

Planning and Zoning Committee  
Village Board Room  
April 24, 2025, 7:45 p.m.

**Present:** Phil Nawrocki, Trustee (Chairman)  
Jim Tyrrell, Trustee  
Heather Valone, Assistant Community Development Director

**Call to Order:** Trustee Nawrocki called the meeting to order at 8:00 pm. Trustee Tyrrell and Chairman Nawrocki were both in attendance. The agenda was read and there were no additions/deletions to the agenda.

**Approval of Minutes:** Trustee Tyrrell made a motion to approve the meeting minutes for April 9, 2025. Chairman Nawrocki seconded the motion to approve. A voice vote was conducted and the minutes were approved with both Trustees voting aye.

**Public Comment:** Chairman Nawrocki asked if there were any members of the public in attendance that wanted to speak or provide comments. There were no members of the public in attendance to speak or provide comments at this time in the meeting.

**Lyons Township High School (LTHS) District 204 – 4900 Willow Springs Road, Amendment to Conditional Use Permit:** Senior Planner Fawell gave a brief summary of the application and the current status. Lyons Township High School submitted an application requesting an amendment to their existing conditional use permit to relocate the existing softball field with accessory structures as well as add an additional scoreboard. The high school has an existing conditional use permit.

No new facilities or changes of use are proposed. The High School is requesting a relocation of an existing field and converting the existing field into green space. Jeff Koza, Village Engineer, performed an initial review and did not see any issues that couldn't be addressed during the permitting process.

The Plan Commission recommended approval of their request with the following conditions: The scoreboard shall be a maximum of 17 ft. high by 25 ft. wide, the scoreboard and A/V system shall only be utilized for high school sanctioned softball games, the scoreboard and A/V system shall comply with Section 5-2 of the Village Code, the scoreboard and sound system shall be turned off no later than 30 minutes after the conclusion of a regularly scheduled school-sanctioned event, no advertising or other messaging on the scoreboard display is allowed, except for when the scoreboard is being utilized for a softball game, if the batting cages near Rugeley Rd and Courtland Circle are to remain, landscaping screening with a minimum mature plant height of eight feet must be provided along the west edge of the south portion of the property, the civil engineering plans, lighting/photometrics, geometry, stormwater management and utilities will be reviewed and approved by the Village Engineer prior to the release of any Village permit, the basin overflow will be relocated to the north edge of the basin which borders 48<sup>th</sup> Street, in accordance with the Village Engineer's comments, the Applicant must submit revisions or clarify how the proposed design volume control systems interacts with the turf field's underdrain system, per the Village's Engineer's comments, which must be reviewed and approved by the Village Engineer prior to the release of any Village permit.

The request for this amendment is the result of a \$2,000,000 donation and the proposed field is an upgrade to the current field. The relocation of the existing field to another location closer to campus will be in closer proximity to parking and the new field will be further away from the houses that line the school property.

Chairman Nawrocki made a motion to approve the request going to the board. Trustee Tyrrell seconded the motion to approve. A voice vote was conducted and the approval to move forward was approved by both Trustees voting aye.

**PC 2025-02 – R&M General Contractors, LLC – 5129 Wolf Road, Vacation of Public Right-of-Way and Plat of Resubdivision for a Five-Lot Single Family Residence Subdivision:** Director Valone gave a brief overview of the application and the status in the process.

R & M General Contractors, LLC (the “Applicant”) submitted an application requesting the vacation of the cul-de-sac at the end of the 5100 block of Johnson Avenue, a plat of resubdivision to create five new single-family lots, and re-establish the cul-de-sac and right-of-way (“ROW”) south of the existing cul-de-sac. The Applicant is also seeking that the existing conditional use on the 5129 Wolf Road property be dissolved. The Applicant is the contract purchaser of the property at 5129 Wolf Road also known as the St. James Lutheran Church. The Applicant is not seeking any zoning change or relief.

Director Valone said that the Plan Commission reviewed the application and heard public comments related to the application and that the Applicant the Plan Commission recommended approval of the application with conditions. The Applicant confirmed it had no objections to the conditions recommended by the Plan Commission. The Plan Commission reviewed the application and approved moving this request forward.

Chairman Nawrocki made a motion to advance this request to the May 12<sup>th</sup> meeting for discussion. Trustee Tyrrell seconded the motion to approve. A voice vote was conducted and the recommendation to move forward was approved and both Trustees voting aye.

General updates and future meeting: The Committee will finalize a date for a future meeting.

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

Adjournment: Chairman Nawrocki made a motion to adjourn the meeting. Trustee Tyrrell seconded the motion. A voice vote was conducted with both Trustees voting aye. Meeting was adjourned at 8:32 p.m.