



Village of Westmont

VILLAGE BOARD

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Community Development Committee Meeting

Thursday, April 30, 2026 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>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