



# 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, January 22, 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 October 30, 2025 regular meeting minutes
6. Unfinished Business
  - A. Comprehensive Plan Request for Proposals (RFP)
  - B. Downtown Rezoning Proposal
7. New Business
  - A. Lot Coverage Text Amendment
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

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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

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## Community Development Committee Meeting Thursday, October 30, 2025 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>P</u>
TRUSTEES:	Scales (Chair)	<u>P</u>	Plowman	<u>P</u>
	Barker	<u>P</u>	Guzzo	<u>P</u>
	Liddle	<u>P</u>	Parrilli	<u>P</u>

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

### 3. Pledge of Allegiance

### 4. Public Comment - None

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

### 6. UNFINISHED BUSINESS

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

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

## **7. NEW BUSINESS**

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

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

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

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

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

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

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

## **8. REPORTS**

### **A. Committee Chair - None**

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

### **C. Division(s) Reports**

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

## **9. MISCELLANEOUS - None**

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



# Village of Westmont COMMUNITY DEVELOPMENT

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**TO:** Community Development Committee  
**FROM:** Planning & Zoning Division - Adam Walsh and Scott Williams, AICP  
**DATE:** January 22, 2026  
**RE:** **Downtown Rezoning Status Update**

## I. Background on the Downtown Rezoning

When the comprehensive amendments to the zoning ordinance were adopted, two new zoning districts were created: B-1(A) Downtown Core and the R-7 Downtown Residential. The bulk regulations of the B-1 Limited Business District were also comprehensively amended, and the district was retitled “Downtown Edge” instead of “Limited Business.” No map amendments (rezonings) were done, so all B-1 properties are still B-1, but follow the amended regulations of the Downtown Edge district. At the previous Community Development Committee meeting on October 30th, Planning & Zoning Division staff presented three proposals; one staff preferred and two other possibilities. The Committee expressed support for staff’s rezoning proposal. Since the last CDC meeting, staff has been preparing both legal notices and informational handouts to share with the public, as well as finalizing the meeting materials.

## II. Staff Proposal for Rezoning

### B-1(A) Downtown Core

<b>Downtown Core</b>	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.
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The proposed B-1(A) boundaries largely follow the Future Land Use and Downtown Subarea Plans, being concentrated at the Westmont Metra Station. The B-1(A) would be bound by Richmond Street to the south, generally the west of Cass Avenue (plus the first block of West Burlington Avenue and West Quincy Street), Norfolk Street to the north, and the east side of Cass Avenue (in addition to Bales Lumber and Supply on East Quincy Street and a few properties on North Linden Avenue). A bulk of the rezoning will consist of properties rezoning from the B-1 to the B-1(A), this change will allow for taller buildings up to 5-stories in height and only storefront building types, with a focus on lively commercial uses on the first floor.

### B-1 Downtown Edge

<b>Downtown Edge</b>	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.
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Though the B-1 is not a new district, there are 8 lots proposed to be rezoned from R-5 General Residential to B-1. These properties are along West Burlington and West Quincy, between Lincoln and Grant Streets. These properties are proposed to be rezoned to B-1 because it creates a transitional buffer between the B-1(A) properties to the east and the R-7 to the west. This would allow for buildings up to three stories either as general or storefront buildings, and would allow for commercial and fully residential uses.

## **R-7 Downtown Residential**

<b>Downtown Residential</b>	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.
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The current Comprehensive Plan recommends single-family attached residences (row buildings) as an appropriate land use for most properties on Burlington Avenue and Quincy Street. The bulk regulations of the R-7 district were designed to incentivize the construction of row buildings. All properties currently zoned R-5 General Residence (except for a few proposed to be rezoned B-1) are anticipated to be rezoned R-7. The R-7 allows for a handful of building types that are residential focused such as row buildings and general buildings (apartments/condos). Existing detached houses will be permitted to make improvements.

### **III. Noticing**

Notifying the public about these rezonings is paramount, as the landscape of Downtown Westmont will greatly change. In accordance with State of Illinois requirements, a newspaper notice will be published. We will also send mailed notices to at least 468 property owners, neighbors, and tenants, with the final number expected to increase upon verification. Additionally staff is also preparing the following courtesy notices:

- ❖ Mailed informational handouts to property owners, business tenants, and property owners with 250 ft of the properties to be rezoned discussing what the districts are and how they are different from the previous/current zoning regulations
- ❖ Mailed informational handout to property owners and businesses that either are currently nonconforming uses or will become a nonconforming use if rezoned, and how the rezoning will affect their property/business
- ❖ Posted signs stating the public hearing date and time, plus the boundary of the rezoning
- ❖ Creation of a landing page on the Community Development page containing information on all of the rezonings

### **IV. Next Steps**

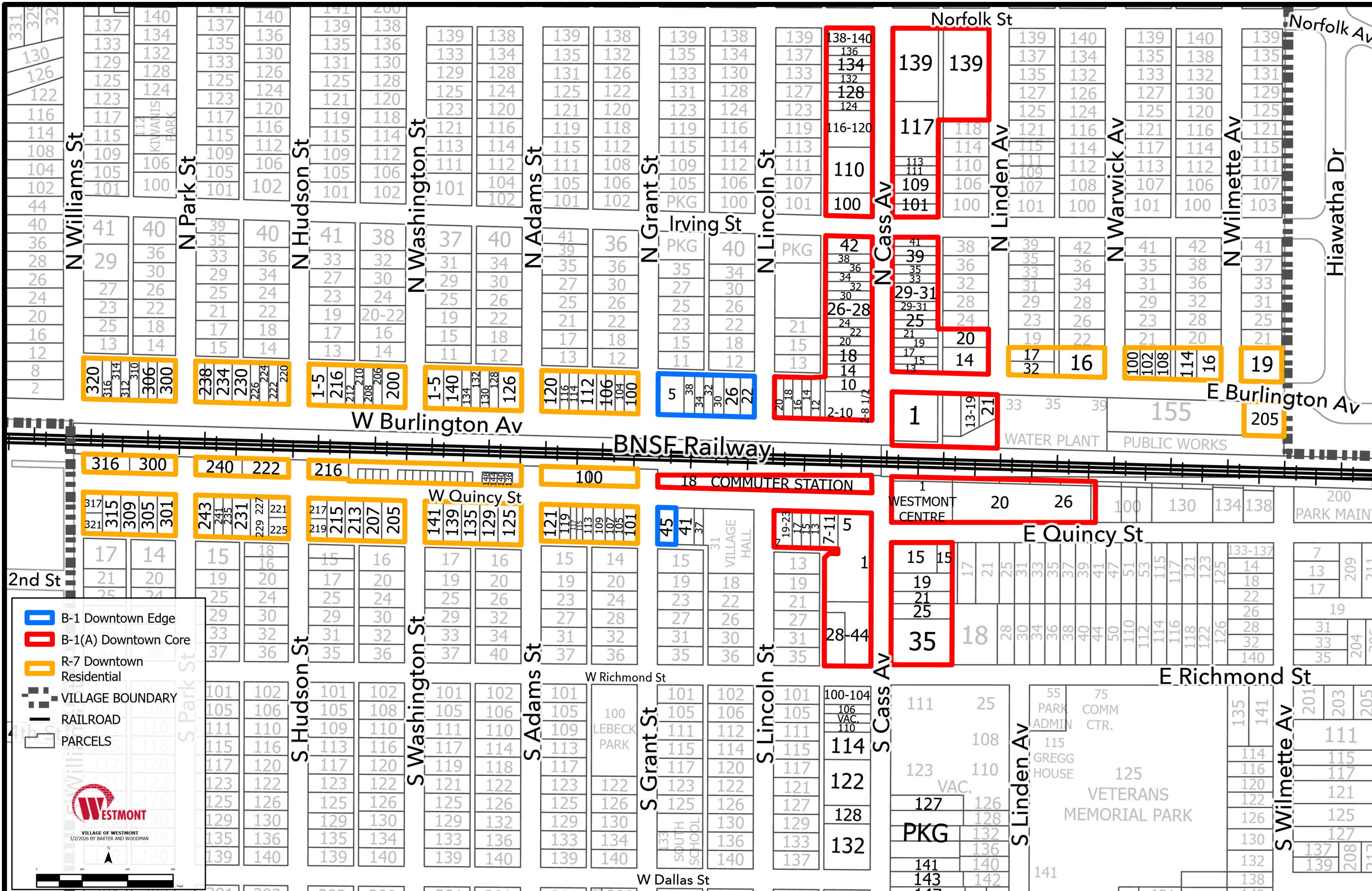
Planning & Zoning Division staff anticipate that the initial public hearings for the rezonings will be scheduled in Q1 or Q2 of 2026. Staff anticipates taking a phased approach to the rezonings over the winter/spring, likely with the R-7 and B-1 being heard at one Planning & Zoning Commission meeting, and the B-1(A) being heard at its own PZC meeting. It should be noted that this is the first step in rezoning, which is called for in the current comprehensive plan (adopted in 2013). It may be appropriate for the Downtown to be expanded, but the current plan does not support that. However, when the new comprehensive plan is adopted, it could be revealed that more properties should be rezoned to one of the downtown districts. Accomplishing this first step achieves the current plan's goals and lays the framework for the new comprehensive plan to build upon.

### **V. Attachments - Downtown Rezoning Proposal Map**

VILLAGE OF WESTMONT

DuPage County

DOWNTOWN REZONING



- B-1 Downtown Edge
- B-1(A) Downtown Core
- R-7 Downtown Residential
- VILLAGE BOUNDARY
- RAILROAD
- PARCELS





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**TO:** Community Development Committee  
**FROM:** Planning & Zoning Division - Adam Walsh and Scott Williams, AICP  
**DATE:** January 22, 2026  
**RE:** Lot Coverage Comparison & Text Amendments

## I. Purpose of the Research

Following discussions with home builders and realtors in April, Village staff explored the challenges of constructing new single-family detached homes in Westmont. A key concern raised was the restrictiveness of current lot coverage zoning regulations. This led staff to conduct a detailed review of lot coverage regulations in Westmont and surrounding municipalities. This review found significant variation in how lot coverage is regulated, including differences in allowed percentages, calculation methodologies, and district-based approaches.

Furthermore, Village zoning staff consistently encounter issues with lot coverage for developed residential properties, often resulting in permit denials for accessory structures and flatwork (patios/decks). Over the past year, for instance, staff saw five lot coverage variance requests approved, representing half of all variances requested last year of which none were denied. Given the feedback from builders and realtors, combined with the high rate of variance requests, staff plans to review and likely propose adjusting the current lot coverage maximums, calculation methods, and/or definitions.

## II. Village of Westmont's Lot Coverage Regulations & History

Currently, the Village allows for a maximum lot coverage of 35% in the R-1, R-1(A), R-2, and R-3 districts. The zoning ordinance defines lot coverage as:

*"Lot coverage is measured as the percentage of a lot covered by buildings, structures and permanent impervious surfaces..."*

This definition means that the full footprint of a house, patio, deck, shed, driveway, walkway, etc., are included in the calculation regardless of whether it is a permeable material or not. Additionally, staff is able to administratively approve request between 35% and 40% as per the following:

*"Lot coverage of up to 40% may be approved if the subject lot is: (a) located within a development designed and approved to accommodate stormwater runoff or (b) not located within any known drainage problem area or identifiable drainage sub-basin area, as determined by the village engineer."*

When applying this discretion, the Community Development Engineer is responsible for making the final determination. Certain subdivisions were designed to accommodate additional stormwater runoff, allowing individual lots to have a lot coverage maximum of up to 40%. Examples of subdivisions include: Oakwood, Ashford, and Villas of Deer Creek.



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In contrast, much of the Village's older platted lots such as the McIntosh & Co.'s Subdivisions, which encompasses the downtown area from 55th Street to Naperville Road, were developed prior to many zoning ordinance and subdivision regulations. As a result, numerous lots in these areas already exceed 35% and sometimes even 40%, making it difficult for a homeowner to further improve their property or remove and replace existing improvements.

Example of Zoning Lot Coverage Percentages  
on a Given Block (estimated)





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The Village has amended how lot coverage is regulated over the years. A summary of the amendments are below:

- Ord. 98-02: Created the lot coverage regulation, set the maximum at 40%, applicable to the home only
- Ord. 01-118: Added that decks, driveways, walks and pools counted towards coverage
- Ord. 07-160: Changed the calculation method to count only 50% of a deck's footprint
- Ord. 10-182: Lowered the maximum coverage from 40% to 35%
- Ord. 11-152: Allowed for administrative approval of a lot coverage up to 40% for properties not located within a building moratorium, know drainage problem, or identifiable sub basin areas
- Ord. 13-109: Changed the calculation method to discount 50% of the footprint of permeable pavers
- Ord. 2021-027: Removed the 50% discounts for decks and permeable materials

The amendments were crafted to preserve open space and mitigate drainage/flooding issues, while allowing home owners to reasonably enjoy their property. The most recent amendment, in 2021, was proposed to separate the engineering aspects of lot coverage from the zoning ordinance. Lot coverage is inherently intertwined between the two disciplines.

### III. Lot Coverage Regulations in Neighboring & Comparable Communities

Lot coverage is not uniformly regulated in surrounding communities. In fact, some communities regulate both building coverage *and* lot coverage. In communities that have both, building coverage is generally defined as the percentage of a lot covered by principal and accessory buildings, while lot coverage is the percentage of a lot covered by all buildings and structures. In neighboring municipalities, building coverage is often limited to 30-35%, while lot coverage is able to go as high as 55%, as shown in the table in the Appendix. To ensure clarity and consistency, the term "lot coverage" is used throughout the attached Appendix, rather than "impervious surface coverage" or "ratio," as some communities use these interchangeably.

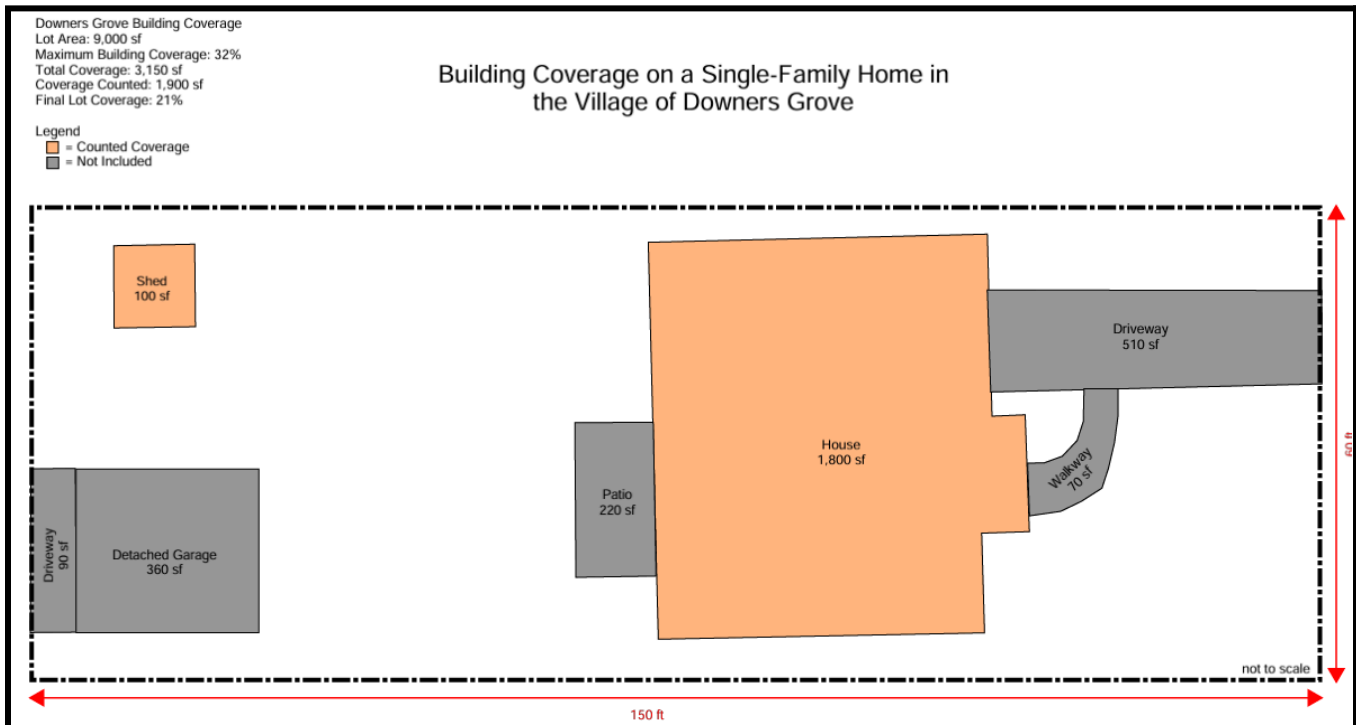
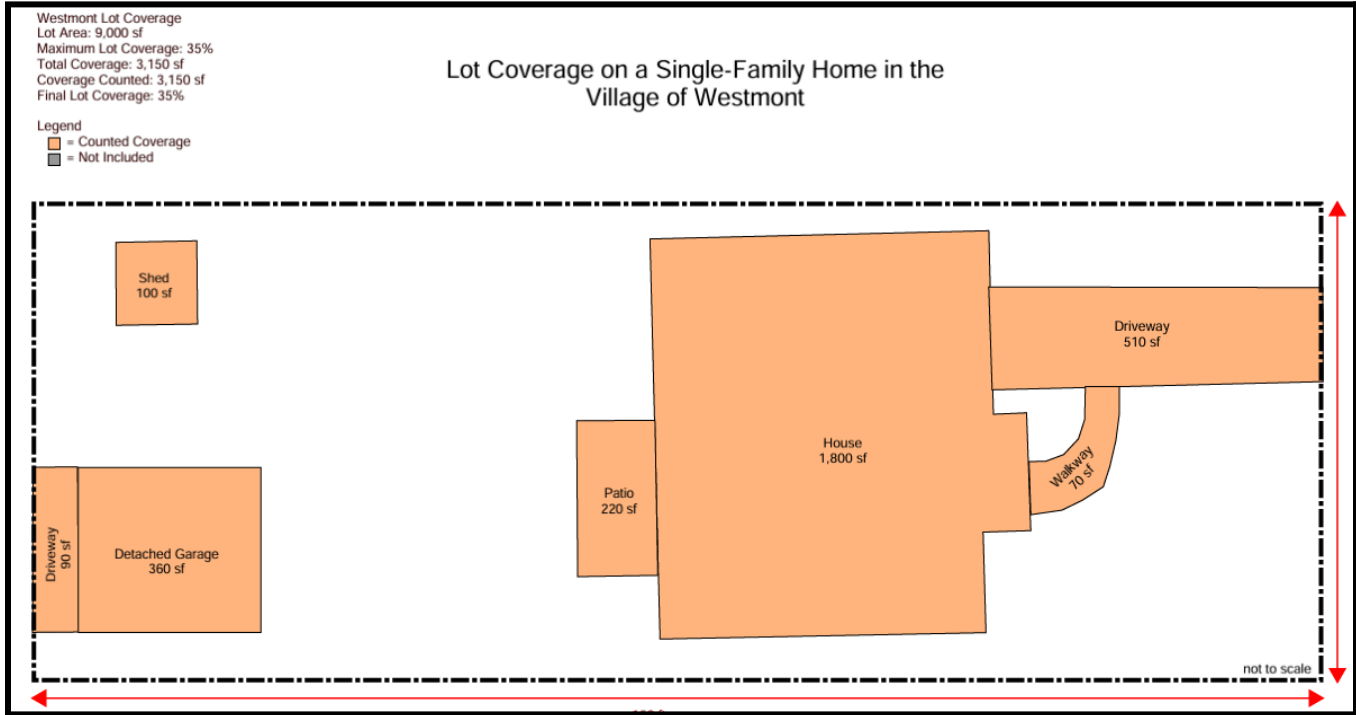


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A key difference exists between Westmont's lot coverage calculation and that of comparable communities such as the Village of Downers Grove, which regulates only building coverage. Take a 9,000 square foot lot in both Villages with 3,150 square feet of coverage. In Westmont, this would hit the 35% **lot coverage** maximum since all buildings and structures count at their full footprint. But in Downers Grove, it would result in a **building coverage** of 22% (only ~1,900 sf is counted). As a result, a homeowner in Downers Grove can effectively improve their property more than a homeowner in Westmont, at 1,250 square feet of surface area in this example. This is because their building coverage does not include accessory structures like patios and driveways and because it exempts some accessory buildings on lots 60 ft wide or less.

However, Downers Grove also uses a stormwater utility fee that may discourage overdevelopment. Established by Village ordinance in 2013, the stormwater utility charges properties based on the total impervious area of a lot and appears on the monthly utility bill. For example, a 9,000 square foot lot with 3,150 square feet of impervious coverage would fall into Tier 2, which applies to properties with 2,501 to 4,000 square feet of impervious area, resulting in a fee of \$20.46 per month. This fee goes directly into the Village's dedicated stormwater fund.

#### IV. Conclusion & Next Steps

Lot coverage has proven to be one of Westmont's most restrictive zoning regulations for new home construction, additionally a growing number of variance requests were approved in the previous year. Our current lot coverage rules are notably more restrictive than those of neighboring communities. This restriction largely stems from Westmont's original 1920s grid-style subdivision layout, which did not incorporate regional detention. Consequently, lot coverage limits were introduced to compensate for this lack of storm water management.

Given these circumstances, staff will begin developing proposed updates to the regulations. Potential changes include:

- A less restrictive definition of lot coverage.
- Modifications to the overall coverage limit.
- Changes to the calculation methodology.

The immediate next steps involve staff formulating specific recommendations and presenting the amendments at a public hearing before the Planning & Zoning Commission, with final approval ultimately required from the Village Board.



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### Appendix

#### Lot Coverage Definitions

##### Village of Westmont:

Lot Coverage: *“Lot coverage is measured as the percentage of a lot covered by buildings, structures and permanent impervious surfaces. Small accessory buildings that comply with the regulations of Sec. 7.02(A)(2) are not counted when calculating lot coverage.”* (Ch. 95, Sec. 16.08)

##### Village of Clarendon Hills:

Building Coverage: *“That portion of the lot that is covered by principal buildings and accessory structures”* (20.2.4:D)

Impervious Surface Coverage Ratio: *The “impervious surface ratio” of any zoning lot is the total area of impervious surface located upon a zoning lot, minus one-half (1/2) the total area of impervious surface that is classified as “permeable paving”, divided by the area of such zoning lot”* (20.2.4:H.1)

##### City of Darien:

Building Coverage: *“Not more than thirty five percent (35%) of the net site area shall be covered by principal buildings and structures”* (5A-7-1-7)

Lot Coverage: *“The part or percent of the lot occupied by buildings, structures, or any impervious surface, including accessory buildings or structures”* (5A-13-1)

##### Village of Downers Grove:

Building Coverage: *“Building coverage is measured as the area of the lot that is occupied by principal and accessory buildings and by structures with a surface area of more than four (4) square feet and a height of eighteen inches (18”) or more, including pergolas and pools. All areas beneath a roof are counted for purposes of measuring building coverage, except on FT or R-zoned lots with a lot width of sixty feet (60’) or less, detached garages, Extended Family Accessory Housing or Home Occupation units in the rear yard and rear-loading attached garages with a building footprint of five hundred (500) square feet or less are not counted towards overall building coverage provided that the detached garage, Extended Family Accessory Housing or Home Occupation units in the rear yard or the rear-loading attached garage is the only garage or unit on the subject property”* (Sec. 28.14.080)

##### Village of Willowbrook:

Impervious Surface Coverage: *“The area of a lot or parcel which is covered by buildings and/or other structures, but excluding any and all streets, drives, parking, walkways and stoops”* (9-11-11)



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### Comparison of Lot Coverages to Neighboring and/or Comparable Communities

Municipality	Lot Coverage	Building Coverage	Difference	Notes
<b>Westmont</b>	<b>35%-40%</b>	<b>n/a</b>	<b>n/a</b>	<b>Everything counts at the full footprint</b>
Addison	None	None	GREATER	
Bensenville	50%	n/a	GREATER	Maximum impervious coverage
Bolingbrook	25-35%	n/a	LOWER/SAME	Lot coverage depends on the district and appears to include all structures at full footprint. Has a minimum of 50% open space for all R districts
Carol Stream	30-35%	n/a	LOWER/SAME	Does not include driveways, and allows for pools and decks that allow for water to penetrate the ground to go up to 35%
Clarendon Hills	55%	30%	GREATER	Lot coverage is an impervious surface ratio, gets 0.3 bonus for area of a lot over 9,000 sf
Darien	50%	35%	GREATER	Lot coverage is for buildings/structures and paved impervious areas. Building coverage is for principal buildings and structures
Downers Grove	n/a	32%	LOWER	Principal and accessory buildings, and structures over 4 sq ft and 18 in tall. Some exceptions for lots 60 ft wide or less
Elmhurst	30%	n/a	LOWER	All structures count
Lisle	34%	n/a	LOWER	Structures and impervious surfaces, excludes pools, decks, & permeable materials. Also excludes the area of a green roof on a building
Lombard	n/a	n/a	GREATER/SAME	Requires minimum open space, which could allow for 50% coverage in the R districts
Oak Brook	37.5%	20%	GREATER	Lot coverage is all improvements to the lot
Roselle	40%	n/a	GREATER	Excludes conforming parts of driveways within required street yards
Villa Park	50-60%	n/a	GREATER	The full footprint of buildings and structures "where such buildings and structures meet the ground"
Willowbrook	35-45%	n/a	GREATER/SAME	Increases with the intensity of the district, excludes drives, walkways, and stoops
Woodridge	35-50%		GREATER/SAME	Terms seem to be used interchangeably, increases with the intensity of the district - includes principal buildings and accessory structures under a roof



# Community Development Department

## 2025: 4th Quarter Report / Year in Review

Section One: Department Overview

Section Two: Planning & Zoning Division Report

Section Three: Permitting Division Report

Section Four: Code Enforcement Division Report

1

### **Department Overview: Fourth Quarter and End of the Year Highlights**

#### **Building and Code Enforcement Divisions**

- Online Permitting:
  - In 2025, the rate of online permit submissions reached 42%, although 83% of issued permits were eligible for online application;
  - The online permitting system still is not fulfilling expectations in regards to commercial permits and multi-department reviews, as well as the inability to take contractor registration online;
  - Q1 will begin the process of finding a more appropriate program to better serve staff, residents and commercial property owners.
- Staffing:
  - The Building Commissioner position has been vacant since the beginning of September and a candidate is in background for the newly titled Building and Code Division Manager. This person looks to start in early February;
  - The vacant Code Enforcement Officer position will be posted in early February. Another part-time position will be filled later in the year.

#### **Planning and Zoning Division**

- The updated Zoning Ordinance has streamlined many processes, and is being regularly tested. A housekeeping text amendment is planned to fix found misspellings, poor grammar, and noted omissions;
- Comprehensive Plan update is in the RFP stage;
- One seat on the Planning and Zoning Commission remains vacant.

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

- 2 grant awards were made in Q4, one Tier 1 for signage at 212 E Chicago and a Tier 2 for improvements at 33 N Cass
- \$142,670 was awarded to 4 projects out of the \$250,000 made available in 2025.
- \$125,000 has been budgeted for 2026 for all Tiers.

## 2 Planning & Zoning Division

### Special Project Updates

**Zoning Ordinance Update:** The comprehensive amendments to the Zoning Ordinance have been approved and in effect for five months. Positive results continue to be seen as more site plans are being reviewed administratively and permits for larger accessory buildings are being issued.

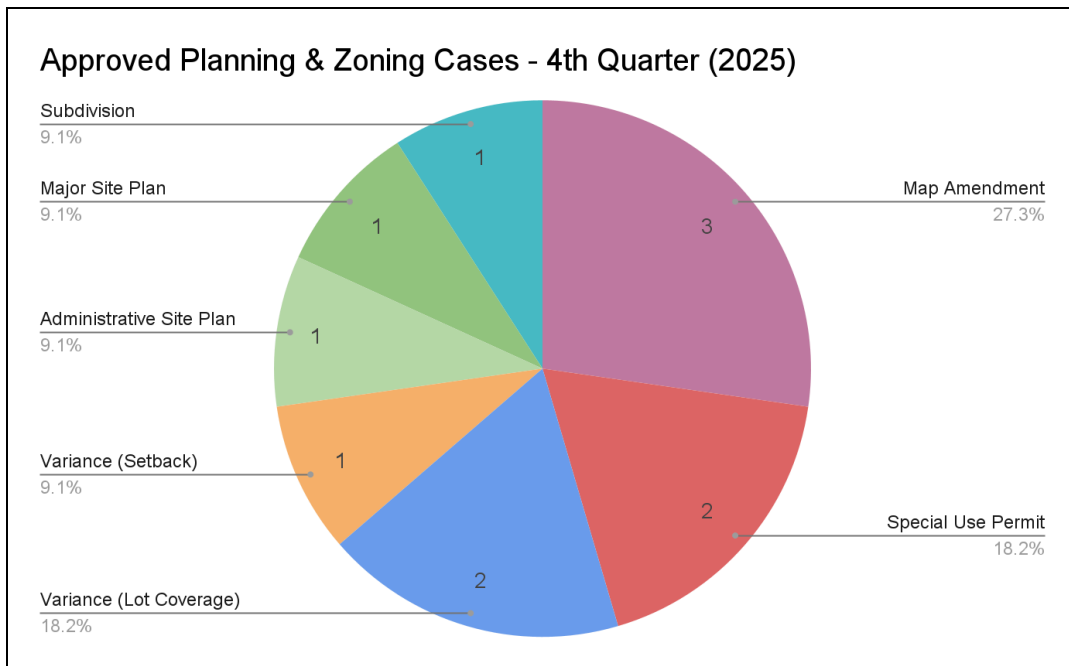
**Comprehensive Plan:** The Request for Proposals (RFP) was posted on Monday, December 15th, and will accept submissions until Friday, January 23rd at 4:00 pm. Staff will begin interviewing consulting firms and negotiating contracts. It is anticipated that a contract will be awarded by April 2026.

**Downtown Rezoning:** Following the previous CDC meeting, staff is ironing out the logistics of the rezonings. This includes anticipated meeting dates, preparing legal notices, public hearing signs, and the best ways to notify the community (especially affected property owners) of the rezonings.

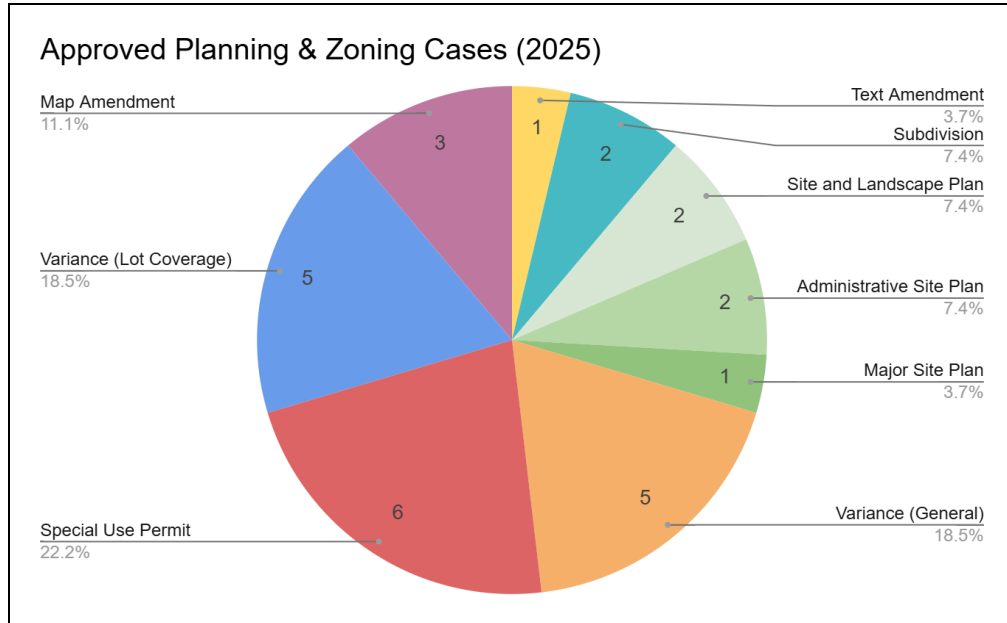
**Boundary Line Agreement:** Staff worked with the Village of Downers Grove in re-establishing a boundary line agreement between the two Villages. Per Illinois State Statutes, these agreements can last up to 20 years. The Village Board approved the agreement on December 11th. At their regular meeting on December 16th, Downers Grove's Village Council approved the agreement. Therefore, it is effective until December 16th, 2045.

### Approved Planning & Zoning Cases

**Fourth Quarter Approvals:** The fourth quarter saw six Planning & Zoning cases receive 11 total approvals. Of that six, two were lot coverage variances. Half of the approvals in this quarter came from P/I map amendments (and associated approvals) for Village-owned properties.



**2025 Approvals:** 2025 saw 19 separate cases receive 27 total zoning approvals. 10 variances were approved, half of which were lot coverage variances. The others were a mix of setback, distance, and sign area variances. With the amended zoning ordinance in effect, many requests took advantage of the new regulations (including rezoning to the new P/I district, administratively approved site plans, etc.).



**Concept Plans Presented in 2025**

One of the newest aspects of the Zoning Ordinance is the opportunity to present concept plans to either the Planning & Zoning Commission or Community Development Committee for informal non-binding feedback for future rezoning or Planned Unit Development (PUD) requests. Three concept plans were presented to the PZC; a PUD for townhomes, a rezoning for two residential properties, and a PUD for car condominiums. The concept plans generally received positive feedback from the PZC, with the feedback often being to enhance the design on street-facing facades.

**Upcoming Planning & Zoning Cases**

306 North Cass Avenue, just north of Mrs. T’s, is a three-story apartment building. The PZC held a public hearing for the development on January 14th, and was continued to February 4th for further deliberation. It will likely be scheduled for the February 5th Board meeting.

There are three large residential projects in various stages of review. The most notable is the mixed-use development at 1 North Cass Avenue (anticipated for PZC in Q1). At the August PZC meeting, a concept plan was presented for an eight-unit townhouse development at the corner of 55th Street and Wilmette Avenue. Finally, a four-unit townhouse development at 5628 South Cass Avenue is currently being reviewed.

Beyond residential projects, the Village intends to initiate multiple development projects. This includes the new fire facility at 6015 South Cass Avenue, rezonings to the B-1(A), B-1, and R-7 districts, and a maintenance text amendment to the zoning ordinance.

### 3 Permitting Division

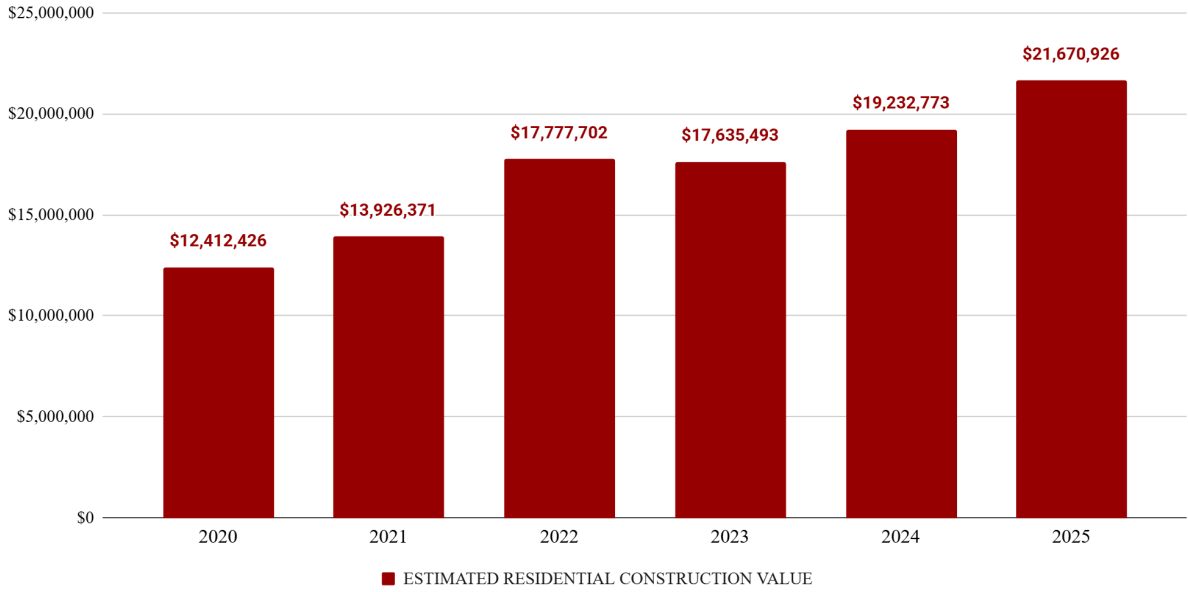
#### **Building Division Highlights**

- Holy Trinity obtained occupancy of the new Parish Center on November 10.
- The Advocate Outpatient Center at 639 Blackhawk Drive obtained a CO on December 5, and just had a ribbon cutting on December 14.
- New Home Starts:
  - 9 new single-family homes are under construction; 3 homes received their Certificates of Occupancy in 2025
  - 1 2-unit duplex under construction;
  - 8 new single-family homes are in review for permits.

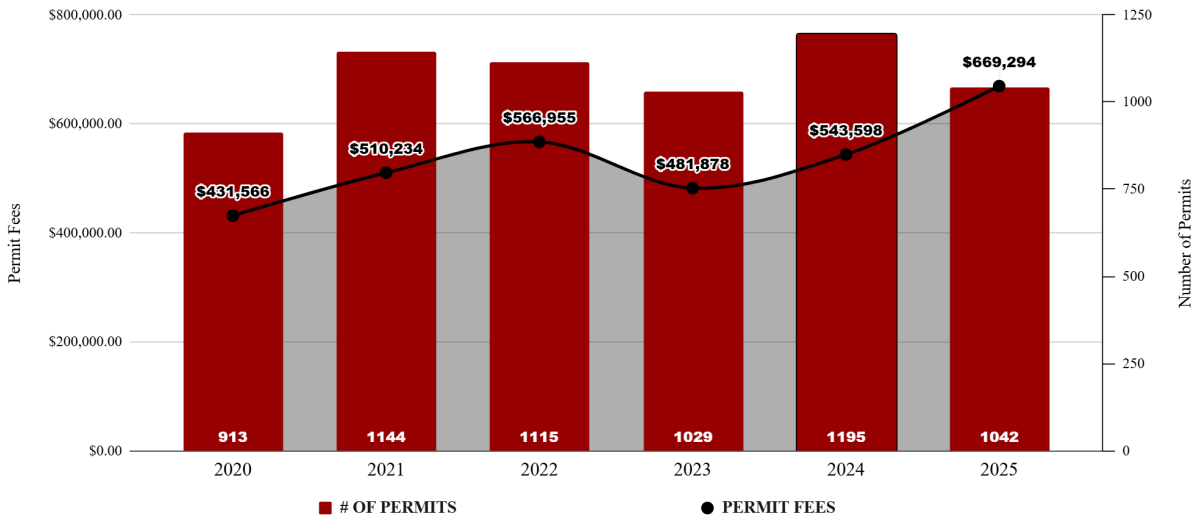
#### **RESIDENTIAL PERMITTING OVERVIEW**

<b>RESIDENTIAL</b>	<b># OF PERMITS (ALL TYPES)</b>	<b>PERMIT FEES</b>	<b>ESTIMATED CONSTRUCTION VALUE</b>
January	50	\$56,227.60	\$2,144,562
February	42	\$15,400.26	\$578,906
March	62	\$81,288.45	\$1,994,655
April	115	\$28,247.11	\$1,235,140
May	111	\$27,782.00	\$1,394,600
June	102	\$69,444.33	\$2,184,945
July	100	\$82,116.11	\$1,885,144
August	113	\$88,440.75	\$2,791,227
September	109	\$41,810.01	\$1,629,524
<b>October (Q4)</b>	<b>118</b>	<b>\$134,051.04</b>	<b>\$3,781,418</b>
<b>November (Q4)</b>	<b>75</b>	<b>\$24,050.75</b>	<b>\$1,217,020</b>
<b>December (Q4)</b>	<b>45</b>	<b>\$20,435.51</b>	<b>\$833,787</b>
<b>TOTALS:</b>	<b>1,042</b>	<b>\$669,294</b>	<b>\$21,670,926</b>

Residential : Estimated Construction Value



Residential: # of Permits vs. Permit Fees



**NEW SINGLE FAMILY RESIDENCES**

	ISSUED	ADDRESS	IMP. VALUE	PERMIT FEES*
1	1/10/2025	404 N. Park Street	\$1,418,000	\$43,425.00
2	3/17/2025	212 65th St. (Willowbrook)	\$629,093	\$28,662.36
3	3/17/2025	529 64th St. (Willowbrook)	\$610,000	\$38,177.74
4	6/20/2025	548 65th St. (Willowbrook)	\$400,000	\$23,769.00
5	7/3/2025	303 1/2 N. Washington St.	\$478,905	\$48,351.63
6	8/25/2025	4119 N. Lincoln St.	\$700,000	\$36,320.00
7	10/6/25	505 Blackhawk Dr.	\$648,900	\$32,135.25
<b>YTD TOTAL</b>			<b>\$4,884,898</b>	<b>\$250,840.98</b>

**COMMERCIAL PERMITTING OVERVIEW**

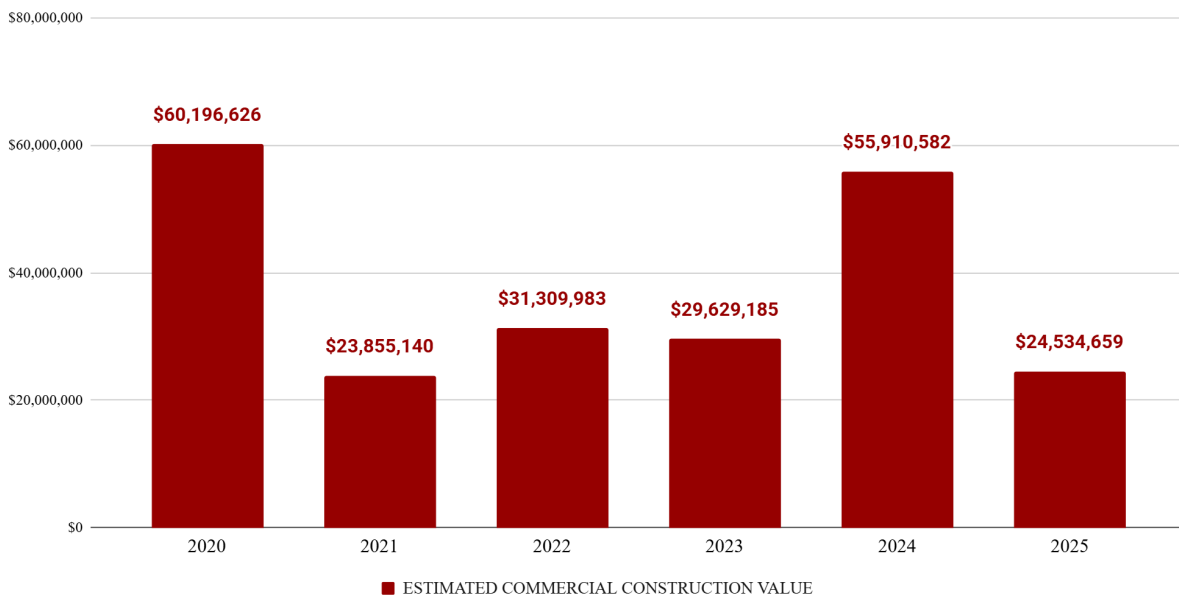
<b>COMMERCIAL</b>	# OF PERMITS (ALL TYPES)	PERMIT FEES	IMPROVEMENT VALUE
January	12	\$27,036.20	\$662,888
February	20	\$21,521.56	\$394,088
March	24	\$23,037.71	\$1,448,921
April	28	\$24,421.12	\$766,327
May	34	\$40,137.93	\$1,198,851
June	48	\$152,654.30	\$6,387,258
July	35	\$39,165.03	\$1,998,320
August	36	\$139,655.10	\$5,149,287
September	42	\$72,695.72	\$2,511,707
<b>October (Q4)</b>	<b>26</b>	<b>\$21,863.25</b>	<b>\$462,831</b>
<b>November (Q4)</b>	<b>10</b>	<b>\$19,479.53</b>	<b>\$463,301</b>
<b>December (Q4)</b>	<b>15</b>	<b>\$97,311.14</b>	<b>\$3,090,882</b>
<b>TOTALS:</b>	<b>330</b>	<b>\$678,979</b>	<b>\$24,534,659</b>

**\*New Commercial Building Permits Issued in 2025 - None\***

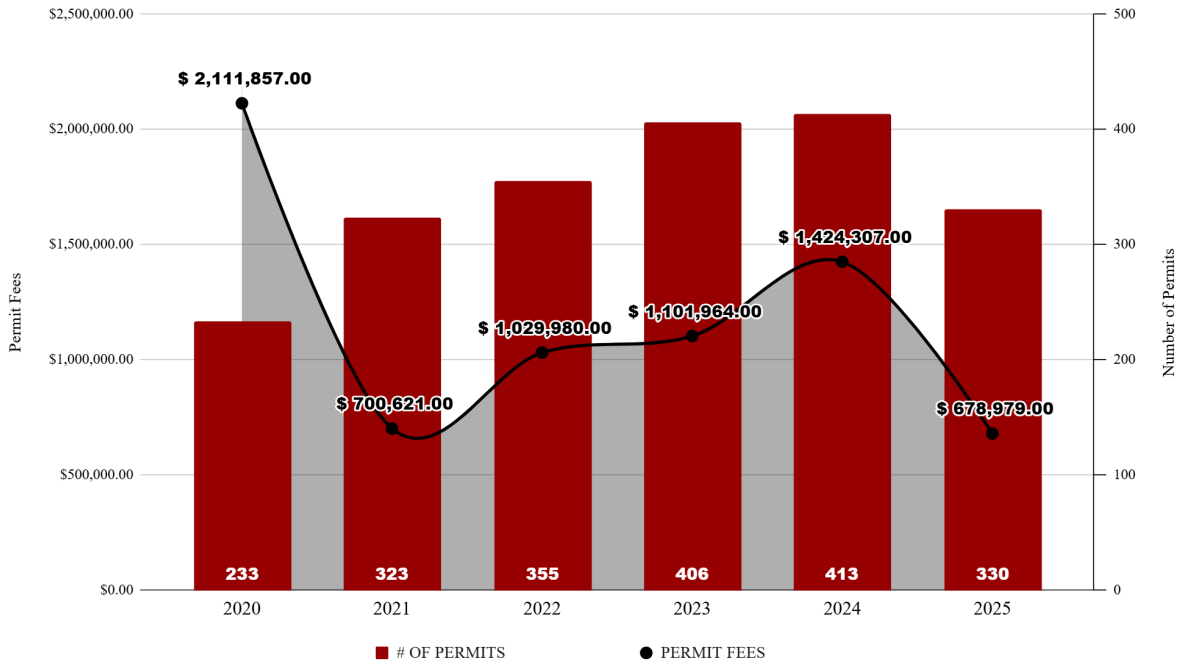
**COMMERCIAL INTERIOR ALTERATIONS 2025 HIGHLIGHTS**

DATE	ADDRESS	IMPROVEMENT VALUE
1/16/2025	33 W. Naperville Rd.	\$242,989.00
1/27/2025	822 E. Ogden Ave. - Animal Grooming Shop	\$218,030.00
3/28/2025	113 N. Cass Ave. - Bldg shell improvements	\$155,297.22
6/10/2025	750 Pasquinelli Dr. - Expression Dance	\$933,634.80
6/26/2025	1010 Executive Ct. - Illinois Bone & Joint	\$3,441,999.00
7/31/2025	999 Oakmont Plaza Dr #550 - iLOAN	\$703,225.00
9/22/2025 Q4	1030 Vandustrial Dr. - Westmont Supply	\$122,555.15
11/18/2025 Q4	33 N. Cass Ave. - Uncle Jon's Music (Car vs. Bldg)	\$347,873.83
12/22/2025 Q4	98 E. Naperville Rd. - Primrose	\$2,288,000.00

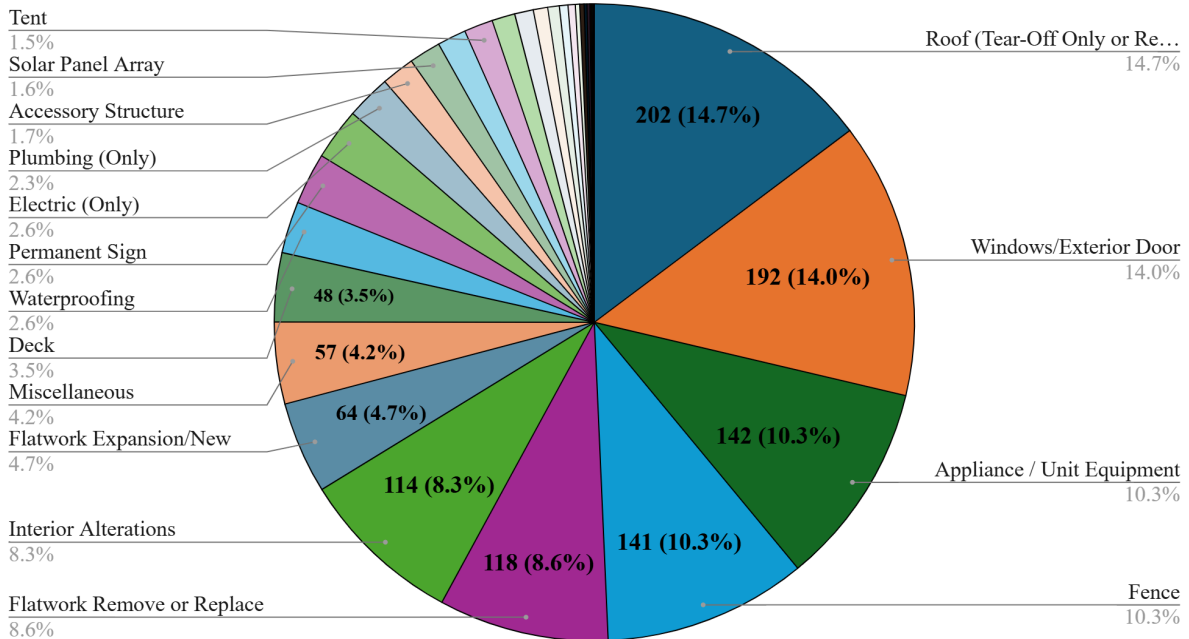
Commercial : Estimated Construction Value



Commercial: # of Permits vs. Permit Fees



2025 Permit Work Class Count



## COMPARISON OF YEARLY PERMIT FEES

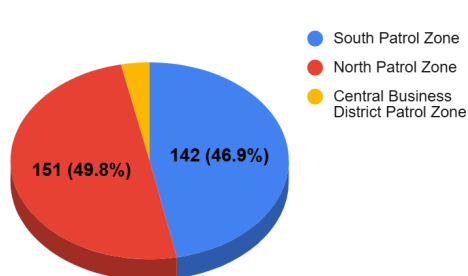
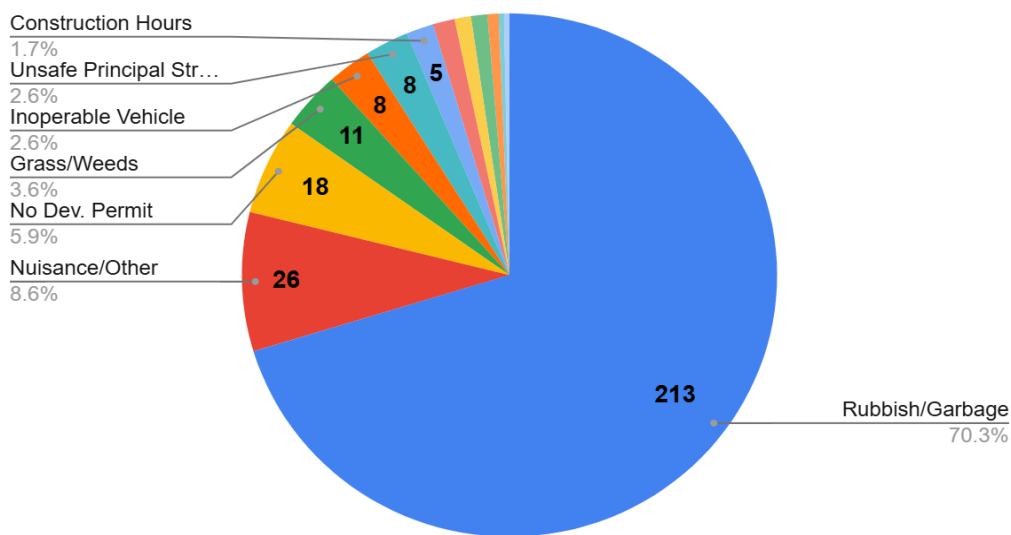
	2025	2024	2023	2022	2021	2020
January	\$83,263.80	\$266,485.71	\$30,021.91	\$47,037.57	\$24,830.94	\$219,771.32
February	\$36,921.82	\$51,528.92	\$131,207.24	\$25,998.10	\$89,094.65	\$78,582.73
March	\$104,326.16	\$54,835.61	\$227,432.70	\$100,472.62	\$199,059.89	\$369,741.19
April	\$52,668.23	\$128,202.29	\$126,817.56	\$177,805.36	\$152,392.45	\$255,418.93
May	\$67,919.93	\$187,806.20	\$192,381.40	\$344,676.38	\$115,030.48	\$145,047.32
June	\$222,098.63	\$135,052.16	\$124,248.10	\$55,461.99	\$135,749.88	\$775,708.88
July	\$121,281.14	\$102,644.32	\$174,272.19	\$182,486.88	\$72,640.64	\$32,852.56
August	\$228,095.85	\$58,668.66	\$137,428.14	\$97,986.23	\$99,052.60	\$247,079.31
September	\$114,505.73	\$106,037.25	\$67,938.51	\$175,895.22	\$74,496.59	\$218,744.14
October	\$155,914.29	\$678,107.33	\$159,682.68	\$102,257.59	\$44,820.08	\$67,922.24
November	\$43,530.28	\$57,194.46	\$106,289.21	\$174,826.48	\$122,179.35	\$73,903.35
December	\$117,746.65	\$141,342.36	\$106,122.49	\$112,030.78	\$81,507.32	\$58,650.52
<b>YEARLY TOTALS</b>	<b>\$1,348,272.51</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>

# 4 Code Enforcement Division

4th Quarter 10/01/25-12/31/25

Q4 2025 Code Stats		
311 reported concerns received (reactive)	44 (14.52%)	Total 303
Staff cases (proactive)	259 (85.48%)	
Total Cases Closed	144	
Total Courtesy Notices (New)	207	
NOV Letters Mailed	7	
Citations Issued	4	
Administrative Adjudication Cases Heard	12	

Q4 Code Case Types



Q4 2025 Code Cases by Patrol Zone	
South Patrol Zone	142 (46.86%)
North Patrol Zone	151 (49.83%)
Central Business District Patrol Zone	10 (3.30%)

## 2025 Year End Totals

2025 Code Stats		
311 reported concerns received (reactive)	312 (27.15%)	Total 1,149
Staff cases (proactive)	837 (72.85%)	
Total Cases Closed	962	
Total Courtesy Notices (New)	207	
NOV Letters	131	
Citations Issued	52	
Administrative Adjudication Cases Heard	56	
Administrative Adjudication Cases Withdrawn	27	

### 2025 Code Case Type

