



## AGENDA

### PLANNING AND ZONING COMMITTEE

Planning and Zoning Committee: March 6, 2025 at 7:15 PM

Village Hall 740 Hillgrove Avenue, Western Springs, IL 60558

**A. Call to Order**

**B. Approval of Minutes**

1. February 6, 2025

**C. Public Comment**

**D. Considerations**

1. Text Amendments to Village Code Title 9 Chapter 10 Signs, Limitations on Municipal Regulations on Outdoor Political Signs on Residential Property and Placement of Political Signs and Election Activities at Polling Areas

**E. New Business**

**F. Other Business**

**G. Adjournment**

Individuals with disabilities who plan to attend / participate in this meeting and who require accommodations to allow them to observe and participate, or who have questions regarding accessibility of the meeting or facilities, are requested to contact Jill Izzo at 708-246-1800, extension 127.

Planning and Zoning Commission  
Village Board Room  
Thursday, February 6, 2025, 7:15 p.m.

**Present:** Chairman Phil Nawrocki  
Member Jim Tyrrell  
Heidi Rudolph, Village President  
Ellen Bayer, Village Manager  
Heather Valone, Community Development Director  
Anne Skrodzki, Village Attorney

**Call to Order:** Chairman Nawrocki called the meeting to order at 7:15 pm.

**Approval of Minutes:** Member Tyrrell made a motion to approve the meeting minutes from January 16, 2025, with the only change being the addition that Village President Heidi Rudolph was in attendance for the entire meeting. Chairman Nawrocki seconded the motion. A voice vote was conducted, and the minutes were approved, with both Trustees voting aye.

**Public Comment:**  
There were no public comments.

**Considerations:**

**2025 Official Zoning Map: Committee review, discussion, and recommendation:**

Director Valone provided a brief overview, noting that the update is required annually by the state, and there have been no changes to the zoning map.

Chairman Nawrocki made a motion to advance the item for discussion and review at the next board meeting. Member Tyrrell seconded the motion. Director Valone then conducted a roll call, with Chairman Nawrocki voting "Aye" and Member Tyrrell also voting "Aye."

**Timber Trails Subdivision, Sidewalk and Public Utility Easements for Lots 222, 223, 274, 275, and 276: Committee review, discussion, and recommendation:**

Director Valone explained that they are working to close the Timber Trails Development Company and are addressing the outstanding items to close out the subdivision. One of the items involves portions of sidewalk located on private property that are not covered by the appropriate easements. This easement ensures protection for both current and future property owners, as the sidewalks will be maintained by the Homeowners Association (HOA), thus shielding residents from liability.

Chairman Nawrocki made a motion to move the Timber Trails Subdivision, Sidewalk, and Public Utility Easements for Lots 222, 223, 274, 275, and 276 to the next board meeting for further discussion. Member Tyrrell seconded the motion.

**French Market - Sixth Addendum to the Market License Agreement Between the Village of Western Springs and Bensidoun USA, Inc. Relative to Operation of a French Market in the Village**

**(Extended term: February 24, 2025, to December 31, 2028): Committee review, discussion, and**

Director Valone stated that the French Market takes place annually from May to September, across from Tower Green. Director Valone provided an overview of the 2024 market season. She noted that the market was very successful in 2024, noting that it was the first year it was held on Wednesdays in conjunction with "Jammin' in July." If the Board ultimately decides to approve the addendum that staff is planning to repeat this schedule due to the success of the program. Additionally, various activities, most of which catered to children, took place alongside the French Market, and they are proposing to continue this format due to its popularity.

Chairman Nawrocki made a motion to bring forward the Sixth Addendum to the Market License Agreement between the Village of Western Springs and Bensidoun USA, Inc., relative to the operation of the French Market, extending the term from February 24, 2025, to December 31, 2028. Member Tyrrell seconded the motion.

**New Business:**

Director Valone mentioned an item under other business. She explained that there is a significant addition being made at 4528 Grand Ave. The owners initially built the house and then purchased the neighboring property. They applied for a zoning variation to extend the house on to the neighboring property, which was granted. The property owners are now proposing that the sump pump discharge for the new addition be directed to the front of the property. Director Koza, in collaboration with the legal team, drafted an agreement stipulating that if the sump pump runs continuously and discharges onto the sidewalk, the owners will be required to remediate the situation immediately. State drainage law requires that when new improvements are made, the existing amount of water can be pushed off the property, but any additional water must be contained on-site.

Chairman Nawrocki questioned how this would be enforceable.

Village Attorney Skrodzki explained that enforcement could be achieved either through the code approach or a contractual approach.

Chairman Nawrocki made a motion to move the remediation agreement regarding the sump pump improvements and water discharge at 4524 and 4528 Grand Ave to the agenda for the next board meeting. Member Tyrrell seconded the motion. Director Valone then conducted a roll call, with Chairman Nawrocki responding "Aye" and Member Tyrrell also responding "Aye."

**General updates and future meeting:** The next Planning and Zoning meeting will be March 6, 2025 at 7:15pm.

**Other Business:** There is no other business to discuss this evening.

**Adjournment:** Member Tyrrell made a motion to adjourn the meeting. Chairman Nawrocki seconded the motion. A voice vote was conducted with both Trustees voting aye. Meeting is adjourned at 7:56 p.m.



## AGENDA ITEM SUMMARY

### PLANNING AND ZONING COMMITTEE

Planning and Zoning Committee: March 6, 2025

#### AGENDA ITEM D.1.

**To:** Planning and Zoning Committee

**From:** Jill Izzo, Village Clerk, Heather Valone, Director of Community Development

**CC:** Ellen Baer, Village Manager, Casey Biernacki, Deputy Village Manager, Michael Jurusik, Village Attorney, Anne Skrodzki, Village Attorney, Kelsey Fawell, Senior Planner

**RE:** Text Amendments to Village Code Title 9 Chapter 10 Signs, Limitations on Municipal Regulations on Outdoor Political Signs on Residential Property and Placement of Political Signs and Election Activities at Polling Areas

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#### Recommendation

Consider a recommendation to advance the item for review and discussion of amendments to the Village's sign code related to political signs.

#### Summary

The State of Illinois adopted Public Act 96-904, which went into effect on January 1, 2011 which requires local political sign regulations to comply with the Illinois Municipal Code referred to as "Limitation on Municipal Regulations on Outdoor Political Campaign Signs on Residential Property" ("Political Signs Law"). Under the Political Sign Law, the Village must eliminate (not enforce) durational limits on posting political signs in residential areas, but may impose certain durational limits on posting political and campaign signs on non-residential zoning districts. A regulation on the number of permitted political signs is also considered too restrictive. The Political Signs Law stipulated that if political signs fall into disrepair or become nuisances due to their condition, they could be removed. The Political Sign Law allowed for reasonable restrictions on the size of political signs on residential properties.

Placement of political signs and election at polling areas is also regulated based on State of Illinois statutes. Title 10 of the Illinois Compiled Statutes allows for political signs adjacent to a polling areas on election day. The local election judge or poll-watcher must designate an area an appropriate distance from the entrance to the polling area for signs to be placed.

The Village Code includes time restrictions on political signs. Additionally, the Village Code does not allow for placement of any non-governmental signs on public property without excluding on election day. The Village had previously not enforced these local restrictions as the State's regulations superseded the Village's ability to regulate. However, it has generated confusion for residents and staff that reviewed the Village Code. As such, staff and the Village Attorney are proposing minor amendments to Section 9-10 (Signs) to comply with the State's requirements. Attachment 1 contains the draft ordinance with the proposed changes are underlined and

deletions are shown in ~~strikethrough~~.

#### Attachment

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1. Draft Ordinance - An Ordinance Amending Title 9 (Building Regulations), Chapter 10 (Signs), Subsections 9-10-3 (M), 9-10-3(P), 9-10-6(C), 9-10-7 (B), 9-10-9(G), AND 9-10-10(C)3 (Political Signs) of the Western Springs Municipal Code

#### **Financial Impact**

None.

#### **Recommended Motion**

I move to recommend to the Village Board the review and discussion of the updates to the Village's Sign Code related to political signs.

#### **Strategic Plan Alignment**

None.

#### **File Attachments**

1. Draft Ordinance

**ORDINANCE NO. 25-** \_\_\_\_\_  
**VOTE:** \_\_\_\_\_  
**VOTING AYE:** \_\_\_\_\_  
**VOTING NAY:** \_\_\_\_\_  
**ABSENT:** \_\_\_\_\_  
**DATE:** March 24, 2025.  
**OTHER:** Published in pamphlet form.

**AN ORDINANCE AMENDING TITLE 9 (BUILDING REGULATIONS), CHAPTER 10 (SIGNS), SUBSECTIONS 9-10-3 (M), 9-10-3(P), 9-10-6(C), 9-10-7 (B), 9-10-9(G), AND 9-10-10(C)3 (POLITICAL SIGNS) OF THE WESTERN SPRINGS MUNICIPAL CODE**

**WHEREAS**, the President and Board of Trustees of the Village of Western Springs desire to make certain amendments to the regulations of Title 9 (Building Regulations), Chapter 10 (Signs), Subsections 9-10-3(P) and 9-10-7(B) (Political Signs) of the Western Springs Municipal Code that relate to regulations regarding political signs (the "Code Amendments"); and

**WHEREAS**, at a public meeting held on **March 6, 2025** the **Planning and Zoning Committee ("Committee")** considered amending the Municipal Code to implement the below Code amendments, considered the recommendation of Village staff and provided an opportunity for public input relative to the Code Amendments and each committee favorably recommended the Code Amendments to the President and Board of Trustees of the Village of Western Springs; and

**WHEREAS**, the President and Board of Trustees of the Village of Western Springs accept the findings and recommendation of the **Planning and Zoning Committee** relative to the Code Amendments and incorporate said findings and recommendation into this Ordinance by reference; and

**WHEREAS**, pursuant to the statutory authority set forth in the applicable provisions of the Illinois Municipal Code (65 ILCS 5/ *et seq.*) ("IMC"), including the ability to regulate signs as provided by (65 ILCS 5/11-80-16, 65 ILCS 5/11-80-17) and Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) of the Constitution of the State of Illinois of 1970, the President and Board of Trustees of the Village of Western Springs find that the approval of the Code Amendments are protective of the health, safety and welfare of and in the best interests of the Village, its residents, property owners, businesses and the public.

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1: Incorporation.** The above recitals are incorporated by reference into Section 1 of this Ordinance as material terms and provisions.

**SECTION 2: Code Amendments.** Title 9 (Building Regulations) Chapter 10 (Signs), Subsection 9-10-3 (M) (Applicability; Exceptions), of the Western Springs Municipal Code shall be amended to read in its entirety as follows (new text is underlined and deleted text is shown as stricken text):

Temporary signs, not including political signs, for events of a general, village wide, civic or public benefit nature as may be authorized by the village board of trustees, which signs shall be removed within forty eight (48) hours after the expiration of such event.

**SECTION 3: Code Amendments.** Title 9 (Building Regulations) Chapter 10 (Signs), Subsection 9-10-3 (P) ((Applicability; Exceptions), of the Western Springs Municipal Code shall be amended to read in its entirety as follows (new text is underlined and deleted text is shown as stricken text):

Political signs which are placed on private personal property, commercial property, or real property with the consent of the owner, do not exceed six (6) square feet in size and do not violate the location restrictions of section 9-10-6 of this chapter.

**SECTION 4: Code Amendments.** Title 9 (Building Regulations) Chapter 10 (Signs), Subsection 9-10-6 (C) (Location), of the Western Springs Municipal Code shall be amended to read in its entirety as follows (new text is underlined and deleted text is shown as stricken text):

Rights-Of-Way And Parkways: No sign, with the exception of political signs on election day, shall be located, erected or maintained upon any right-of-way or parkway for any purpose, except for traffic signs, informational or temporary signs and official signs authorized by the Village or other public or government agencies as provided for in subsections 9-10-9H, 9-10-3B, F, G, H, and M of this chapter, and realtor open house signs as provided for in subsection 9-10-3O of this chapter. On election days political signs are allowed on any polling place property while the polls are open, and only beyond the 100-foot radius of the polling room, whether publicly or privately owned.

**SECTION 4: Code Amendments.** Title 9 (Building Regulations) Chapter 10 (Signs), Subsection 9-10-7 (B) (General Restrictions), of the Western Springs Municipal Code shall be amended to read in its entirety as follows (new text is underlined and deleted text is shown as stricken text):

Political Signs: These shall not exceed six (6) square feet in area. These signs shall be placed only on private personal property or within the boundaries of private real property. On election days political signs are allowed on any polling place property while the polls are open, and only beyond the 100-foot radius of the polling room, whether publicly or privately owned.

**SECTION 5: Code Amendments.** Title 9 (Building Regulations) Chapter 10 (Signs), Subsection 9-10-9 (G) (Temporary Signs), of the Western Springs Municipal Code shall be amended to read in its entirety as follows (new text is underlined and deleted text is shown as stricken text):

12. A political sign shall not exceed six (6) square feet in area. Signs that fall into disrepair or become a nuisance due to their condition must be removed.

**SECTION 6: Code Amendments.** Title 9 (Building Regulations) Chapter 10 (Signs), Subsection 9-10-10 (C)3 (Temporary Signs), of the Western Springs Municipal Code shall be amended to read in its entirety as follows (new text is underlined and deleted text is shown as stricken text):

No more than two (2) temporary signs, not including political signs, shall be placed on the property at any one time, and no more than one temporary sign of a particular type shall be placed on the property at any one time;

**SECTION 3: Codifier to Make All Necessary Internal Amendments.** All tables of contents, indexes, and internal references or cross-references to sections that have been deleted or amended by the Code Amendments set forth above shall be amended by the Village's codifier so as to be consistent with the terms of this Ordinance.

**SECTION 4: Repeal of Conflicting Legislation; Severability; Validity of Non-Conflicting Legislation.** All ordinances, codes or regulations, or parts of ordinances, codes or regulations, of the Village of Western Springs in conflict with the provisions of this Ordinance are repealed insofar as they conflict herewith. Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. Except as to the Code Amendments set forth above in this Ordinance, all Chapters and Sections of the Western Springs Municipal Code shall remain in full force and effect.

**SECTION 5: Effective Date.** This Ordinance shall be in full force and effect from and after its passage and due publication in pamphlet form according to law.

**PASSED** by the Board of Trustees of the Village of Western Springs, Cook County, Illinois at a Regular Meeting thereof, held on the \_\_\_\_ day of March, 2025, and approved by me as President on the same day.

\_\_\_\_\_  
Heidi Rudolph, Village President

**ATTEST:**

\_\_\_\_\_  
Edward Tymick, Village Clerk

This Ordinance was published by me in pamphlet form on the \_\_\_\_ day of March, 2025.

\_\_\_\_\_  
Edward Tymick, Village Clerk

STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF COOK     )

**CLERK'S CERTIFICATE**

I, Edward Tymick, Clerk of the Village of Western Springs, in the County of Cook and State of Illinois, certify that the attached document is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

**AN ORDINANCE AMENDING TITLE 9 (BUILDING REGULATIONS), CHAPTER 10 (SIGNS), SUBSECTIONS 9-10-3 (M), 9-10-3(P), 9-10-6(C), 9-10-7 (B), 9-10-9(G), AND 9-10-10(C)3 (POLITICAL SIGNS) OF THE WESTERN SPRINGS MUNICIPAL CODE**

which Ordinance was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Regular Village Board Meeting on the 24 day of **March, 2025**, at which meeting a quorum was present, and approved by the President of the Village of Western Springs on the 24 day of **March, 2025**.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Western Springs was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

**AYES:** \_\_\_\_\_  
**NAYS:** \_\_\_\_\_  
**ABSENT:** \_\_\_\_\_

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this \_\_\_\_ day of **March, 2025**.

\_\_\_\_\_  
Edward Tymick, Village Clerk

[SEAL]