

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.