



# Village of Westmont VILLAGE BOARD

31 West Quincy Street, Westmont, Illinois 60559

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## Community Development Committee Meeting Thursday, January 23, 2025 at 4:30 PM Minutes - Approved

1. **Trustee Barry Called to Order: At 4:30 P.M.**
2. **Community Development Committee Meeting Roll Call :**

PRESENT :	Mayor Gunter				
		P			
TRUSTEES:	Scales (Chair)		A	Barry	
					P
	Barker		P	Guzzo	
					P
	Liddle		P	Nero	
					P

Staff Present : Director of Community Development Joseph Hennerfeind, Deputy Director of Community Development Jason Vitell, Senior Planner Scott Williams, Planner Adam Walsh, Village Manager Steve May, Assistant Village Manager Spencer Parker, Human Resources Director Renee Brainerd, Public Works Director Amy Ries, Chief Public Safety Officer/Chief of Police Jim Gunther, Deputy Fire Chief Tom Frank, Finance Director Allen Altic, Director of Governmental Services Patti Mielcarski, and Communications Director Larry McIntyre

3. **Pledge of Allegiance**
4. **Public Comment** - None
5. **Approval of Minutes:** Trustee Barker made a motion to approve the minutes from the November 14, 2024 Special Meeting and Trustee Liddle seconded the motion. Motion passed on a voice vote.
6. **UNFINISHED BUSINESS** - None
7. **NEW BUSINESS**

Trustee Barry noted the zoning ordinance update would be moved to the end of the meeting.

- A. **Downtown Incentive Program 2025** - Community Development Director Joseph Hennerfeind introduced the 2025 Downtown Incentive Program noting that there was \$250,000 available for grants, including \$113,000 carryover from last year. Hennerfeind proposed three different levels of grants including Tier 1 grants up to \$20,000 with an

open funding cycle, Tier 2 grants up to \$50,000, and Tier 3 grants up to \$100,000 both having an application window that closes March 28th. The committee had discussion on whether to continue the 75% match for the water line projects on the East side of Cass Avenue. Mayor Gunter was in favor of keeping the target waterline incentive, Trustee Barker also agreed that life safety should continue to be a priority and suggested the village take ownership of the waterlines and any future repairs. Public Works Director Amy Ries commented that there are EPA rules that prohibit shared waterlines. She added it was preferable that the businesses own their own waterline, and did not want to maintain infrastructure that they don't have to. Ries also did not recommend parallel water mains due to double maintenance costs.

Trustee Guzzo asked if there were any grant inquiries about back alley improvements, Hennerfeind replied there hadn't been, but the Tier 3 program is the only Tier that funds improvement on the back side of the buildings.

Trustee Barry asked if staff considered opening the grant availability to outside the downtown. Hennerfeind responded that was not the impetus of the program, but it can be looked at. Barry suggested expanding the funds to not just the downtown to help support all businesses, specifically with life safety requirements. It was noted that CBD TIF is the current boundary, and the TIF money is also where the funding comes from. It would be up to the board to consider expanding the limits.

Trustee Barker asked staff to make sure the incentive program was comparable to neighbors.

**B. Zoning Ordinance Updates** - moved to after code reports

**8. REPORTS**

**A. Committee Chair - None**

**B. Department Director**

- 1. 2024 Year End Report** - Hennerfeind discussed the Community Development Departments year end report noting that online permitting is continuing to expand, issued building permits increased by 200, code enforcement handled over 700 cases, three new planning and zoning commissioners were appointed, and there were discussions of a new development review group/committee.

### C. Division(s) Reports

1. **Permitting** - Deputy Director and Building Commissioner Jason Vitell discussed online permitting status noting that the goal is to have all flat fee permits online by the end of the first quarter. Staff has been working on revising the department landing page on the website, as well as updating permit guides. Vitell also has been working with staff to look for ways to reduce required signatures and uploads.
2. **Code Enforcement** - See Year End Report included in agenda packet
3. **Planning and Zoning** - See Year End Report included in agenda packet

## 7. NEW BUSINESS

### B. Zoning Ordinance Updates

1. **Draft Ordinance** - Senior Planner Scott Williams discussed the new zoning ordinance updates and next steps. Key changes included the reorganization and simplification of language, new site plan approval procedures, new Planned Unit Development (PUD) process, restructuring of use classification system, and new regulations for accessory structures, lighting, and parking. Other additions included a new public/institutional district (P) and downtown districts (B1A,B1, R7).

Trustee Barry expressed frustration with certain properties that have either eliminated their landscaping or have lacked in the maintenance and wanted the new zoning landscape updates to include landscape enforcement abilities. Williams responded through routine inspections, and as long as there is an approved landscape/site plan, the landscaping can be enforced.

Mayor Gunter asked staff what big changes could negatively impact the residents the most, Director Hennerfeind responded that many of the changes will actually benefit the residents, including the loosening of restrictions on accessory structures, however the lot coverage allowance of 35 percent remains. Hennerfeind added that there may be some concern for the properties that are proposed to be rezoned along Burlington and Quincy, and that it'll take some navigation to make sure staff gets that information out there to make sure everyone's informed.

Trustee Barker had concerns regarding potential dwelling units constructed or added to accessory structures and wanted to know if there was a way the Village could be notified when this occurs. Trustee Barker wanted to know if there was a way to protect from crowded parking or nuisances. Hennerfeind replied that permits would still be required for any alterations or added plumbing, electric, or new structures. Trustee Barry added it would be difficult to regulate dwelling units and commented "it's really where you are willing to sleep". Hennerfeind also added that the Village would not be able to dictate who the tenants are, but all property maintenance and parking regulations would still exist and be enforced. Trustee Nero added that it would likely be complaint driven if there were issues that arose, and if there are deficiencies and there is something that should be addressed, those items can be adjusted at that time.

The committee seemed favorable to the proposed new site and landscape plan administrative approval process.

The board granted staff's request to proceed with the updates. Staff plans on scheduling a public hearing for March or April.

**9. MISCELLANEOUS** - None

**10. ADJOURN** - Trustee Nero made a motion to adjourn the meeting at 5:45 PM, and Trustee Liddle seconded the motion. The motion to adjourn was approved by unanimous consent.

# Zoning Ordinance Update

Request to Proceed  
January 23, 2025

# Timeline



# General Changes (Organization/Format)

- Reorganized
- Introduction Tables and Illustrations
- Accurate cross-references
- Web-ready and hyper-linked
- Legally defensible, plain language

Organization  
districts  
uses  
applicable regulations  
administration  
interpretation

<b>General Contents</b>	
Article I Introductory Provisions.....	I-1
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# Procedures/Processes

Table XIV-1: Review and Decision-making Authority Summary Table

Procedure	Staff	Planning and Zoning Commission	Board of Trustees
Zoning Ordinance Text & Map Amendments	<input type="checkbox"/>	< <input checked="" type="checkbox"/> >	■
Planned Unit Developments			
PUD Development Plans	<input type="checkbox"/>	< <input checked="" type="checkbox"/> >	■
PUD Site Plans	■	—	—
Special Uses	<input type="checkbox"/>	< <input checked="" type="checkbox"/> >	■
Site Plans			
Major Site Plans	<input type="checkbox"/>	< <input checked="" type="checkbox"/> >	■
Administrative Site Plans	■	—	—
Variances	<input type="checkbox"/>	< <input checked="" type="checkbox"/> >	■
Zoning Certificates	■	—	—
Zoning Verification Letters	■	—	—
Certificates of Occupancy	■	—	—
Appeals of Administrative Decisions	<input type="checkbox"/>	< ■ >	—

= Review |  = Recommendation | ■ = Final Decision | < > = Public hearing

## Notable Changes

- Staff has some administrative ability regarding Site Plans and Landscape Plans
- PUD has a more formalized process
- Variances, Special Uses, Text & Map Amendments, Verification Letters, and Appeals are processes are not changing.

# Use Classification System

- Current use classification system is inconsistent between districts, primarily in terms of formatting
- Table is grouped by district type
- Organizes uses into buckets (e.g. Animal Service, Consumer Service, etc), which are broken into subcategories
- Special conditions and supplemental regulations are included, as needed

**DRAFT**

Table VI-t: Table of Allowed Uses

Uses	Districts													Supplemental Regulations			
	USE GROUP																
	R-1	R-1(A)	R-2	R-3	R-4	R-5	R-7	R-1(A)	B-1	B-2	C-1	OR-1	OR		M-1	M	P1
P = Permitted Use   S = Special Use Approval Required   - = Prohibited Use																	
<b>RESIDENTIAL</b>																	
<b>Household Living</b>																	
Detached House	P	P	P	P	P	P	S	-	-	-	S	-	-	-	-	-	Sec. 6.03(A)(1)
Semi-detached House	-	-	-	-	P	P	-	-	-	-	S	-	-	-	-	-	-
Attached House	-	-	-	-	P	P	-	-	S	-	-	-	-	-	-	-	-
Two-unit House	-	-	-	-	P	P	-	-	-	S	-	-	-	-	-	-	-
Mixed-Use Residential	-	-	-	-	-	-	-	P12	P	-	S	-	-	-	-	-	-
Multi-Unit Building	-	-	-	-	P	P	-	-	P	-	S	-	-	-	-	-	-
Assisted Living Residence	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
<b>Group Living</b>																	
Community Residence, Family	P11	P11	P11	P11	P11	P11	P11	-	-	-	-	-	-	-	-	-	-
Community Residence, Group	S11	S11	S11	S11	S11	S11	S11	-	-	-	-	-	-	-	-	-	-
Nursing Home	-	-	-	-	S12	S12	S12	-	-	-	-	-	-	-	-	-	-
Other Group Living	-	-	-	-	-	-	-	-	-	-	S	S	-	-	S	-	S
<b>COMMERCIAL</b>																	
<b>Animal Service</b>																	
Boarding or Shelter	-	-	-	-	-	-	-	-	-	S14	S	S	-	-	S	P	-
Veterinary	-	-	-	-	-	-	-	-	-	S15	S15	S14	-	-	S	P	-
Other Animal Service	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	P	P
<b>Consumer Service</b>																	
Business Support Service	-	-	-	-	-	-	-	-	P	P	P	-	P	-	-	-	P
Maintenance and Repair Service	-	-	-	-	-	-	-	-	S	P	P	-	P	-	-	-	P
Personal Improvement Service	-	-	-	-	-	-	-	S12	P	P	P	P	-	-	-	-	P
Health and Fitness Service	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P
Instructional Service	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P
Business Training	-	-	-	-	-	-	-	-	-	S	S	-	S	S	-	-	P
Other Consumer Service	-	-	-	-	-	-	-	-	S	S	S	S	-	-	-	-	P
<b>Day Care Center</b>																	
Daycare Home	P16	P16	P16	P16	P16	P16	P16	P16	P16	P16	-	-	-	-	-	-	-
<b>Eating and Drinking Place</b>																	
Bar or Tavern	-	-	-	-	-	-	-	S19	S19	-	-	-	-	-	-	-	-
Craft Alcoholic Beverage Distributor	-	-	-	-	-	-	-	S19	S19	S19	-	S19	-	-	-	-	-
Restaurant	-	-	-	-	-	-	-	-	P	P	-	-	-	-	S19	-	-
Tobacco or Vape Lounge	-	-	-	-	-	-	-	-	S19	-	-	-	-	-	-	-	-
Other Eating and Drinking Place	-	-	-	-	-	-	-	-	S	-	-	-	S	-	-	-	-
<b>Entertainment, Spectator</b>																	
Arcade (non-video gaminal)	-	-	-	-	-	-	-	-	S10	-	-	S	-	-	-	-	-
Video Gaming, Accessory	-	-	-	-	-	-	-	-	P10	-	-	P	-	-	P	-	-
Video Gaming Cafe	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 6.04(F)(2)(a)
Other Participant Ent., Indoor	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	Sec. 6.04(F)(2)(b)
Participant Ent., Outdoor	-	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	-
<b>Entertainment, Spectator</b>																	
Indoor	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-
Outdoor	-	-	-	-	-	-	-	-	S10	-	-	-	-	-	-	-	-
<b>Financial Service</b>																	
Bank, Credit Union or Savings & Loan	-	-	-	-	-	-	-	-	S	S	S	P	-	S11	S	-	-
Alternative Financial Service Est.	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-
<b>Funeral and Mortuary Service</b>																	
Lodging	-	-	-	-	-	-	-	-	S	P	P	P	-	-	S	-	-
<b>Office</b>																	
Business or Professional Office	-	-	-	-	-	-	-	-	P12	P	P	P	-	P	P	P	-
Medical Office	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	-	-

# Accessory Structures & Uses

Renewable Energy Systems - allowed in all zoning districts

- Electric vehicle charging stations
- Geothermal heat exchange stations
- Solar energy systems
- Wind energy conversion systems

Residential

- Maximum of two (2) detached accessory buildings (excluding a detached garage)
- Maximum 1,250 sq ft footprint of all accessory structures
- No change to 35% lot coverage maximum
- Exempting up to two (2) 12 sq ft small buildings
- Accessory Dwelling Units (ADUs)

Nonresidential

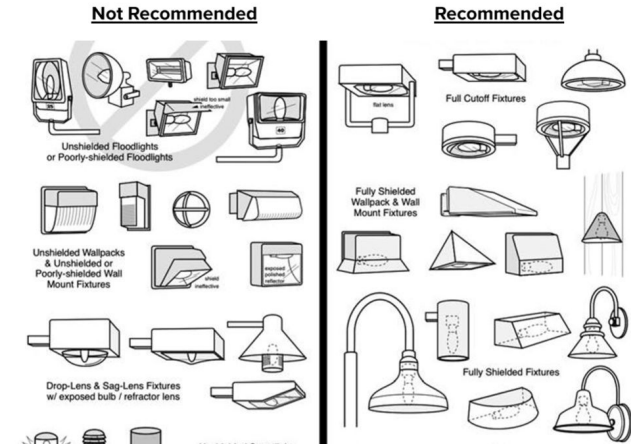
- Only one is allowed, unless a special use approval allows for more
- Can encroach into interior side and rear yards

Lighting

- More stringent lighting regulations that reduce “light spillage”

Parking

- Reduction of the minimum parking stall size to 9' X 18'



# Public/Institutional District (P/I) - New Specialized District

- Designed to accommodate public and institutional structures that are not well addressed in other districts
- District relaxes bulk regulations
- Allows safety service and neighborhood parks as permitted uses
- Existing public and institutional uses can elect to rezone to the P/I district
- PZC indicated support for the creation of the district

Table V-2: P/I Lot and Building Regulations **DRAFT**

Lot and Building Regulations	District
	P/I
Minimum Lot Area (square feet)	7,800
Minimum Lot Width (feet)	50
Minimum Building Setbacks (feet)	
Front/Street Side	25
Interior Side	
Abutting R District	10
Abutting Non-R District	5
Rear	20
Minimum Separation of Buildings on Same Lot (feet)	20
Maximum Building Height (feet)	45

# Downtown Zoning Districts

## B-1(A): Downtown Core

- Allows Storefront & General Buildings

## B-1: Downtown Edge

- Allows General & Row Buildings

## R-7: Downtown Residential

- Allows General & Row Buildings
- Allows existing single-family homes to continue
- Allows for new single-family homes as a special use

Storefront Building



General Building

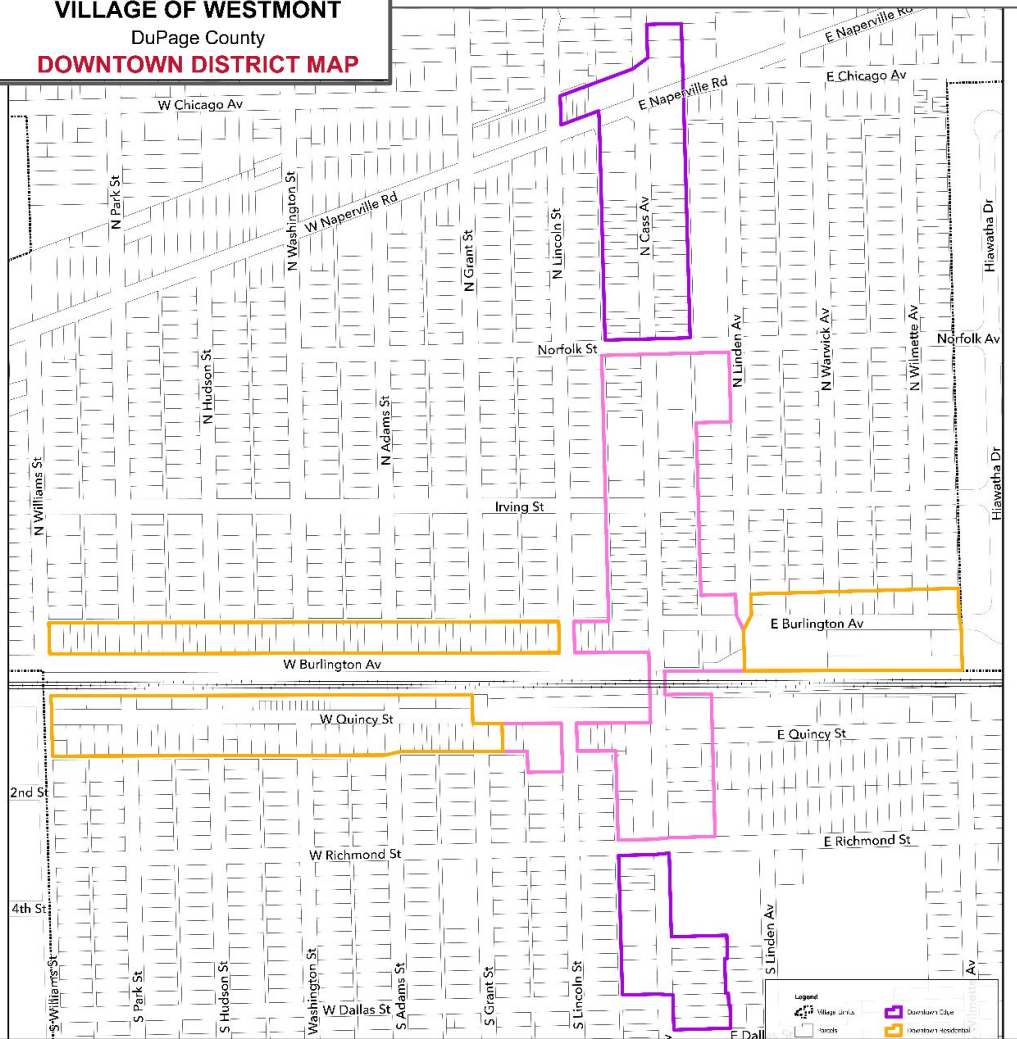


Row Building



**DRAFT**

**VILLAGE OF WESTMONT**  
DuPage County  
**DOWNTOWN DISTRICT MAP**



**LEGEND**

-  Downtown Core
-  Downtown Edge
-  Downtown Residential

# Landscape

- Landscape regulation absorbed into the zoning ordinance
- Introduction of specific landscape minimums
  - 50% of the unimproved ground area on a site must be landscaped with trees, shrubs, or ground cover. (non-residential)
- Emphasis on street facing facades and screening
- New maintenance requirements
- List of approved landscaping





**Village of Westmont  
COMMUNITY DEVELOPMENT**

31 West Quincy Street, Westmont, Illinois 60559

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# Community Development Department 2024 4th-Quarter and Year End Report

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# Section One

## Community Development Department

### 2024 4th Quarter Overview / End of Year

#### **Fourth Quarter Summary/ 2024 In Review**

- Permitting:
  - Staff has focused on moving towards online permitting and made great strides, opening the portal for submission of select permit types.
  - Permit counts increased from last year by 200, and construction values have trended up.
- Code Enforcement:
  - Code cases have climbed to over 700 for the year with 24 proceeding to local adjudication.
- Planning and Zoning:
  - In addition to the efforts made in the zoning ordinance rewrite, 23 cases were processed, including the redevelopment of the Bakersfield/Bohemian Crystal properties.
  - 3 new commissioners have joined the PZC.

#### **Departmental Staffing**

- Planner/Senior Planner
- Building Inspector
- CDD is now fully staffed

#### **Downtown Incentive Program (DIP)**

- 2024 Wrap-up
  - Three Tier 1 grants were approved in FY25(A) and totalled \$12,104
  - Two Tier 2 grants were awarded for a total of \$101,258
  - Total of \$113,362 obligated
- 2025(B) - Tier 3
  - Tier 1: \$50,000 allocated
  - Tiers 2 and 3: \$250,000 allocated
  - First year for Tier 3 (minimum projects of \$50,000; grants up to \$100,000 (plus incentives)

#### **Zoning Ordinance Update**

Planning Staff is in the eighteenth month of the zoning ordinance complete rewrite. It has included numerous interactions with the PZC and CDC for feedback on topics such as accessory dwelling units, new approval processes, and density. This project is moving into the final stages of presenting a draft to the public, and will be an intensive discussion topic at the CDC. (*under new business*)

#### **Design Review Group/Committee**

The concept of a Technical Review Committee was recently introduced for consideration. CDD staff has found several good examples to model after and are looking at best methods to integrate into ongoing processes, including participants, committee or group structure, and information dissemination.

# Section Two

## Planning & Zoning Division

### 2024 4th Quarter Activity Report

- **Special Project Updates**
  - Zoning Ordinance Update Full Draft Completed (pending Legal Review)
    - Anticipated 1st Public Hearing (Planning and Zoning Commission) in March of 2025.
    - Anticipated Village Board Meeting in Mayor June of 2025. (Dependant on number of PZC meetings)
- **Approved Planning & Zoning Cases - 2024**
  - A total of 23 approved Planning and Zoning Cases in 2024

Address (Project)	Requested Approvals
<b>Residential Projects (4 Total)</b>	
246 North Washington Street	Variences to Lot Width, Lot Area, and Setbacks
329 East 56th Street	Plat of Subdivision, Rezoning, Variences to Lot Depth and Front Yard Setback
22 and 26 West Burlington Avenue	Variences to Setbacks, Density, Site & Landscaping Plan, Plat of Subdivision
10 West Traube Avenue	Rezoning
<b>Commercial Projects (9 Total)</b>	
136 North Cass Avenue	Special Use Permit
34 North Cass Avenue	Site and Landscaping Plan
330 East Ogden Avenue and 639 Blackhawk Drive (Advocate Medical Center)	Lighting Variance, Site and Landscaping Plan, Plat of Subdivision
522 North Cass Avenue (BAM Theatre)	Rezoning
520 North Cass Avenue (BAM Theatre)	Rezoning and Special Use Permit
101 and 107 West Ogden Avenue (Starbuds)	Special Use Permit, Site and Landscaping Plan, Plat of Subdivision
600 Oakmont Lane, Suite LL (1440 Event Design)	Special Use Permit and Variance

822 East Ogden Avenue (Bowie Barker)	Special Use Permit
750 Pasquinelli Drive (Expression Dance Studio)	Special Use Permit
<b>Public/Institutional Projects (8 Total)</b>	
314 and 350 North Grant Street	Plat of Subdivision and Special Use Permit
490 North Warwick Avenue (Fritz Werley Park)	Special Use Permit
867 and 888 Blackhawk Drive (James M. Long Park)	Variance to Rear Yard Setback and Site & Landscaping Plan
300 West 59th Street (Diane Main Park)	Special Use Permit
201 West 63rd Street (Bellerive Park)	Special Use Permit
109 North Cass Avenue (Village Park)	Site & Landscaping Plan
888 Blackhawk Drive (James M. Long Park)	Variance to Rear Yard Setback and Amended Site & Landscaping Plan
1 North Cass Avenue (Blue Village Subdivision)	Plat of Subdivision, Land Development Code Variance
<b>Text Amendments (2 Total)</b>	
Performing Arts Studio as a Special Use	O/R Office/Research District
Minimum Lot Area for Multiple-Family Dwellings	R-4 and R-5 General Residence Districts

- **Approved B-1 Development Permits**
  - A total of 8 approved B-1 Development Permits in 2024
    - 136 North Cass Avenue - Animal Grooming
    - 109 North Cass Avenue - Temporary Public Park
    - 13 West Quincy Street - Ice Cream Shop
    - 104 South Cass Avenue - Beauty Salon
    - 42 North Cass Avenue - Restaurant
    - 111 North Cass Avenue - Photography Studio
    - 21 West Quincy Street - Clothing Store
    - 19 South Cass Avenue - Ice Cream Shop
- **Planning and Zoning Commission**
  - Three (3) newly appointed commissioners
  - Two (2) commissioner re-appointments

# Section Three

## Permitting Division - 2024

### Building Division Highlights

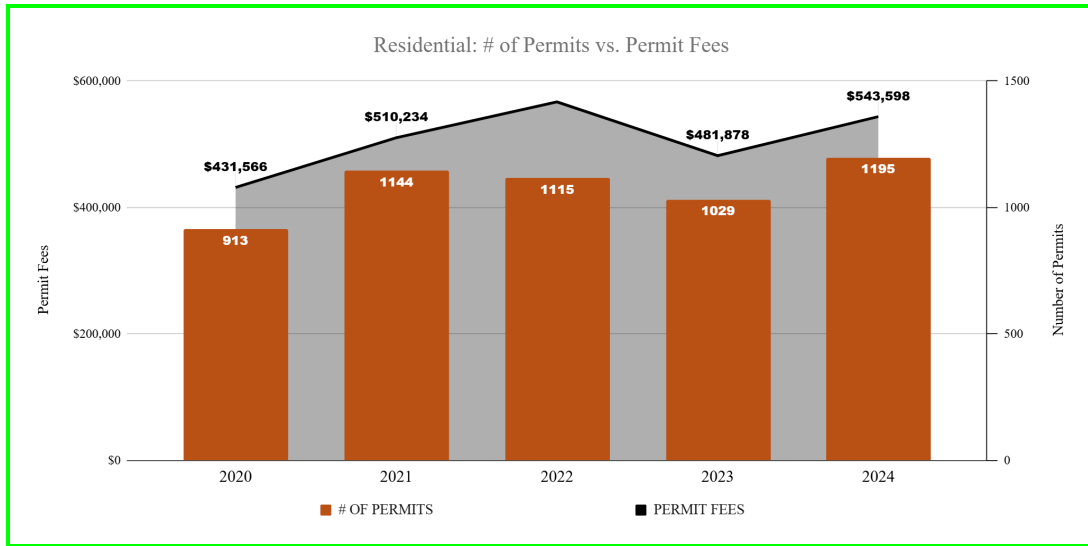
- Please see expanded monthly, annual, and comparative annual building, permitting, and fee related statistics or data.
- Status of Online Permit Submissions:
  - To date, CD Staff has received approximately 140 online submissions through the CA portal. These permit types are “Express” in nature.
  - IT Staff has been working with CD Staff on meeting deadlines for a wider selection of permit types eligible for online submission. The next permit types on the schedule are the remaining “Flat Fee” permit types (beyond Express types) which include the Fence and the Flatwork Remove & Replace permit types to be CA portal viable by end of 2024 Quarter 4 (12-31-2024). We have run into a Tyler issue that has forced us to be creative with our work around - at this point, we are accepting *email* submissions (in a hybrid format) for these permit types upon request and CD staff is manually entering and uploading all information with the goal of minimal impact on applicants.
  - Concurrently, CD Staff and Communications Staff have been updating, streamlining, and revising sections of the CD landing pages from the Village website so as to emphasize and facilitate “online” permit submission as an option. (This work is not complete, but the information being conveyed is more clear and easier to navigate.)
  - POSSIBLE REVISED TIMELINE: Just to recap, per Village Board request, we had an original goal of total CA portal viability for all permit types by end of 2025 Quarter 1 (March 31, 2025). Due to shifting priorities for IT to help other departments in addition to CD and a requested retooling of the online processes to better facilitate applicant experience, our refining process is ongoing. As indicated in the bullet points above, CD staff is working with Communications to provide a more streamlined and concise experience for the applicants, residents, developers, and contractors - changes have already occurred, these include: less drop down options for CD links which is less confusing to first time visitors. New language and streamlining of information emphasizes the online option and will provide a better experience for the user. (Please note that Permit Guides, Applications, and Specification Sheets are part of the ongoing retooling process so these items are not finalized - the goal is less signatures and easier uploading requirements.) While we will endeavor to meet the original timeline, the reality is that there are also outside forces at play with our vendor so the new timeline for total CA portal viability may be closer to the end of 2025 Quarter 2 (June-July 2025).

### **Recent Large Projects Update**

- 123 S. Cass Ave. - Holy Trinity Parish Center
  - Almost completely “dried-in” from the elements
- 639 Blackhawk Dr. - Advocate Outpatient Center
  - Structural framework underway (almost complete)
- 925 Oakwood Dr. - Westmont Water Tower
  - Permit issued and fully under the direction of the Public Works Department for all site operations, construction, and inspections.
- 101 W. Ogden Ave. -Starbuds
  - Multiple building revisions by ownership have slowed the process, but much exterior and interior work has commenced. Staff is working diligently with ownership and general contractor to facilitate completion of the project where able and appropriate to do so.
- 520 N. Cass Ave. - BAMtheatre
  - Currently in the “Rough” construction phase of the project for interior build out.

**RESIDENTIAL PERMITTING OVERVIEW**

<b>RESIDENTIAL</b>	# OF PERMITS RESIDENTIAL (ALL TYPES)	RESIDENTIAL PERMIT FEES	ESTIMATED RESIDENTIAL CONSTRUCTION VALUE
January	37	\$25,695.06	\$730,355
February	42	\$16,536.87	\$588,937
March	145	\$36,716.03	\$1,286,741
April	124	\$80,122.17	\$2,645,746
May	116	\$111,430.55	\$3,138,442
June	102	\$29,889.31	\$1,595,742
July	138	\$41,845.54	\$2,158,212
August	120	\$33,399.69	\$1,425,614
September	95	\$26,699.76	\$1,197,624
<b>October (Q4)</b>	<b>147</b>	<b>\$61,671.14</b>	<b>\$2,463,706</b>
<b>November (Q4)</b>	<b>88</b>	<b>\$27,902.96</b>	<b>\$1,121,809</b>
<b>December (Q4)</b>	<b>41</b>	<b>\$51,689.09</b>	<b>\$879,846</b>
<b>TOTALS:</b>	<b>1195</b>	<b>\$543,598</b>	<b>\$19,232,773</b>





**NEW SINGLE FAMILY RESIDENCES - 2024**

	ISSUED	ADDRESS	EST. CONSTRUCTION VALUE	PERMIT FEES
1	4/16/2024	5820 Western Ave.	\$825,000	\$30,057.90
2	5/9/2024	335 E. Richmond St.	\$439,961	\$19,932.03
3	5/10/2024	234 E. 58th Pl.	\$650,000	\$38,836.47
4	10/8/2024	19 S. Wilmette Ave.	\$653,315	\$25,969.87
5	12/19/2024	301 N. Grant St.	\$350,000	\$35,990.50
		<b>YTD TOTAL</b>	<b>\$2,918,276</b>	<b>\$150,786.77</b>

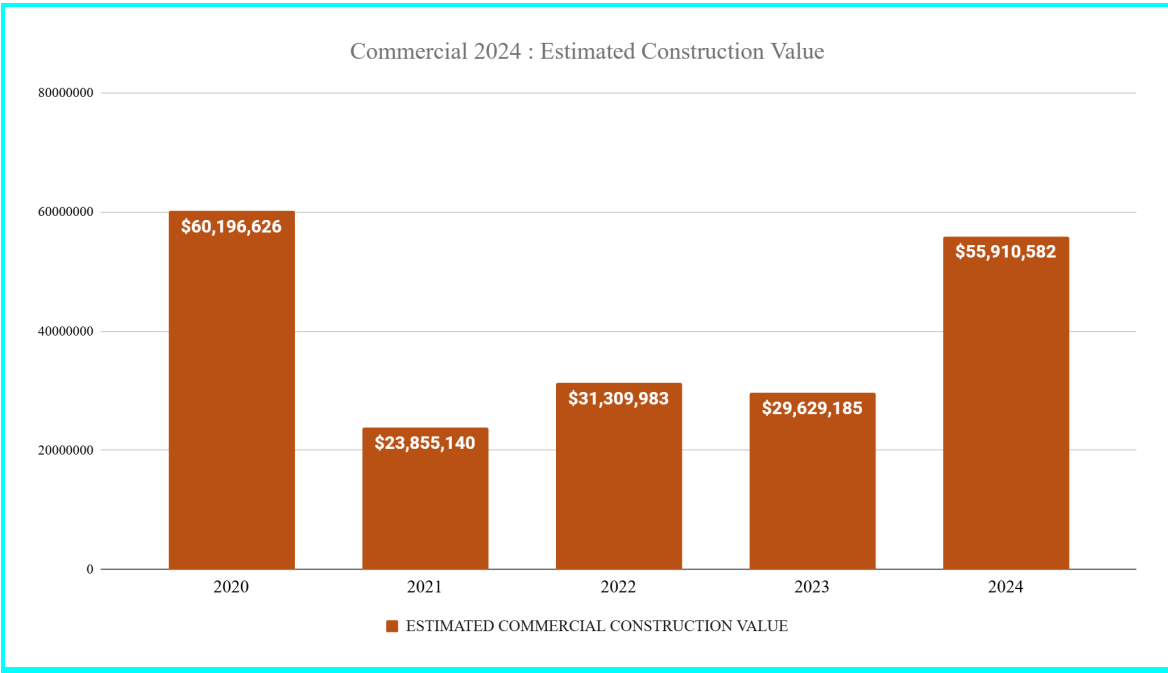
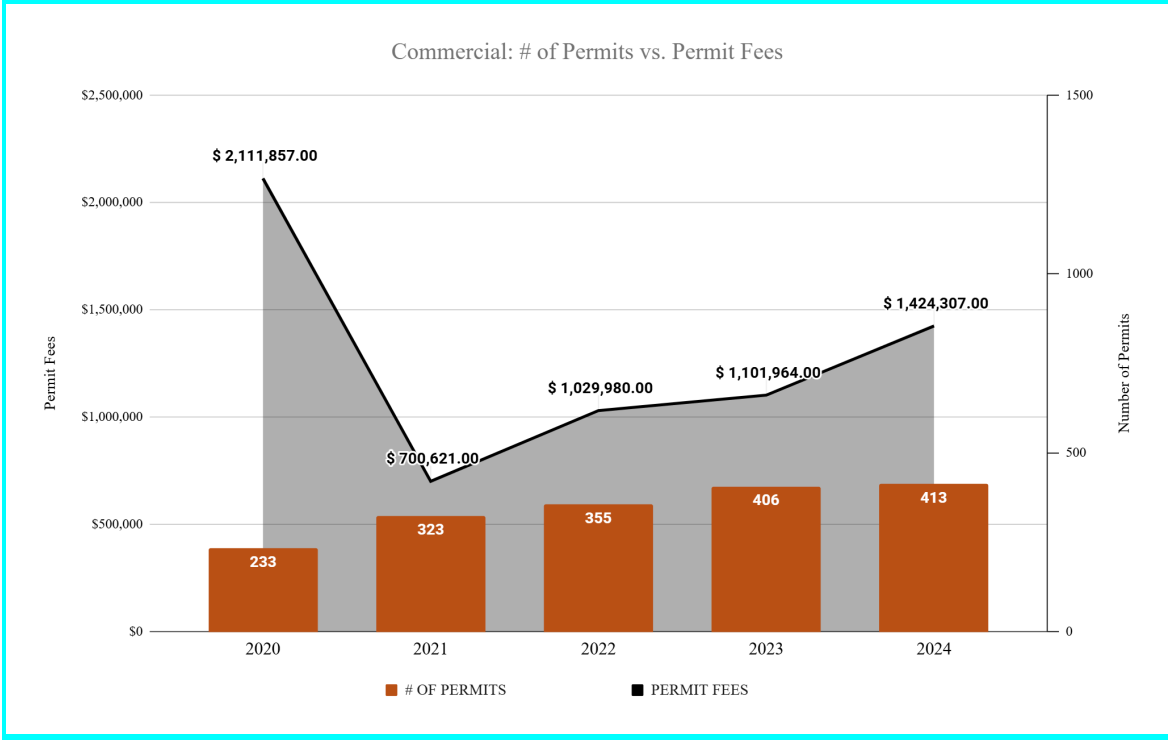
\*Permit Fees include reviews, inspections, building and engineering cash bonds( which are refundable), as well as public works fees (tree removal/planting and water services).

**COMMERCIAL PERMITTING OVERVIEW**

<b><u>COMMERCIAL</u></b>	# OF PERMITS RESIDENTIAL (ALL TYPES)	RESIDENTIAL PERMIT FEES	ESTIMATED RESIDENTIAL CONSTRUCTION VALUE
January	57	\$240,790.65	\$5,819,786
February	27	\$34,992.05	\$1,026,889
March	22	\$18,119.58	\$832,537
April	30	\$48,080.12	\$1,519,284
May	34	\$76,375.65	\$3,034,121
June	33	\$105,162.85	\$3,929,485
July	38	\$60,798.78	\$1,852,328
August	26	\$25,268.97	\$725,860
September	41	\$79,337.49	\$2,768,563
<b>October (Q4)</b>	47	\$616,436.19	\$26,763,766
<b>November (Q4)</b>	39	\$29,291.50	\$1,263,180
<b>December (Q4)</b>	19	\$89,653.27	\$6,374,783
<b>TOTALS:</b>	<b>413</b>	<b>\$1,424,307</b>	<b>\$55,910,582</b>

**New Commercial Building Permits Issued in 2024**

- 123 S. Cass Ave. - Holy Trinity Parish Center
- 639 Blackhawk Dr. - Advocate Outpatient Center
- 925 Oakwood Dr. - Westmont Water Tower

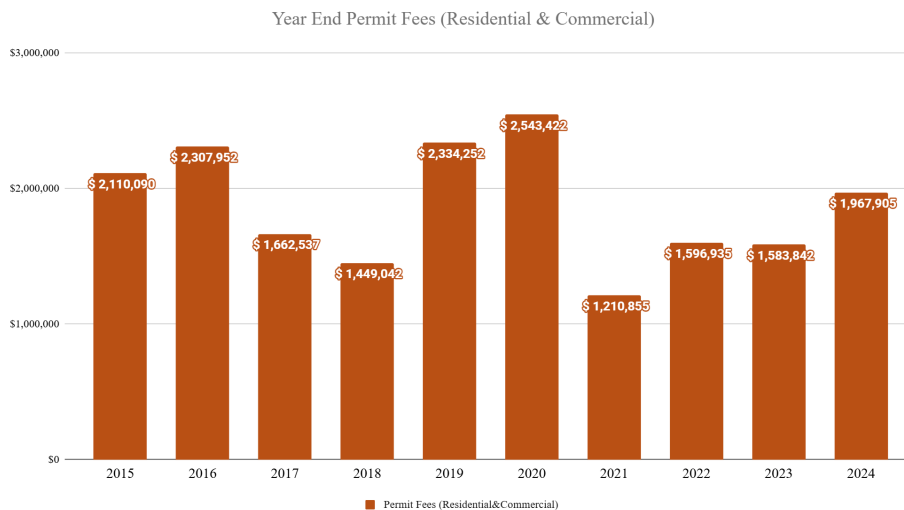


**COMMERCIAL INTERIOR ALTERATIONS 2024 HIGHLIGHTS**

<b>DATE</b>	<b>ADDRESS</b>	<b>ESTIMATED CONSTR. VALUE</b>
5/14/2024	52 E. Ogden Ave. - Skyzone	\$1,266,458.70
6/6/2024	700 Oakmont Ln. - Gamma Technologies	\$656,581.00
6/7/2024	30 W. 63rd St. - Amazon Remodel (Phase II)	\$543,328.00
7/10/2024	806 E. Ogden Ave. - The Now - Massage Boutique	\$401,000.00
9/18/2024	101 W. Ogden Ave. -Starbuds	\$441,000.00
<b>Q4</b>		
<b>10/24/2024</b>	520 N. Cass Ave. - BAMtheatre	\$1,268,406.00
<b>12/23/2024</b>	865 N. Cass Ave. - Cordia Senior Residence Pub	\$599,099.00

## COMPARISON OF YEARLY PERMIT FEES (Commercial and Residential Combined)

	2024	2023	2022	2021	2020	2019
<b>January</b>	\$266,485.71	\$30,021.91	\$47,037.57	\$24,830.94	\$219,771.32	\$41,226.14
<b>February</b>	\$51,528.92	\$131,207.24	\$25,998.10	\$89,094.65	\$78,582.73	\$254,467.07
<b>March</b>	\$54,835.61	\$227,432.70	\$100,472.62	\$199,059.89	\$369,741.19	\$139,081.35
<b>April</b>	\$128,202.29	\$126,817.56	\$177,805.36	\$152,392.45	\$255,418.93	\$616,010.05
<b>May</b>	\$187,806.20	\$192,381.40	\$344,676.38	\$115,030.48	\$145,047.32	\$202,480.60
<b>June</b>	\$135,052.16	\$124,248.10	\$55,461.99	\$135,749.88	\$775,708.88	\$152,627.73
<b>July</b>	\$102,644.32	\$174,272.19	\$182,486.88	\$72,640.64	\$32,852.56	\$79,069.65
<b>August</b>	\$58,668.66	\$137,428.14	\$97,986.23	\$99,052.60	\$247,079.31	\$255,470.16
<b>September</b>	\$106,037.25	\$67,938.51	\$175,895.22	\$74,496.59	\$218,744.14	\$142,289.80
<b>October</b>	\$678,107.33	\$159,682.68	\$102,257.59	\$44,820.08	\$67,922.24	\$85,938.99
<b>November</b>	\$57,194.46	\$106,289.21	\$174,826.48	\$122,179.35	\$73,903.35	\$72,811.01
<b>December</b>	\$141,342.36	\$106,122.49	\$112,030.78	\$81,507.32	\$58,650.52	\$292,779.28
<b>YEARLY TOTALS</b>	<b>\$1,967,905.27</b>	<b>\$1,583,842.13</b>	<b>\$1,596,935.20</b>	<b>\$1,210,854.87</b>	<b>\$2,543,422.49</b>	<b>\$2,334,251.83</b>



# Section Four

## Code Enforcement Division

### Code Case Statistics

**4th Quarter 10/01/24-12/31/24**

Q4 2024 Code Stats		
311 reported concerns received/investigated (reactive)	53	Total 120
Staff cases (proactive)	67	
NOV Letters		15
Citations Issued		13

### 2024 Year End Totals

2024 Year End Code Stats		
311 reported concerns received/investigated (reactive)	389	Total 701
Staff cases (proactive)	312	
NOV Letters		82
Citations Issued		47
Citations withdrawn prior to court		24
Total Local <i>Heard</i> Adjudication Cases		24

## Code Case Types Tracking

**Nuisance/Other Violations**

**No Development Permit**

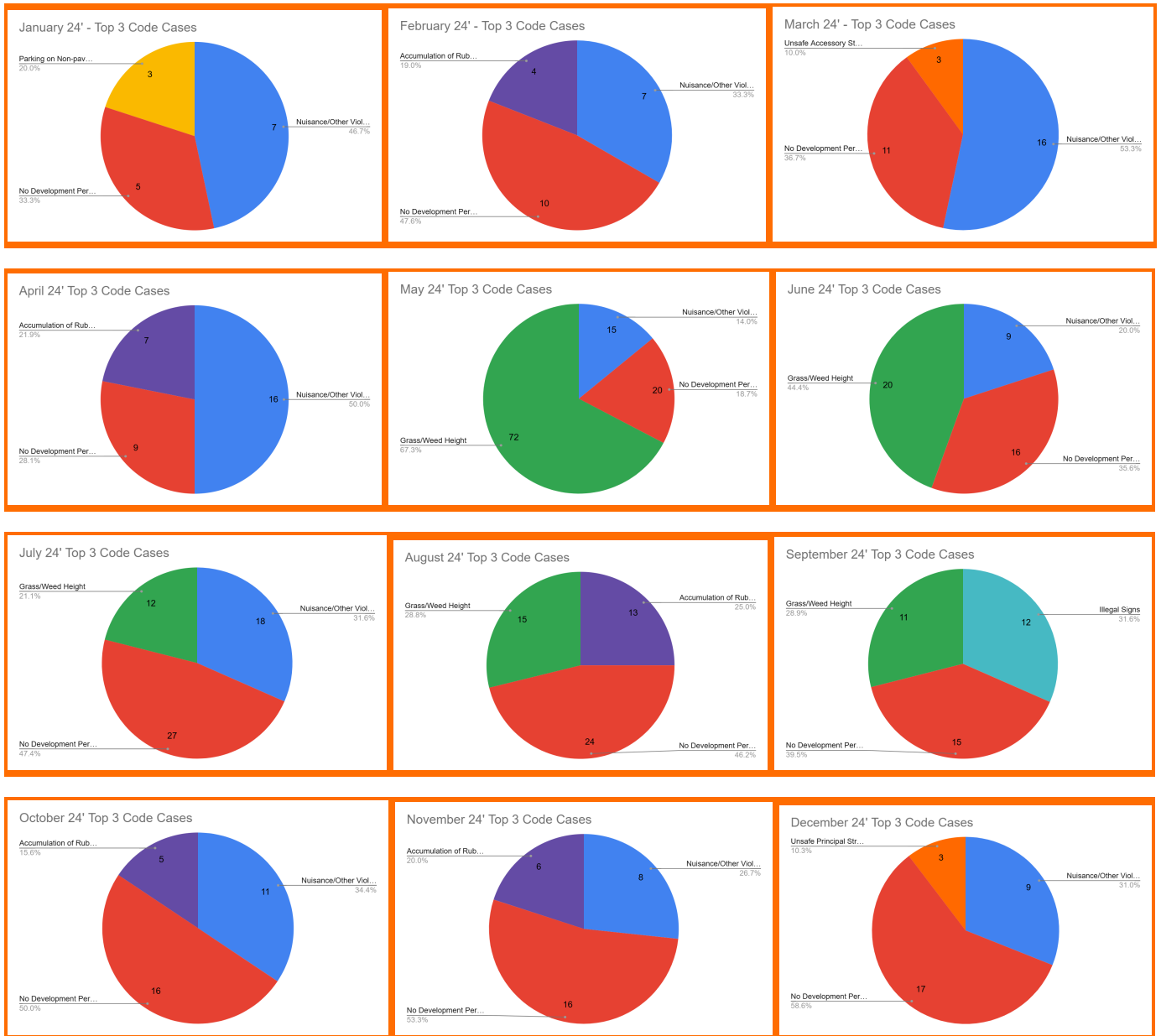
**Parking on Non-paved Areas**

**Accumulation of Rubbish/Garbage**

**Grass/Weed Height**

**Illegal Signs**

**Unsafe Principal Structure**



## **CODE ENFORCEMENT**

### **Division Statistics/Highlights:**

- REVISED and NEW Code Case Statistics and Types Tracking information
  - Please see the revised Code Case Statistics tables streamlining the pertinent raw number information. (Note: “Citations withdrawn prior to court” and “Total Local Heard Adjudication Cases” categories will not feature in the Quarterly table due to the fact that these statistics are calculated on a “lagging basis” and may not necessarily correspond to “quarterly figures”.)
  - Please see the new Code Case Types Tracking with easy / at-a-glance pie chart information tracking the top three violation types on a monthly basis.
- Code Staff has three distinct Patrol Zones (North of traintracks, South of train tracks, and Central Business District) that are fully driven at least once a week by the assigned code personnel.