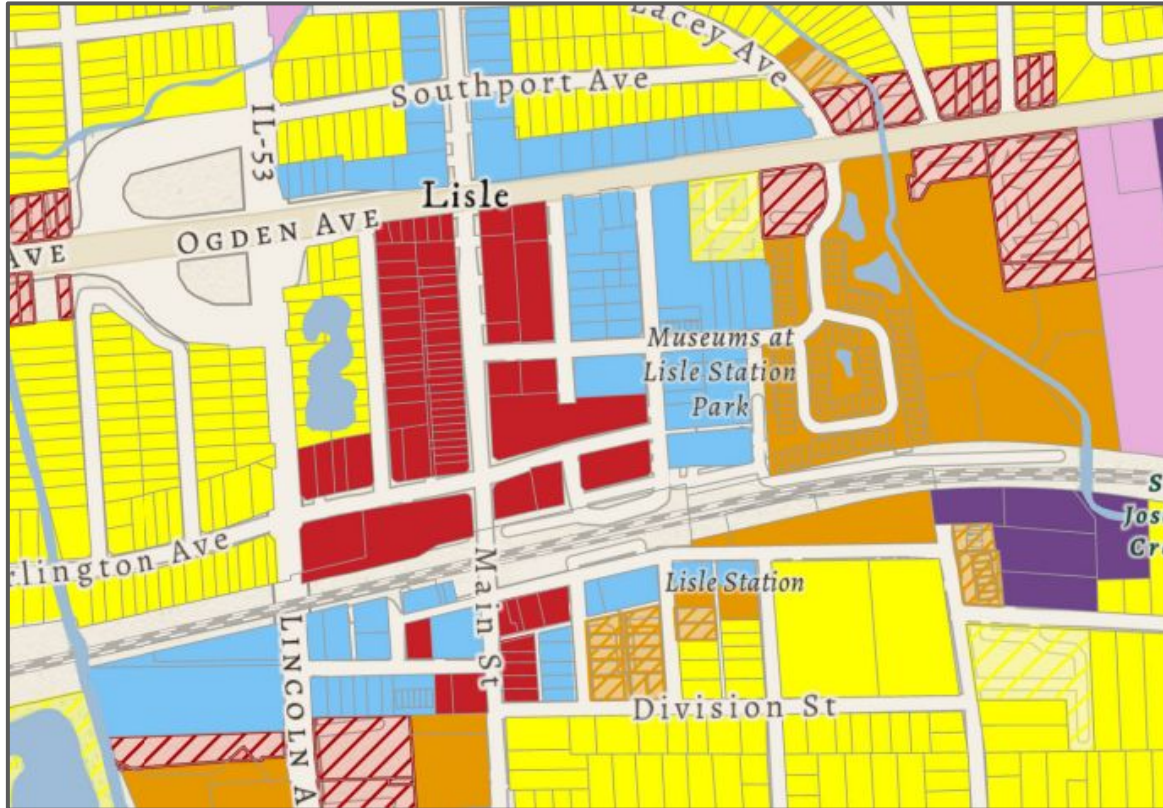
Downtown Downers Grove Zoning Map



Downtown Glen Ellyn Zoning Map



Downtown Lisle Zoning Map



- B-3A Central Business District
- B-3B Central Perimeter Business District



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250

westmont.illinois.gov | 630-981-6200

MEMORANDUM

To: Community Development Committee
From: Ruthy Harris- Building and Code Division Manager
Date: July 9, 2026
Subject: Proposed Amendments to Chapter 80 – Trees and Landscapes

Staff requests the Community Development's Committee's consideration of several amendments to Chapter 80 – Trees and Landscapes. These proposed revisions are intended to improve the organization of the ordinance, provide greater clarity regarding nuisance vegetation enforcement, and expedite the abatement process to better maintain community appearance and property standards.

The proposed amendments include the following:

1. Revision of Enforcement Timeframes:

- The initial notice of violation will be reduced from 14 days to 7 days for the property owner or occupant to correct the violation.
- If the violation is not corrected, the Village's notice prior to abatement will be reduced from 7 days to 2 days.

2. Addition of Vacant Structures and Vacant Lots Section:

- Establishing separate requirements for vacant lots and vacant structures. Following the first notice of violation during the growing season, property owners will be advised that additional notices will not be required for subsequent violations during the same growing season. If the property is found to be in violation again, the Village may proceed with the immediate abatement without issuing another initial notice. This approach will reduce repeated notice requirements, improve the efficiency of enforcement on chronically non-compliant vacant properties, and help ensure that vacant lots and structures are maintained throughout the growing season.

These revisions will allow nuisance vegetation violations to be addressed more efficiently, reducing the amount of time properties remain in violation.

Suggested changes are denoted by ~~striking out~~ current language **and by showing** modified/added language in underlined and shaded text.

SUGGESTED CHANGES

CHAPTER 80 - TREES AND LANDSCAPES

Sec. 80-5. Nuisance vegetation.

(a) The following are hereby declared public nuisances under this article:

- (1) Any dead tree, or near dead tree as determined by the village;
- (2) Any vegetation which harbors insect pests or plant diseases which reasonably may be expected to spread from tree to tree causing injury or harm to any other tree. Infectious disease includes, but is not limited to, Dutch Elm Disease, Elm Yellows, Oak Wilt, or Pine Wilt;
- (3) Any vegetation or portion thereof which by reason of location or condition constitutes an imminent danger to the health, safety, or welfare of the general public;
- (4) Any vegetation or portion thereof which obstructs the free passage of pedestrians or vehicular traffic, or which obstructs a street light or traffic control device;
- (5) Any vegetation or portion thereof which dangerously obstructs the view in the "corner visibility triangle" as determined by the village.
- (6) Weeds such as jimson, burdock, ragweed, thistle, cocklebur, poison hemlock, wild parsnip or other weeds of a similar kind.
- (7) Vegetation exceeding eight inches in height (i.e., grass and weeds), other than trees, bushes, flowers, ornamental plants or approved native/natural landscaping; ~~exceeding eight inches in height~~.
- (8) Invasive and noxious species.

~~(b) *Removal of nuisance.* Any owner of any real property shall resolve any nuisance located upon the premises of such owner of property within 14 days whenever required to do so by notice from the village served upon the owner or occupant of such property. Immediate compliance may be required when the nuisance poses an urgent threat to the public health or safety.~~

(b) Obligation to cut tall weeds, grass, and nuisance vegetation. Every property owner is required to cut and destroy all weeds, tall grass, and nuisance vegetation located on his/her property on land within the village whenever they exceed a height of eight (8) inches.

(c) Notice to remove or resolve nuisance vegetation. When any nuisance vegetation is discovered by the village, the village will give a written notice, ~~which may be served~~

~~personally or sent by certified mail, to the property owner~~ to the property owner by one or more of the following methods of service:

- (1) Personal service upon the property owner or its employees or agents; or
- (2) Mailing the notice by first class U.S. mail to the property owner's address;
or
- (3) Posting the notice upon the property where the violation was observed.

Such notice shall identify the property by common address, ~~and~~ shall identify the nuisance vegetation ~~affected~~, the specific code that is being violated, and the minimum actions needed to resolve the nuisance vegetation violation.

~~(bd)~~ *Removal of nuisance vegetation.* Any owner of any real property shall ~~remove, trim or otherwise~~ resolve ~~any the~~ nuisance vegetation located upon the premises of such owner of property within 44 7 days from the date that such notice was served, mailed, or posted ~~whenever required to do so by notice from the village served upon the owner or occupant of such property~~. Immediate compliance may be required when the nuisance vegetation poses an urgent threat to the public health or safety if stated in the notice.

~~(ee)~~ *Allowing nuisance vegetation to remain prohibited; duty of the owner to resolve nuisance.* It shall be unlawful and a violation of this section for any person owning any lot, tract or parcel of land to knowingly permit any and all nuisances vegetation to remain on such property. It shall be the duty of ~~such persons~~ the property owner to see that all such nuisances vegetation is are resolved ~~removed~~ from the property or otherwise resolved. Failure to remove or resolve any such nuisance vegetation shall constitute a violation of this chapter.

~~(ef)~~ *Inspection for nuisance vegetation.* In the event the village has reasonable cause to believe, either by virtue of its appearance or otherwise, that any vegetation located within the village is or might be infected with an infectious disease or is or might harbor vectors that transmit infectious disease, the village is hereby authorized and directed to enter on and upon any private or public property whereon such vegetation may be located for the purpose of inspecting such suspected vegetation, marking or identifying the vegetation, and removing therefrom samples or portions thereof so that same may be tested to establish whether or not such vegetation is in fact diseased.

~~(e)~~ *Notice to remove nuisance vegetation.* ~~When any nuisance vegetation is discovered by the village, the village will give a written notice, which may be served personally or sent by certified mail, to the property owner. Such notice shall identify the property by common address and shall identify the vegetation affected, the specific code that is being violated, and the minimum actions needed to resolve the violation.~~

~~(fg)~~ *Removal of nuisance vegetation by village; costs of removal to be lien.* In the event that any such nuisance vegetation is not removed within 44 7 days from the date of receipt of such notice; (or such earlier date contained in the notice), then the village ~~shall~~ may either (1) issue a citation for the administrative adjudication of the violation, or (2) post a notice on the front door or entrance to the property where the nuisance vegetation is located, notifying the owner ~~or occupant~~ of the village's intention to enter upon such property to resolve said nuisance and invoice the property owner for the cost thereof.

No sooner than ~~seven~~ 1 day~~s~~ after posting such notice (unless an earlier date is required in order to protect the public health or safety), the village may enter upon such property and resolve said nuisance and invoice the property owner for the cost~~s~~ and expense~~s~~ thereof. The village shall serve the property owner with this invoice by first class U.S. mail. In the event such invoice remains unpaid within thirty days after owner's receipt thereof the date of mailing by the village, the village shall cause ~~to be filed~~ a notice of lien to be recorded against title to the property in the Office of the Recorder of Deeds of DuPage County. Such notice shall include the following information: (a) a description of the real estate sufficient for identification thereof; (b) the amount of money representing the cost and expense incurred or payable for the resolution of nuisance, including any administrative and billing costs incurred ~~and in billing the owner for the cost~~; and (c) the date or dates which such cost~~s~~ and expense~~s~~ ~~was~~ were incurred. In cases where the village performs seasonal or ongoing removal of nuisance vegetation from a property, the village may issue a single invoice to the property owner for all nuisance vegetation removal costs and expenses within the calendar year, and if the invoice is not timely paid as provided above, the village may record a single lien against title to the property for all costs and expenses incurred. Upon payment of the cost~~s~~ and expense~~s~~ by the owner of, or persons interested in, said real estate, after the notice of lien has been ~~filed~~ recorded, the village shall ~~issue~~ record a release of such lien with the Recorder of Deeds of DuPage County; which may be filed on record in said Recorder's office.

(h) Abandoned property and vacant property – single notice for seasonal mowing. When any nuisance vegetation is discovered by the village on abandoned residential property as defined in 65 ILCS 5/11-20-15.1, on abandoned non-residential property, or on vacant property, the village may give a written notice to the property owner once a year of its intention to perform seasonal removal of the nuisance vegetation through bi-weekly mowing or other regular means of removal. The village shall provide this notice by the following methods of service:

- (1) Mailing the notice by first class U.S. mail to the property owner's address;
and
- (2) Posting the notice upon the property where the violation was observed.

Such notice shall identify the property by common address, shall identify the nuisance vegetation, the specific code that is being violated, and the minimum actions needed to resolve the violation. The notice will also inform the property owner that should the owner fail to correct the violation within 7 days from the date of mailing and posting of the notice, the village may enter the property and perform seasonal mowing/removal of the nuisance vegetation as often as the village deems necessary without further notice, and the property owner shall be liable to the village for its costs as provided in subsection (g) of this section.

CHAPTER 80 - TREES AND LANDSCAPES

Sec. 80-5. Nuisance vegetation.

(a) The following are hereby declared public nuisances under this article:

- (1) Any dead tree, or near dead tree as determined by the village;
- (2) Any vegetation which harbors insect pests or plant diseases which reasonably may be expected to spread from tree to tree causing injury or harm to any other tree. Infectious disease includes, but is not limited to, Dutch Elm Disease, Elm Yellows, Oak Wilt, or Pine Wilt;
- (3) Any vegetation or portion thereof which by reason of location or condition constitutes an imminent danger to the health, safety, or welfare of the general public;
- (4) Any vegetation or portion thereof which obstructs the free passage of pedestrians or vehicular traffic, or which obstructs a street light or traffic control device;
- (5) Any vegetation or portion thereof which dangerously obstructs the view in the "corner visibility triangle" as determined by the village.
- (6) Weeds such as jimson, burdock, ragweed, thistle, cocklebur, poison hemlock, wild parsnip or other weeds of a similar kind.
- (7) Vegetation exceeding eight inches in height (i.e., grass and weeds), other than trees, bushes, flowers, ornamental plants or approved native/natural landscaping.
- (8) Invasive and noxious species.

(b) *Obligation to cut tall weeds, grass, and vegetation.* Every property owner is required to cut all weeds, tall grass, and other nuisance vegetation located on his/her property whenever they exceed a height of eight (8) inches.

(c) *Notice to remove or resolve nuisance vegetation.* When any nuisance vegetation is discovered by the village, the village will give a written notice to the property owner by one or more of the following methods of service:

- (1) Personal service upon the property owner or its employees or agents; or
- (2) Mailing the notice by first class U.S. mail to the property owner's address;
or
- (3) Posting the notice upon the property where the violation was observed.

Such notice shall identify the property by common address, shall identify the nuisance vegetation, the specific code that is being violated, and the minimum actions needed to resolve the nuisance vegetation violation.

(d) *Removal of nuisance vegetation.* Any owner of any real property shall remove, trim or otherwise resolve the nuisance vegetation located upon the premises of such owner of property within 7 days from the date that such notice was served, mailed, or posted.

Immediate compliance may be required when the nuisance vegetation poses an urgent threat to the public health or safety if stated in the notice.

- (e) *Allowing nuisance vegetation to remain prohibited; duty of the owner to resolve nuisance.* It shall be unlawful and a violation of this section for any person owning any lot, tract or parcel of land to knowingly permit any and all nuisance vegetation to remain on such property. It shall be the duty of the property owner to see that all such nuisance vegetation is removed from the property or otherwise resolved. Failure to remove or resolve any such nuisance vegetation shall constitute a violation of this chapter.
- (f) *Inspection for nuisance vegetation.* In the event the village has reasonable cause to believe, either by virtue of its appearance or otherwise, that any vegetation located within the village is or might be infected with an infectious disease or is or might harbor vectors that transmit infectious disease, the village is hereby authorized and directed to enter on and upon any private or public property whereon such vegetation may be located for the purpose of inspecting such suspected vegetation, marking or identifying the vegetation, and removing therefrom samples or portions thereof so that same may be tested to establish whether or not such vegetation is in fact diseased.
- (g) *Removal of nuisance vegetation by village; costs of removal to be lien.* In the event that any such nuisance vegetation is not removed within 7 days from the date of receipt of such notice; (or such earlier date contained in the notice), then the village may either (1) issue a citation for the administrative adjudication of the violation, or (2) post a notice on the front door or entrance to the property where the nuisance vegetation is located, notifying the owner of the village's intention to enter upon such property to resolve said nuisance and invoice the property owner for the cost thereof. No sooner than 1 day after posting such notice (unless an earlier date is required in order to protect the public health or safety), the village may enter upon such property and resolve said nuisance and invoice the property owner for the costs and expenses thereof. The village shall serve the property owner with this invoice by first class U.S. mail. In the event such invoice remains unpaid within thirty days after the date of mailing by the village, the village shall cause a notice of lien to be recorded against title to the property in the Office of the Recorder of Deeds of DuPage County. Such notice shall include the following information: (a) a description of the real estate sufficient for identification thereof; (b) the amount of money representing the cost and expense incurred or payable for the resolution of nuisance, including any administrative and billing costs incurred; and (c) the date or dates which such costs and expenses were incurred. In cases where the village performs seasonal or ongoing removal of nuisance vegetation from a property, the village may issue a single invoice to the property owner for all nuisance vegetation removal costs and expenses within the calendar year, and if the invoice is not timely paid as provided above, the village may record a single lien against title to the property for all costs and expenses incurred. Upon payment of the costs and expenses by the owner of, or persons interested in, said real estate, after the notice of lien has been recorded, the village shall record a release of such lien with the Recorder of Deeds of DuPage County.

(h) *Abandoned property and vacant property – single notice for seasonal mowing.* When any nuisance vegetation is discovered by the village on abandoned residential property as defined in 65 ILCS 5/11-20-15.1, on abandoned non-residential property, or on vacant property, the village may give a written notice to the property owner once a year of its intention to perform seasonal removal of the nuisance vegetation through bi-weekly mowing or other regular means of removal. The village shall provide this notice by the following methods of service:

- (1) Mailing the notice by first class U.S. mail to the property owner's address;
and
- (2) Posting the notice upon the property where the violation was observed.

Such notice shall identify the property by common address, shall identify the nuisance vegetation, the specific code that is being violated, and the minimum actions needed to resolve the violation. The notice will also inform the property owner that should the owner fail to correct the violation within 7 days from the date of mailing and posting of the notice, the village may enter the property and perform seasonal mowing/removal of the nuisance vegetation as often as the village deems necessary without further notice, and the property owner shall be liable to the village for its costs as provided in subsection (g) of this section.



Village of Westmont FIRE DEPARTMENT

6015 South Cass Avenue, Westmont, Illinois 60559

fire@westmont.il.gov | 630-981-6400
westmont.illinois.gov | 630-981-6200

To: Community Development Committee

From: Fire Department and Community Development Department

Date: July 9, 2026

Subject: Review of Adopted Codes and Proposed Local Amendments

In an ongoing effort to stay ahead of emerging safety concerns and evolving building practices, the Community Development Department and Fire Department continuously review adopted codes and local amendments. Over the past several months, staff have evaluated current requirements, construction trends, and life safety considerations to identify potential updates that improve consistency, clarity, and overall code effectiveness.

This review is intended to ensure the Village's adopted codes remain current, practical, and aligned with recognized industry standards. The evaluation focused on:

- Emerging construction methods and building trends
- Fire and life safety performance expectations
- Code clarity, consistency, and enforceability
- Operational impact on inspections and plan review
- Alignment with model codes and national standards

As a result of this review, staff have developed proposed amendments intended to enhance public safety, improve code clarity, and strengthen enforcement consistency. The recommendations are also intended to better align local requirements with current industry standards and best practices.

The proposed amendments are attached for Village Board consideration.

Staff are requesting Village Board direction on the proposed amendments. Upon Board concurrence, items will be scheduled for formal consideration at a future meeting.

Respectfully submitted,

Village of Westmont Fire Department and Community Development Department

Suggested changes are denoted by ~~lining out~~ current language with **modified/added language in red**. **Highlighted information** directs or summarizes the suggested change.

SUGGESTED CHANGES

International Building Code (IBC)

Sec. 18-62 Deletions. Additions, deletions, insertions and changes.

~~(20) Sec. 706.1 General, add the following: "The provisions of this requirement shall apply to all uses and construction types as regulated by the 2021 International Building Code, except single family detached and duplex use/construction. The fire resistance rating of primary structural elements, as defined by the 2021 International Building Code (including outside walls and floors: but that a roof not supporting anything above need only be rated one hour up to a point ten feet from the interior edge of the outside wall), and tenant separation or party walls, shall be a minimum two hours, except that the required minimum fire resistance rating and tenant separation or party wall shall be a minimum of one hour for all occupancies which are equipped with a fire suppression and fire alarm system throughout the structure.~~

The current amendment requires enhanced fire-resistance ratings for all commercial construction, regardless of building size, occupancy, or hazard level. Because of advancements in building techniques and required sprinkler protection, the additional structural fire-resistance requirements are largely redundant and no longer necessary to achieve the intended level of safety.

The tenant separation and party wall fire-resistance requirements should be retained because they help contain fire to the area of origin, reduce the likelihood of fire spreading to adjacent tenant spaces, and minimize the impact of fire, smoke, and water damage to neighboring occupants and businesses.

~~(21) Add subsection "Sec. 903.2.13 Sprinkler Protection of Glass Openings (in a rated wall): Any opening that has a glass panel, e.g., sidelights, windows, glass doors, and/or similar openings, shall be protected by a specifically designed automatic sprinkler system. The sprinkler system shall include automatic sprinkler heads installed no further than eighteen inches (18") from the surface of the glass, and installed at six feet (6') on center horizontally on both sides of the glass. The sprinkler system shall completely wet the entire surface of the glass when activated.~~

Fire-rated glazing, doors, and window assemblies are already required to be evaluated and installed as complete tested systems, and the addition of project-specific sprinkler placement requirements would effectively override those listing criteria without

demonstrated improvement in performance. The proposed spacing and performance language is also not consistent with recognized sprinkler design standards such as NFPA 13, creating potential conflicts in design, installation, and enforcement.

(23) Add subsection "Sec. 903.2.14 Automatic Sprinkler Systems, Where Required:

(B) ~~Any restaurant with an occupancy of over fifty (50) persons, or any place of assembly with occupancies over fifty (50) persons.~~

Under the International Building Code, restaurants are already considered assembly occupancies, so listing them separately from "places of assembly" is unnecessary. Cleaning up the language will make it clearer.

~~(H) Any commercial building over 2,500 square feet which is the subject of remodeling including, but not limited to: removal of interior walls, relocation of interior walls, addition of interior walls, addition or removal of door or window openings, relocation of door or window openings, substantial changes, additions, or upgrades to building plumbing or electrical systems, addition of building square footage through building addition or number of stories, removal of building square footage, or any other such substantial renovation deemed by the Director of Community Development or designee to trigger the need for sprinklers. This section shall not include redecorating or maintenance efforts such as carpeting, wall coverings, countertops, or replacement with like kind and quality roofing, plumbing, heating, air conditioning, or lighting fixtures. Upgrades to electrical and plumbing service by itself shall not trigger the requirements for sprinklers. Further, any interior remodeling of an area representing less than 20% of the total building square footage, not to exceed 1,000 square feet, shall be permitted without triggering the requirement for sprinklers. Such limited remodeling shall be permitted no more than once every three years, without triggering the sprinkler requirement.~~

(H) Any commercial building regulated under the International Existing Building Code (IEBC), with a gross floor area greater than 2,500 square feet, shall be required to install an approved automatic sprinkler system in accordance with the International Fire Code (IFC) Section 903, when the scope of work constitutes a Level 2 or Level 3 alteration as defined by the IEBC.

The proposed amendment aligns the Village's sprinkler upgrade requirements with the International Existing Building Code (IEBC) by tying installation requirements to established Level 2 and Level 3 alteration thresholds. This approach improves consistency and predictability in enforcement, ensures sprinkler requirements are applied during more significant renovation work, resulting in a clearer, more defensible, and more consistently applied regulatory standard for both staff and applicants.

~~(I) Any remodeling which does not breach a "Building Separation/Fire Wall" shall not, in and of itself, trigger a requirement to install fire suppression sprinklers in an existing commercial building in the B-1 District.~~

The B-1 Downtown Business District contains many of the community's older and more closely spaced commercial buildings, where the benefits of automatic sprinkler protection are greatest. The presence or absence of work involving a building separation wall or fire wall is not an appropriate indicator of overall life-safety risk. Sprinkler requirements should instead be based on the adopted building and fire codes, considering factors such as occupancy, building area, fire area, and the scope of alterations. Retaining this exemption may allow substantial renovations to occur without corresponding improvements in fire protection and life safety.

~~(24) Class III standpipe systems shall be installed throughout in accordance with adopted codes and in buildings exceeding 10,000 square feet per story or where any portion of the building's interior area is more than 200 feet of travel, vertically and horizontally, from the nearest point of fire department vehicle access.~~

Exceptions:

- ~~1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.~~
- ~~2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than three (3) stories above grade. Approval is per the Fire Code Official.~~
- ~~3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5. Approval is per the Fire Code Official.~~
- ~~4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.~~
- ~~5. Buildings four (4) stories or less above grade level; the fire code official may approve:
5.1 Operating pressures of less than 100 psi at the outlet of the hydraulically most remote 2 1/2 hose connection. The reduced outlet pressure shall not be less than 65 psi.
5.2 A Class I standpipe system in lieu of a Class III system.~~

Class 1 standpipe systems shall be installed throughout buildings in accordance with adopted codes in buildings exceeding 10,000 square feet per story or portion thereof, or where any portion of the building's interior is located more than 200 feet in travel distance, vertically or horizontally, from the nearest point of fire department vehicle access.

Class 1 automatic wet standpipe systems shall be installed in all buildings four (4) or more stories above grade plane.

Exceptions:

1. Class 1 manual dry standpipes are permitted in open parking garages, subject to approval of the Fire Code Official.
2. The Fire Code Official is authorized to approve reduced outlet pressures where system hydraulics require, provided not less than 65 psi is maintained at the hydraulically most remote 2½-inch outlet.

The amendment was revised to modernize standpipe requirements and improve consistency with current fire service operations. The previous language required Class III systems but then provided multiple exceptions allowing Class I systems in most practical applications, which created unnecessary complexity and interpretation challenges during plan review and enforcement. The revised amendment establishes Class I firefighter-use standpipes as the standard and simplifies the installation triggers, while retaining limited administrative flexibility for special conditions such as open parking garages and hydraulic constraints.

(24a) ~~Delete Section 903.3.1.2 "NFPA 13R sprinkler systems" in its entirety.~~

Section 903.3.1.2, "NFPA 13R Sprinkler Systems," is hereby deleted in its entirety.

Exception- This amendment shall not apply to existing buildings or to any alterations, additions, or renovations of existing structures.

For new buildings, removing reliance on NFPA 13R systems ensures that higher levels of protection are applied where feasible, which can improve overall life safety and system performance in new construction. It aligns new projects with the most current expectations for sprinkler protection in residential and mixed-use buildings. For existing buildings, keeping the current allowance in place avoids forcing costly retrofits. Overall, this split approach is beneficial because it raises the standard for future construction while maintaining fairness and feasibility for existing buildings, avoiding unnecessary economic burden while still improving long-term safety outcomes.

(25) Add the following to Sec. 907.2 Where Required. The following buildings shall have an "NFPA 72" approved fire detection and alarm system installed:

- (A) Any new building.
- (B) All existing commercial properties or multi-family properties with three (3) or more living units. ~~However, such non-compliant properties subject to this requirement shall be entitled to an alternative arrangement as follows:~~
 - ~~(i) Such properties shall be permitted to phase in compliance in three (3) phases, with the first phase completed within six months of notice of violation, the second phase within nine months, the final phase within 12 months.~~

- ~~(ii) Such properties shall be permitted phase-in compliance only if the property owner has a signed contract with a qualified fire alarm contractor to install a NFPA 72 compliant fire alarm system by a specified date.~~
- ~~(iii) such properties, through their property owner, have executed a memorandum of understanding with the village, on a form provided by the village, acknowledging the phase-in compliance obligations; and~~
- ~~(iv) Each day any part or portion of the phase in compliance does not meet the obligations of this ordinance and/or the memorandum of understanding shall be considered a violation of this ordinance and that penalties may be assessed pursuant to Section 113.5.~~

This amendment removes the proposed phase-in compliance provisions and memorandum of understanding (MOU) allowance associated with the installation of NFPA 72 fire alarm and detection systems in existing commercial and multi-family properties. The intent of the original requirement is to ensure timely compliance with life-safety fire alarm standards in buildings where such systems are required. At this time, there are no known properties within the Village that are out of compliance with the applicable fire alarm requirements. As such, there is no demonstrated need for a formalized alternative compliance pathway or extended implementation framework.

(D) ADD: Section 907.1.3.1 - All fire alarm control panels or annunciators installed in all occupancy groups shall be addressable, key operated, and shall not require any code of any type. All fire alarm control panels and annunciators shall be equipped with the ability to be locked out and key provided. Any existing Fire Alarm Control Panel that is replaced, or substantially modified shall be upgraded.

This amendment is recommended to improve the reliability, functionality, and effectiveness of fire alarm systems throughout the Village. Addressable fire alarm systems provide precise identification of the specific device or location initiating an alarm, supervisory, or trouble condition, allowing for faster emergency response, more efficient troubleshooting, and reduced system downtime. Unlike conventional systems, addressable systems improve situational awareness for responding personnel by identifying the exact location of activation within a building, which can significantly reduce investigation time during emergencies. Requiring upgraded systems to meet current addressable standards when substantially modified also ensures older systems are modernized over time, improving long-term compatibility, maintenance, monitoring capabilities, and overall life safety performance within existing buildings.

(26) Add to Sec. 907 - ~~Smoke detectors as part of system. Full detection, via complaint smoke detectors, is required in all Group E, I, R-1 and R-2 use groups. This requirement applies even if property has a compliant sprinkler system.~~

Any new building, any building or portion thereof, undergoes renovation or remodeling an approved smoke detection and/or heat detection system providing full building

coverage shall be installed throughout the building in accordance with NFPA 72, regardless of occupancy classification.

Exception: Buildings equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13 or NFPA 13R shall not be required to provide full building detection, provided that required detection for means of egress protection, special hazards, or otherwise required by code is installed.

This amendment is recommended to address the limited fire detection coverage commonly found in older buildings and fire alarm systems designed under previous code editions. Many existing buildings contain partial or outdated detection systems that were installed in accordance with earlier code requirements that did not mandate comprehensive smoke or heat detection throughout the structure. As a result, fires occurring in concealed spaces, storage rooms, utility areas, mechanical spaces, or other unprotected portions of a building may remain undetected for longer periods, increasing the risk of fire growth, smoke spread, occupant injury, and property loss before notification occurs. Requiring full building smoke and/or heat detection coverage when significant renovations are performed, fire alarm control panels are replaced, or systems are substantially modified ensures that buildings are incrementally upgraded to modern life safety standards over time. This amendment improves early fire detection, enhances occupant notification and firefighter response capabilities, reduces system compatibility issues associated with aging equipment, and establishes a more consistent level of protection across both new and existing buildings within the Village.

(29) Section 1031 Emergency Escape and Rescue ~~Exception-5~~ shall be eliminated.

Change to Exception 5.1

This amendment removes Exception 5 from Section 1031 of the International Building Code (IBC) and replaces it with a revised Exception 5.1 in order to clarify and refine the application of the emergency escape and rescue provisions.

~~Sec. 18-65.—Standards for construction types other than single-family homes and duplexes. For all construction types other than single-family home and duplexes, all floors shall be of pre-cast concrete type, poured concrete type, or other type having at least a two-hour fire resistance rating.~~

~~Exception: Multifamily buildings, three stories or less, with the highest occupied level being 30 feet or less, then Type IIIB construction type is allowed. This is not applicable in a mixed-use occupancy (i.e., commercial and residential).~~

Standards for construction types (other than single-family homes and duplexes).

Type V-A and V-B are not permitted for all use groups governed by the International Building Code (IBC).

Exception: Restoration or remodeling for existing non-conforming structures of Type V-A and V-B shall be permitted when the project area does not exceed forty percent (40%) of the total building square footage.

Floor-to-Floor Fire-Resistance Requirement:

All buildings exceeding three (3) stories above grade plane shall be constructed with minimum one (1) hour fire-resistance-rated horizontal assemblies between floor levels and a minimum one (1) hour fire-resistance-rated roof-ceiling assembly.

This amendment updates the Village's construction standards for commercial and multifamily buildings by prohibiting new Type V-A and Type V-B construction types under the International Building Code (IBC), while still allowing limited repairs and remodeling to existing non-conforming buildings.

The previous ordinance focused mainly on requiring fire-resistance-rated floor systems. While that provided some protection, it did not fully address the overall fire risks associated with combustible wood-frame construction methods commonly used in Type V buildings.

The proposed amendment creates a clearer and more comprehensive standard by regulating the entire construction type rather than only floor assemblies. The purpose of the change is to improve fire safety, reduce the risk of rapid fire spread, and increase structural stability during fire events.

This amendment is intended to:

- Reduce the use of combustible construction in commercial and multifamily buildings.
- Improve firefighter and occupant safety.
- Reduce the potential for large-loss fires and structural collapse.
- Establish a clearer and easier-to-enforce construction standard.
- Maintain flexibility for existing buildings through limited remodeling and restoration allowances.

The amendment reflects the Village's long-term goal of promoting more fire-resistive construction methods for higher-density and commercial occupancies while balancing reasonable allowances for existing structures.

SUGGESTED CHANGES

International Fire Code (IFC)

Section 903.4.5 is amended to read Approved supervised indicating control valves and waterflow switches shall be installed where required by the Fire Code Official.

This amendment benefits fire suppression crews by improving their ability to quickly isolate sprinkler system sections during an emergency or system failure. It reduces the need to shut down an entire system, helps identify the location of water flow more efficiently, and allows firefighters to maintain protection in unaffected areas of the building while managing incidents or hazards.

Sec. 42-189. - Additions, insertions and changes.

(14) Each person having an approved alarm, automatic protection device or signaling device shall be responsible for any false "true" or "trouble" alarm transmitted by the device they operate or maintains. Transmission of false alarms constitutes a deterrent to the overall effective operation of the system. A person owning or leasing an alarm device ~~shall~~ **may** be charged a ~~fee of One Hundred Dollars (\$100) for each false alarm in excess of two (2), in one six (6) month period transmitted by any automatic protection device or signaling device.~~ **graduated fee for each false alarm in excess of two (2) false alarms in any six (6) month period transmitted by any automatic protection device or signaling device, as follows:**

- Third false alarm: One Hundred Dollars (\$100)
- Fourth false alarm: Two Hundred Dollars (\$200)
- Fifth false alarm: Three Hundred Dollars (\$300)
- Sixth and each subsequent false alarm: Five Hundred Dollars (\$500)

This charge shall be remitted to the village upon receipt of a statement for such charge.

This amendment is requested to replace the current flat false alarm fee with a graduated fee structure to better address repeat false alarm activations. A graduated fee provides a stronger and more effective deterrent for chronic false alarms, which place an ongoing burden on fire department response resources and reduce system reliability.

1207.11.3 Location. ESS shall be installed only in the following locations.

1. Detached garages and detached accessory structures.
2. ~~Attached garages separated from the dwelling unit living space and sleeping units in accordance with Section 406.3.2 of the IBC.~~
3. Outdoors on the exterior walls located a minimum of 3 feet from doors and windows.
4. ~~Utility closets and storage or utility spaces within the dwelling units and sleeping units.~~

It is proposed that Items 2 and 4 of Section 1207.11.3 be removed to enhance life safety and reduce exposure risks associated with ESS installations. Allowing ESS in utility closets, storage areas, or other interior utility spaces within dwelling units or sleeping units places these systems directly within occupied environments where egress, firefighter access, and heat dissipation are limited. Lithium-ion battery failures can release flammable and toxic gases such as hydrogen, carbon monoxide, and volatile

organic compounds, which may accumulate in confined or poorly ventilated areas, increasing the potential for flash ignition, deflagration, or hazardous atmospheric conditions. An ESS failure in these locations could rapidly compromise occupant safety through both fire spread and atmospheric hazards, while also impeding effective emergency operations. Removing these permitted locations ensures ESS installations are limited to areas with greater isolation and ventilation from occupied spaces, reducing the potential for fire extension, gas accumulation hazards, and improving overall life safety and operational effectiveness.

Delete Section ~~2306.2.3~~ **2306.2.3** Above Ground Storage tanks located outside, above grade:
Change #3 to read as follows:

~~Above-ground storage tanks for flammable and combustible liquids not permitted within Village of Westmont; except as follows:~~

- ~~(1) Above ground storage tanks may be approved by Westmont Fire Department for emergency situations or temporary situations regulated by Section 105. All installations in this instance shall conform to all state and local codes.~~
- ~~(2) Above ground storage tanks may be approved by the Westmont Fire Department for storage of new and used cooking oil per the following specifications:~~
 - ~~a. Above ground storage tank must be approved by the Illinois State Fire Marshall;~~
 - ~~b. Above ground storage tank shall not exceed 600 gallons in total volume;~~
 - ~~c. Only Class IIIB flammables (cooking oils only) shall be stored in approved tanks;~~
 - ~~d. All installations shall conform with state and local codes.~~

3. Above-ground tanks containing fuels shall not exceed 2,000 gallons in individual capacity or 2,000 gallons in aggregate capacity. Installations with the maximum allowable aggregate capacity shall be separated from other such installations by not less than 100 feet (30 480 mm).

Add the following:

6. Above-ground tanks shall not be used for the outside storage of motor fuels at automotive service stations, dispensing facilities or dealerships.

Section 2306.2.4.1. Tank Capacity Limits. Change to read as follows:

Tanks storing class I and class II liquids at an individual site shall be limited to a maximum individual capacity of 2,000 gallons and an aggregate capacity of 2,000 gallons.

This amendment provides a balanced approach to regulating above-ground fuel storage by establishing clear capacity limitations and safety requirements rather than imposing a complete prohibition. The amendment addresses the higher-risk hazards associated with

motor fuel storage and dispensing operations while still allowing limited installations that comply with applicable fire, life safety, and performance standards already adopted by the Village. This issue is also addressed within the Village's performance standards under Section 38-100, which limits the placement of above-ground storage tanks by requiring them to be located no less than 50 feet from lot lines.

SUGGESTED CHANGES

International Residential Code (IRC)

Amend Section R313.1 by adding the following: Automatic sprinkler protection shall be provided in attached garages serving townhouses. At a minimum, sprinkler protection shall be provided in the area of all pedestrian access doors between the garage and dwelling unit. Sprinkler coverage shall be installed in accordance with NFPA 13D.

An approved waterflow notification device shall be provided on all automatic fire sprinkler systems installed in accordance with NFPA 13D. The notification system shall consist of:

1. An interior audible notification appliance (bell or horn) located within the dwelling and activated by waterflow from the sprinkler system.
2. An exterior audible/visible notification appliance mounted on the exterior of the dwelling in an approved location and activated by waterflow from the sprinkler system.

The waterflow notification devices shall activate upon the operation of one or more sprinkler heads and shall continue to operate until manually reset or the waterflow condition is restored.

Amend Section R313.2 by adding the following: Automatic sprinkler protection shall be provided in attached garages serving one- and two-family dwellings. At a minimum, sprinkler protection shall be provided in the area of all pedestrian access doors between the garage and dwelling unit. Sprinkler coverage shall be installed in accordance with NFPA 13D.

An approved waterflow notification device shall be provided on all automatic fire sprinkler systems installed in accordance with NFPA 13D. The notification system shall consist of:

3. An interior audible notification appliance (bell or horn) located within the dwelling and activated by waterflow from the sprinkler system.
4. An exterior audible/visible notification appliance mounted on the exterior of the dwelling in an approved location and activated by waterflow from the sprinkler system.

The waterflow notification devices shall activate upon the operation of one or more sprinkler heads and shall continue to operate until manually reset or the waterflow condition is restored.

This amendment is intended to enhance fire protection between attached garages and residential living spaces in one- and two-family dwellings. Attached garages are a common area of fire origin due to the storage of vehicles, gasoline-powered equipment, lithium-ion battery charging devices, combustible materials, and other ignition hazards. The amendment requires sprinkler protection within attached garages, with specific protection provided in the area of pedestrian access doors connecting the garage to the dwelling unit. These door openings represent one of the most common pathways for fire and smoke to spread from the garage into occupied living areas. This approach reflects current best practice in residential sprinkler designs and is already commonly implemented.

This amendment provides immediate notification to occupants, responding fire department personnel, and neighboring properties when a residential sprinkler system operates. The interior bell alerts occupants to a sprinkler activation, while the exterior audible/visible device assists emergency responders in identifying the affected residence and provides notification when the dwelling is unoccupied. Early awareness of sprinkler system activation can reduce property loss, expedite emergency response, and improve firefighter safety.



**Village of Westmont
COMMUNITY DEVELOPMENT**

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250
westmont.illinois.gov | 630-981-6200

Community Development Department

2026: 2nd Quarter Report

Section One: Department Overview

Section Two: Planning & Zoning Division Report

Section Three: Permitting Division Report

Section Four: Code Enforcement Division Report

1

Department Overview: Second Quarter Highlights

Building and Code Enforcement Divisions

- Staffing: Applications are being accepted until July 12 for the part-time Code Enforcement position
- Storm Recovery: 413 roof permits processed in the second quarter, with June having the highest volume at 171 issued roof permits, 68 in just one week!

Planning and Zoning Division

- The Comprehensive Plan: Paused pending the new contract, but soon to be underway
- Rezoning in the Downtown - tonight at the Village Board

Downtown Incentive Program (DIP)

- \$125,000 has been budgeted for 2026 for all Tiers and is still available

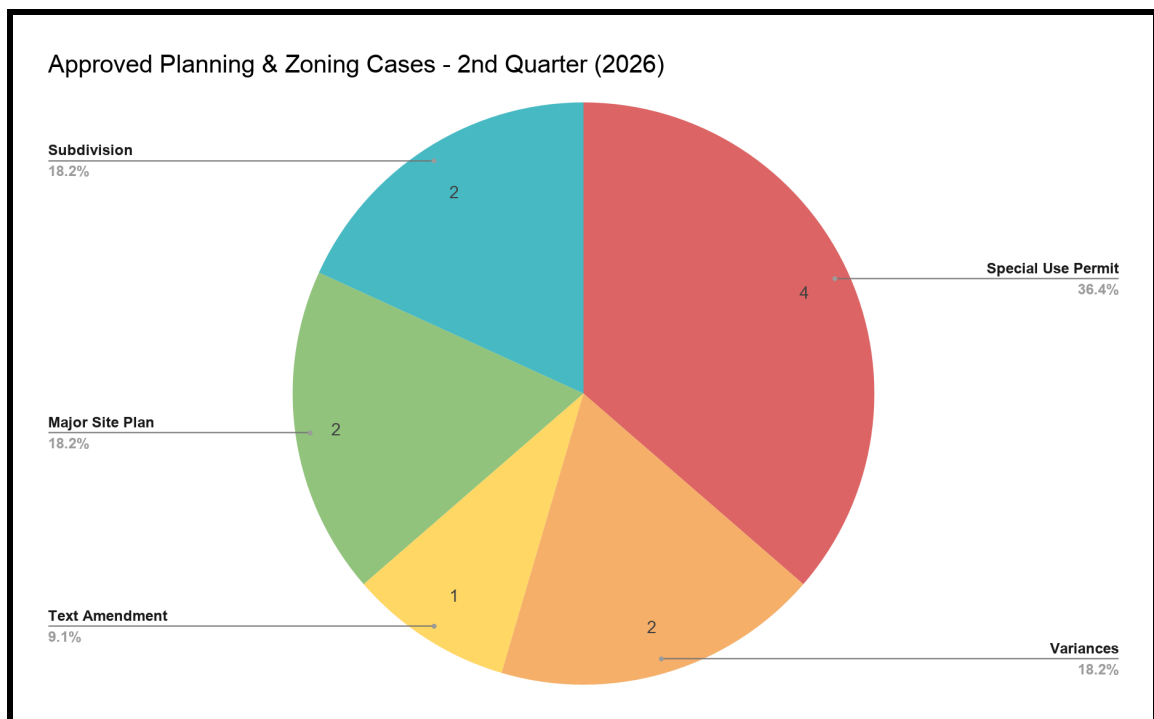
Special Project Updates

Comprehensive Plan: While Lamar Johnson Collaborative, Inc. was originally selected for the project, it failed to progress as anticipated. Consequently, staff made the difficult decision to end that agreement and initiate discussions with Houseal Lavigne, the firm with the next highest-rated proposal. A formal request to award the contract to Houseal Lavigne is slated for an upcoming Village Board meeting.

Downtown Rezoning: Since the last CDC meeting, CDD staff spent a significant amount of time preparing legal notices, informational FAQs, and meeting materials for the June 10th public hearings before the Planning & Zoning Commission. Additionally, CDD staff worked with PW to inform residents through signage throughout the downtown. Over 150 properties were included in the combined rezoning proposal, and over 800 legal notices were sent to almost 700 individuals. At the meeting, 17 people provided comments, ranging from support to concern about the impacts on the existing character of Downtown Westmont. After hearing from all interested members of the public, the PZC unanimously recommended approval of all requests.

Approved Planning & Zoning Cases

Second Quarter Approvals: May and June had the largest Planning & Zoning Commission agendas in recent years, at 8 and 7 cases, respectively. In the second quarter, 11 PZC cases received 11 total approvals. This includes two subdivisions, two major site plans, two lot coverage variances, four special uses (includes one special use amendment), and one text amendment to allow accessory video gaming in the B-1(A) and B-1 districts.

**Upcoming Planning & Zoning Cases**

The third quarter is shaping up to be highly active, with a notable shift toward residential growth. A public hearing for the mixed-use development at 1 North Cass Avenue is scheduled for the July 8th Planning and Zoning Commission (PZC) meeting, and staff will provide an update at the upcoming Community Development Committee (CDC) meeting. Early-stage commercial interest includes preliminary talks regarding a "car condominium" project and several site plan inquiries, though formal applications are pending.

On the residential side, likely spurred by the Public Works Department's recent stormwater text amendment and the zoning ordinance text amendments, staff is currently reviewing three single-family subdivisions and two townhome developments.

Finally, following the progress of the downtown rezoning requests, staff plans to introduce a lot coverage text amendment. This proposal aims to expand property rights by increasing maximum lot coverage while capping the maximum size of principal residential structures to preserve neighborhood character.

3 Permitting Division

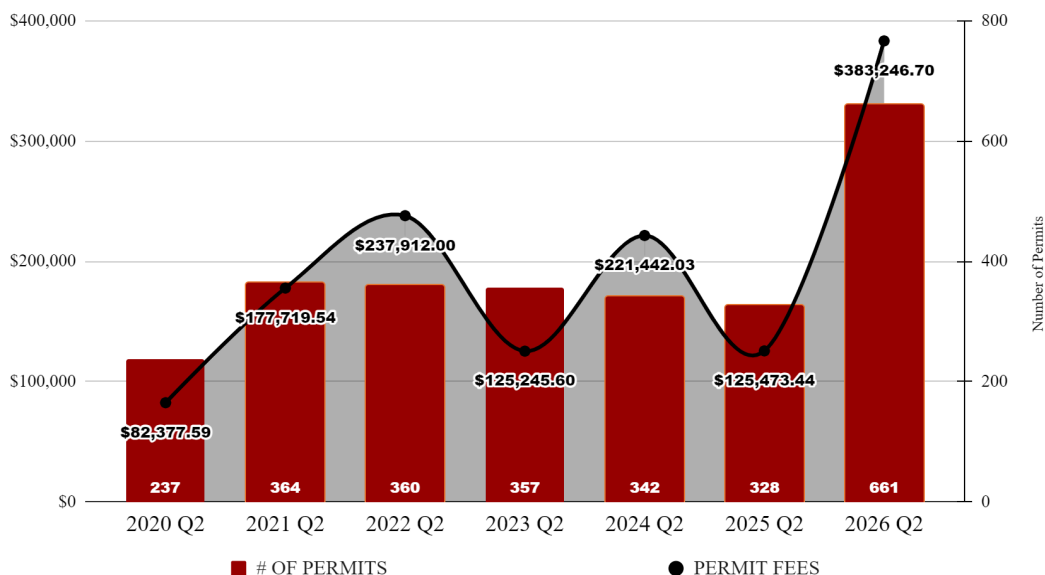
Building Division Highlights

- Standalone demolition permits are now accepted and no longer require an associated new home construction permit
- Deferred submittals for Fire Alarm and Fire Sprinkler are now acceptable
- Permit reviews are now released to all reviewers simultaneously
- New Home Starts:
 - 20 new single-family homes are issued and under construction (7 Issued in Q2); 2 homes received their final Certificates of Occupancy in the second quarter of 2026
 - 1 two-unit duplex under construction; 2 Townhomes submitted and in review
 - 4 new single-family homes are in review for permits.

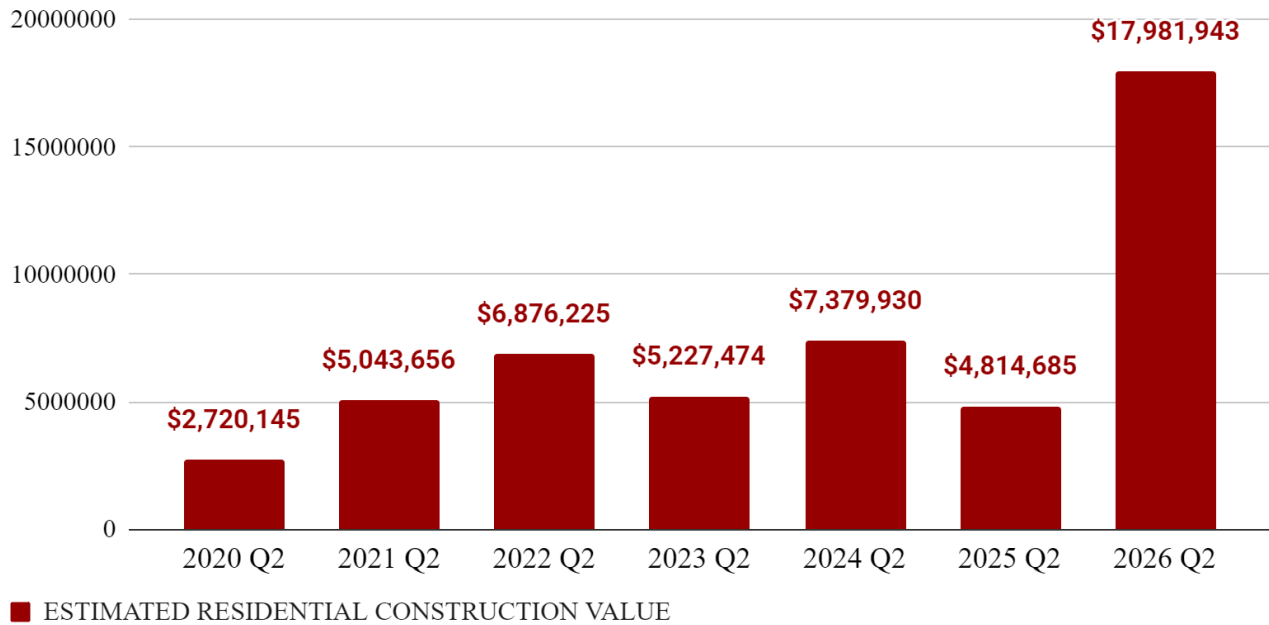
RESIDENTIAL PERMITTING OVERVIEW

RESIDENTIAL	# OF PERMITS (ALL TYPES)	PERMIT FEES	ESTIMATED CONSTRUCTION VALUE
April (Q2)	168	\$144,195.07	\$6,379,419
May (Q2)	234	\$87,102.90	\$4,884,987
June (Q2)	259	\$151,948.73	\$6,717,537
TOTALS:	661	\$383,246.70	\$17,981,943

Residential: # of Permits vs. Permit Fees



Residential (Q2): Estimated Construction Value

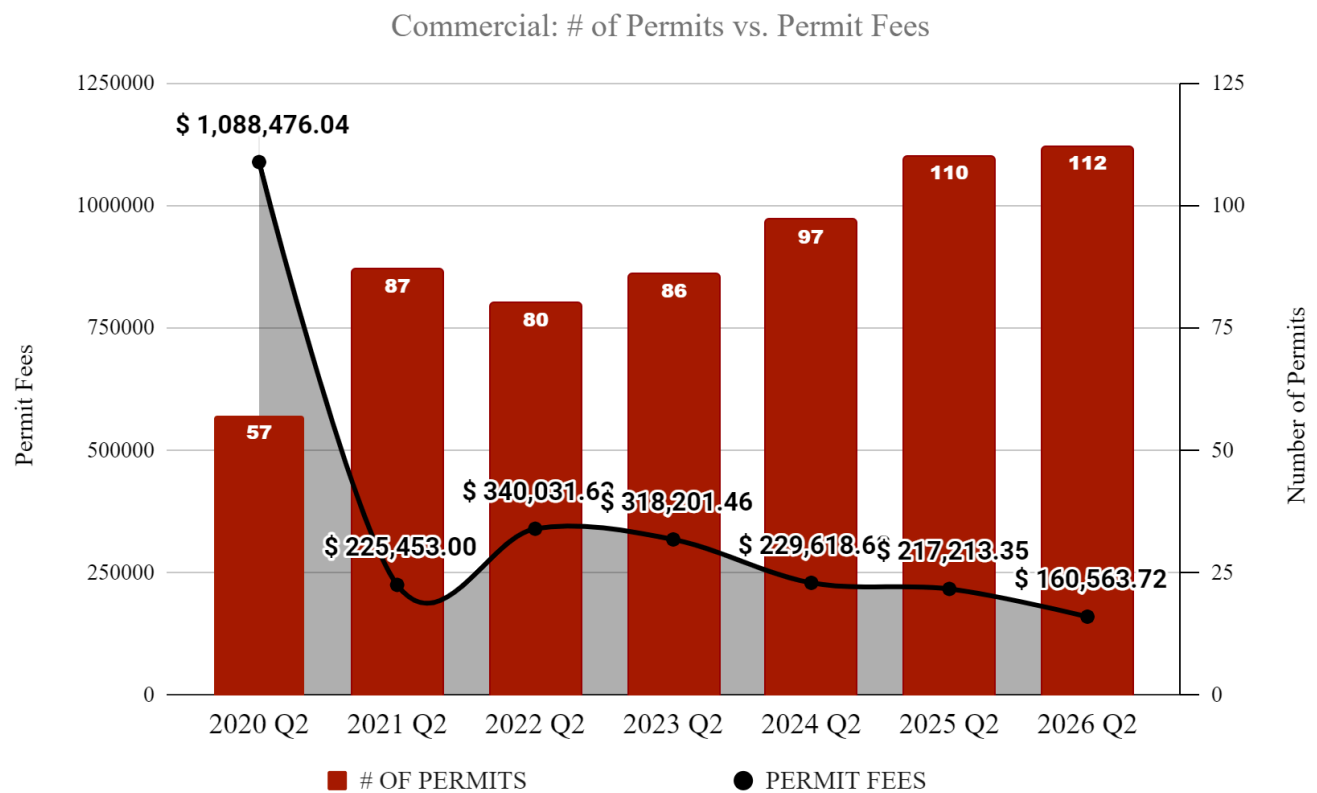


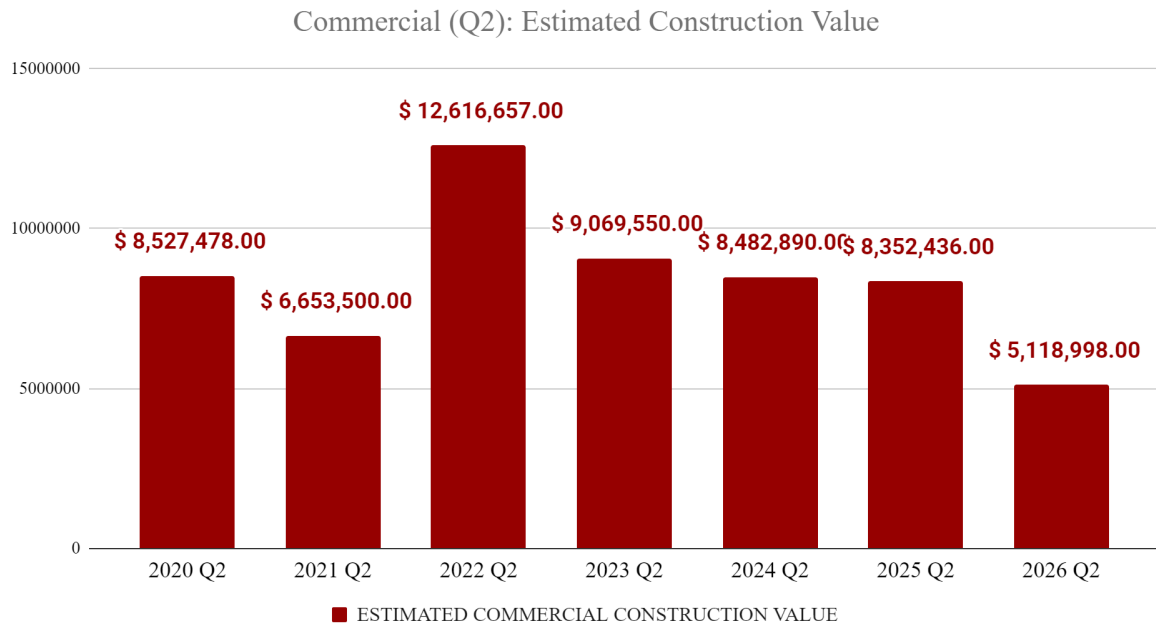
2026 NEW SINGLE FAMILY HOMES

	ISSUED	ADDRESS	IMP. VALUE	PERMIT FEES*	PERMIT FEES W/O REFUNDABLE BONDS
1	2/6/2026	238 N. Warwick Ave.	\$650,000	\$28,647.60	\$16,647.60
2	2/26/2026	6526 S. Ridge Rd.	\$520,000	\$47,710.40	\$18,998.00
3	3/13/2026	13 E. 59th St.	\$304,000	\$23,120.35	\$12,024.50
4	3/16/2026	36 S. Washington St.	\$806,220	\$40,431.85	\$21,167.65
5	4/20/2026	5740 Raintree Ln.	\$415,000	\$40,621.12	\$33,791.12
6	4/24/2026	4108 N. Grant St.	\$591,960	\$39,984.25	\$16,341.65
7	4/28/2026	1130 Buttonwood Dr.	\$331,750	\$17,215.25	\$10,397.75
8	5/11/2026	27 Roslyn Rd.	\$392,428	\$34,104.70	\$22,680.42
9	6/8/2026	229 S. Park St.	\$418,385	\$28,772.63	\$14,508.78
10	6/17/2026	413 Blackhawk Dr.	\$683,000	\$37,194.08	\$18,012.75
11	6/17/2026	415 Blackhawk Dr.	\$683,000	\$27,644.75	\$17,314.75
		YTD TOTAL	\$5,795,743	\$365,446.98	\$201,884.97

COMMERCIAL PERMITTING OVERVIEW

COMMERCIAL	# OF PERMITS (ALL TYPES)	PERMIT FEES	IMPROVEMENT VALUE
April (Q2)	32	\$30,708.59	\$1,121,703
May(Q2)	33	\$47,205.87	\$1,616,631
June (Q2)	47	\$82,649.26	\$2,380,664
TOTALS:	112	\$160,563.72	\$5,118,998



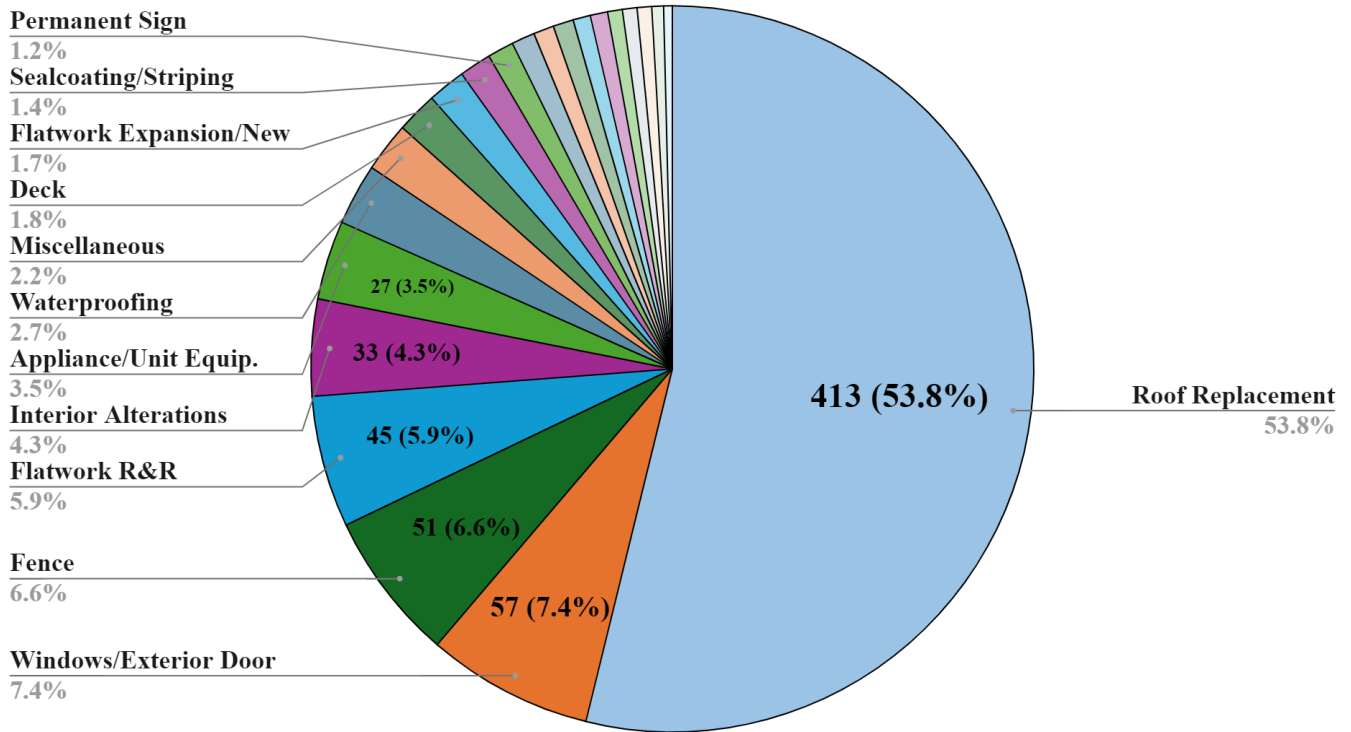


Commercial New Construction Permits Issued in Q2 - **None**

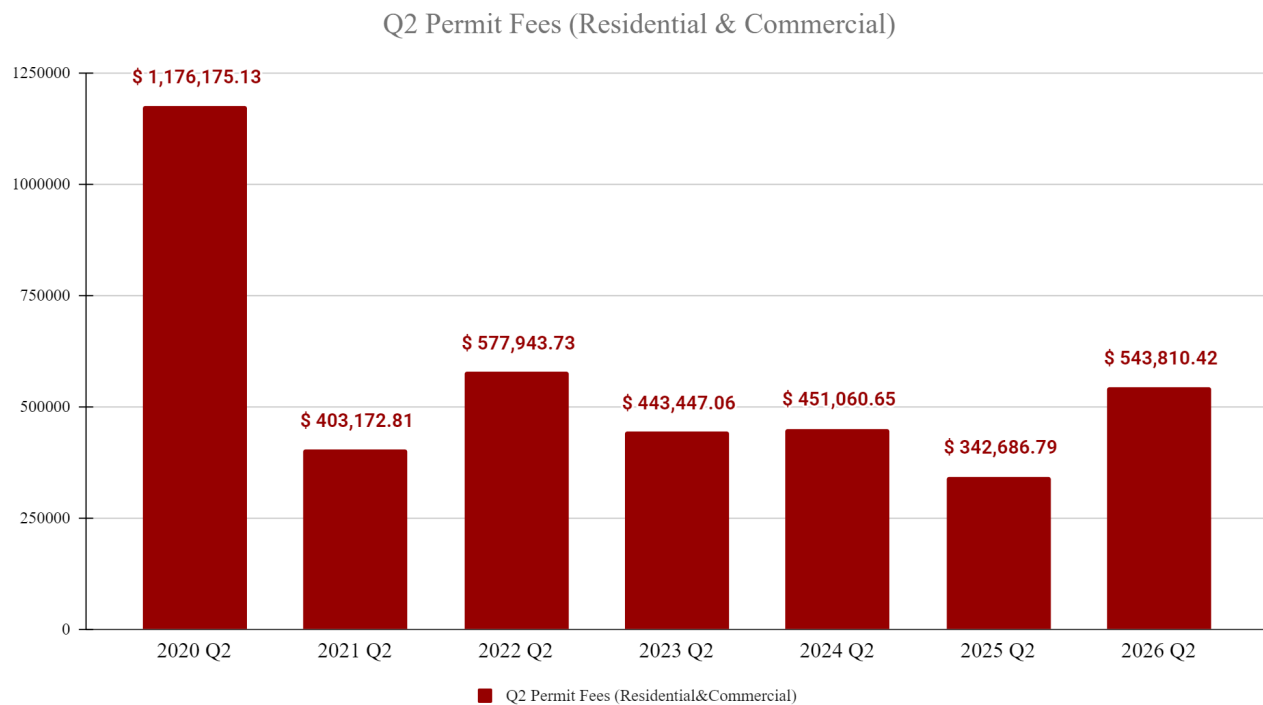
COMMERCIAL INTERIOR ALTERATIONS 2026 HIGHLIGHTS

DATE	ADDRESS	PERMIT FEES (includes cash bonds)	IMPROVEMENT VALUE
4/15/2026	6410 S. Cass Ave. (Nail Salon previously Margie's)	\$11,191.80	\$212,900.00
5/7/2026	815 Pasquinelli Dr. (Duly Renovation)	\$25,888.49	\$621,671.00
6/25/2026	1010 Executive Ct. Unit 200 (Medical Office Space)	\$44,260.12	\$1,132,432.00

2026 Q2 Permit Work Class Count



COMPARISON OF QUARTERLY PERMIT FEES				
Year	April	May	June	Quarterly Totals
2020 (Q2)	\$255,418.93	\$145,047.32	\$775,708.88	\$1,176,175.13
2021 (Q2)	\$152,392.45	\$115,030.48	\$135,749.88	\$403,172.81
2022 (Q2)	\$177,805.36	\$344,676.38	\$55,461.99	\$577,943.73
2023 (Q2)	\$126,817.56	\$192,381.40	\$124,248.10	\$443,447.06
2024 (Q2)	\$128,202.29	\$187,806.20	\$135,052.16	\$451,060.65
2025 (Q2)	\$52,668.23	\$67,919.93	\$222,098.63	\$342,686.79
2026 (Q2) (Current)	\$174,903.66	\$134,308.77	\$234,597.99	\$543,810.42



Code Enforcement Division

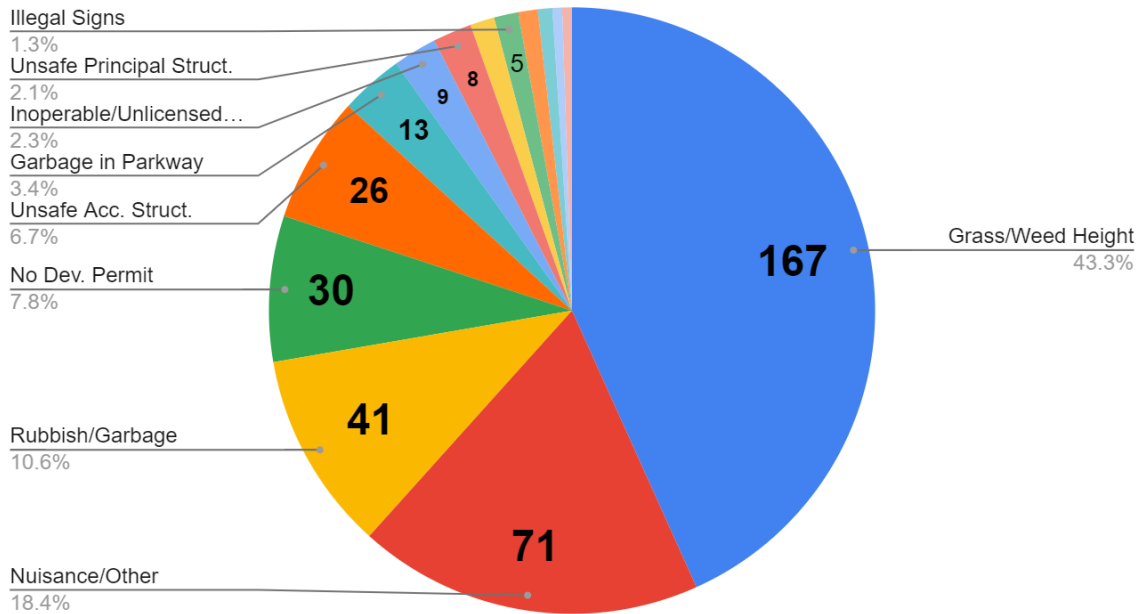
Division Statistics/Highlights:

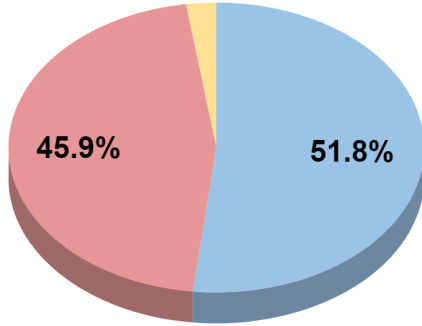
- Inspections have shifted from primarily reactive to a more proactive approach.
- Patrol Zones have been assigned for enforcement (Patrol Zones on last page)
- Alley inspections

2ND Quarter 04/01/26-06/30/26

Q2 2026 Code Stats		
311 reported concerns received (reactive)	144 (37.31%)	Total 386
Staff cases (proactive)	242 (62.69%)	
Total Cases Closed	324	
NOV Letters Mailed	140	
Citations Issued	26	
Administrative Adjudication Cases Heard	16 (9 Withdrawn Prior to Hearing)	

Q2 Code Case Types





Q2 2026 Code Cases by Patrol Zone	
North Patrol Zone	Bradley Randolph
South Patrol Zone	Joe Schultz
Central Business District Patrol Zone	Bradley and Joe