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VILLAGE OF WESTERN SPRINGS, ILLINOIS

PLAN COMMISSION

December 10, 2024 - 7:00 P.M.

REPORT OF MEETING taken at the Western Springs Village Hall, 740 Hillgrove Avenue, Western Springs, Illinois, reported by Stephanie A. Battaglia, Illinois CSR License No. 084-003337.

BOARD MEMBERS PRESENT:

CHAIRPERSON PETER GLIMCO (via phone)
COMMISSIONER MICHELE JOHANN
COMMISSIONER PATRICK TURNER
COMMISSIONER RYAN DePROSPERIS
COMMISSIONER JOCELYN BRUMBAUGH
COMMISSIONER STEVE WINEGAR

ALSO PRESENT:

ANNE SKRODZKI, Village Attorney
HEATHER VALONE,
Director of Community Development
KELSEY FAWELL, Senior Planner

COMMUNITY MEMBERS WHOM SPOKE:

TOM EAR
JIM HORVATH

1 VILLAGE ATTORNEY SKRODZKI: Do you want
2 to call us to order?

3 COMMISSIONER TURNER: I call to order the
4 Plan Commission meeting for the Village of Western
5 Springs on December 6, 2024. It is now just
6 7:00 o'clock p.m.

7 DIRECTOR VALONE: Staff will do a
8 rollcall.

9 SR. PLANNER FAWELL: Commissioner
10 Brumbaugh?

11 COMMISSIONER BRUMBAUGH: Here.

12 SR. PLANNER FAWELL: Commissioner
13 DeProsperis?

14 COMMISSIONER DePROSPERIS: Here.

15 SR. PLANNER FAWELL: Commissioner Hanson?
16 Not here.

17 Commissioner Johann?

18 COMMISSIONER JOHANN: Here.

19 SR. PLANNER FAWELL: Commissioner Turner?

20 COMMISSIONER TURNER: Here.

21 SR. PLANNER FAWELL: Commissioner
22 Winegar?

23 COMMISSIONER WINEGAR: Here.

24 SR. PLANNER FAWELL: Chairman Glimco?

1 CHAIRMAN GLIMCO: I am here virtually.

2 VILLAGE ATTORNEY SKRODZKI: Chairman
3 Glimco, can you please declare the reason for your
4 electronic participation tonight?

5 CHAIRMAN GLIMCO: I am traveling out of
6 town for work tonight.

7 VILLAGE ATTORNEY SKRODZKI: Thank you.

8 Due to Chairman Glimco's absence, I would
9 suggest a motion to appoint a temporary chair to lead
10 the meeting.

11 COMMISSIONER DePROSPERIS: Can I get a
12 motion to appoint a temporary chair?

13 COMMISSIONER BRUMBAUGH: Second.

14 CHAIRMAN GLIMCO: So moved.

15 DIRECTOR VALONE: Temporary chair of
16 which commissioner?

17 COMMISSIONER DePROSPERIS: For
18 Commissioner Turner for Chairman Glimco.

19 DIRECTOR VALONE: I believe was that a
20 second from Brumbaugh?

21 COMMISSIONER BRUMBAUGH: I second.

22 DIRECTOR VALONE: And then all those in
23 favor?

24 (Chorus of ayes.)

1 DIRECTOR VALONE: Thank you.

2 COMMISSIONER TURNER: The meeting has
3 been called to order.

4 The first order of business beyond that
5 is the approval of the minutes from the November 18th
6 meeting.

7 Is there a motion, will someone move to
8 approve the minutes from November 18th?

9 COMMISSIONER JOHANN: Motion to approve.

10 COMMISSIONER DePROSPERIS: Second.

11 DIRECTOR VALONE: All in favor?

12 (Chorus of ayes.)

13 COMMISSIONER TURNER: Motion carries.

14 Is this where we open public comment?

15 VILLAGE ATTORNEY SKRODZKI: This will be
16 the public comment period to anything unrelated to the
17 hearing.

18 COMMISSIONER TURNER: We are going to
19 open the public comment at this point, and that's
20 anyone is free to speak on anything other than the
21 matters that are on the agenda for consideration this
22 evening, so anything else you are welcome to at this
23 point be heard.

24 Hearing none, we will move to the items

1 that are for consideration this evening.

2 There is one item with two matters,
3 Public Hearing PC 2024-04, Tom Ear and Kelly Moran,
4 regarding 917 Lawn Court, a petition, a comprehensive
5 plan amendment to the long-range land use map and
6 amendment to the Village zoning map; and, secondly, a
7 Plan Commission recommendation regarding the petition
8 noted above.

9 At this point I think it makes sense to
10 swear in any witnesses.

11 DIRECTOR VALONE: Would you like me to do
12 that for you, Commissioner Turner?

13 COMMISSIONER TURNER: Please.

14 DIRECTOR VALONE: Anyone about to speak,
15 please stand and raise your right hand.

16 (Members of the audience were sworn.)

17 VILLAGE ATTORNEY SKRODZKI: Can I do my
18 spiel before we open the public hearing?

19 COMMISSIONER TURNER: Absolutely.

20 VILLAGE ATTORNEY SKRODZKI: We are here
21 tonight for a public hearing on PC 2024-04, Tom Ear
22 and Kelly Moran, 917 Lawn Court.

23 Notices did go out pursuant to State law
24 published in the Suburban Life. Mailings went out and

1 signs were posted. We do have an affidavit from staff
2 verifying that.

3 In addition, we did not receive any
4 comments in advance of the hearing from the community,
5 but as in prior public hearings a draft recommendation
6 has been prepared.

7 The draft recommendation doesn't trend
8 positive or negative, it just restates the application
9 as submitted and allows for the possibility of this
10 Plan Commission to take any action tonight.

11 Any new testimony or documents that are
12 received during the course of this public hearing or
13 immediately prior will be incorporated into the
14 recommendation at your direction for your review and
15 action.

16 Thanks.

17 COMMISSIONER TURNER: Would the
18 petitioners like to be heard at this point?

19 DIRECTOR VALONE: Commissioner Turner,
20 could we first do a motion to open the public hearing?

21 COMMISSIONER TURNER: Absolutely.

22 Can we get a motion to open public
23 hearing?

24 MEMBER WINEGAR: I move.

1 COMMISSIONER BRUMBAUGH: I second.

2 DIRECTOR VALONE: All those in favor?

3 (Chorus of ayes.)

4 DIRECTOR VALONE: So Staff does have a
5 brief presentation we can give beforehand and then let
6 the petitioner come up and answer some questions.

7 COMMISSIONER TURNER: I think that sounds
8 great.

9 DIRECTOR VALONE: Excellent.

10 SR. PLANNER FAWELL: So as our attorney
11 Anne stated that this is PC 2024-04 for 917 Lawn
12 Court.

13 This is a request by Tom Ear and Kelly
14 Moran for a comprehensive plan amendment to the
15 long-range land use map and an amendment to the
16 village zoning map for the property at 917 Lawn Court.

17 Up on the screen you will see the subject
18 property.

19 The 917 Lawn Court consists of two
20 parcels, Parcel 1 and Parcel 2, seen on the screen
21 today. Parcel 2 is the subject property, and that's
22 the subject of the application in front of you all
23 today. Collectively, those two parcels make up 917
24 Lawn Court.

1 Parcel 2, the subject property, is a
2 landlocked vacant piece of land approximately just
3 below 14,000 square feet in area. It is located off
4 of Lawn Court adjacent to the Ridgewood subdivision
5 and it is immediately north of the Ridgewood Oak
6 townhomes. The subject property abuts single-family
7 homes on the northeast and west.

8 Currently 917 Lawn Court is the only lot
9 on the cul-de-sac not developed with a single-family
10 home.

11 Now on to the current zoning, which is
12 the matter of the case today.

13 Parcel 1 is zoned A single-family
14 Residence District, while Parcel 2 with the star on it
15 is zoned R4 multifamily residential district.

16 The request here today is to rezone
17 Parcel 2 from its current zoning of R4 multifamily to
18 a single-family residence district to match the parcel
19 to the north.

20 The reason for this is that the
21 applicants intend to develop both parcels for a
22 single-family residence. Single-family dwellings are
23 not a permitted use in the R4 district and the
24 requested rezoning is needed to develop the parcels

1 for a single-family home.

2 Now, some history on the property. The
3 subject property was annexed into the village in the
4 mid-1960s. Staff located a zoning map from 1977 which
5 is on the screen before you today. That indicates the
6 parcel was zoned R4 residential district. The subject
7 property has maintained its multifamily zoning from
8 its annexation into the village to present day.

9 The village's 2003 land use -- future
10 land use plan designates this subject property as
11 multifamily. This long-range land use designation is
12 characterized as an existing residential area
13 consisting of low rise, two- to three-story apartment
14 or condominium buildings with shared stairwells and
15 common areas, common parking areas varying from four
16 to 24 units per structure.

17 You can see that that multiple family
18 designation is that dark brown on the map, whereas the
19 surrounding parcels are all designated single-family
20 detached.

21 The requested rezoning would be for
22 changing -- the matter at hand is kind of two-pronged,
23 two-kind-of-pronged request. So it's requesting to
24 change an amendment to the zoning map so that it is

1 amended from R4 to A single-family, as well as an
2 amendment to the long-range land use map from its
3 designation as multiple family to single-family
4 detached.

5 We have not received any public comment
6 in advance of the meeting.

7 The Plan Commission should use the
8 following standards and guidelines on the screen as
9 they consider this request. These guidelines and
10 standards were also delineated throughout the Staff
11 report that was distributed for this case.

12 Conclusion and recommendation, Staff is
13 recommending approval of the application.

14 The Plan Commission has a number of
15 options in recommending approval or denial of the
16 request. They can approve approval as presented for
17 substantial conformity with the provisions of the DCO,
18 approval as above with modifications to be accepted by
19 the applicant, or denial of the plans as presented.

20 I will take any questions that you have
21 of me at this time.

22 COMMISSIONER TURNER: Questions by the
23 members?

24 (No response.)

1 COMMISSIONER TURNER: No questions.

2 COMMISSIONER JOHANN: I have a question.

3 What is the rest of this orange area,
4 what is in it currently?

5 SR. PLANNER FAWELL: Those are the
6 Ridgewood townhomes.

7 COMMISSIONER JOHANN: Okay.

8 DIRECTOR VALONE: As a little bit of
9 additional background information, that was in the
10 packet. We did verify whether this piece of property
11 had at some point been incorporated as part of the
12 Ridgewood Oak subdivision to provide reasoning behind
13 its R4 zoning. We did not find that connection.

14 COMMISSIONER TURNER: At this point would
15 the petitioner like to be heard and make any kind of
16 presentation?

17 MR. EAR: Good evening. Thank you for
18 taking the time.

19 We were just --

20 COMMISSIONER TURNER: Can you state your
21 name for the record?

22 MR. EAR: My name is Tom Ear and we are
23 currently in the LaGrange Highlands area, Willow
24 Springs, 54th Street, so we live nearby and are close

1 to Highlands and would like our kids to continue to go
2 to Highlands. This lot came up for sale and we were
3 very interested and decided to move forward with the
4 purchase with the intent of building a single-family
5 home that would fit the neighborhood.

6 We have a lot of friends in the
7 neighborhood, know the parks nearby, our son plays
8 baseball in the summer league at the park over there,
9 it's a natural fit. And that's why we are very
10 interested in obviously rezoning so we can build a
11 single-family home to grow our family there.

12 COMMISSIONER TURNER: Okay, thank you.

13 Any other members have any questions for
14 the petitioners?

15 (No response.)

16 COMMISSIONER TURNER: I think at this
17 point we can go through the approval standards one at
18 a time or we can go --

19 VILLAGE ATTORNEY SKRODZKI: Public
20 participation in the hearing? Anybody in the public
21 has a chance to speak.

22 COMMISSIONER TURNER: Are there any
23 additional comments from -- please step up to the
24 podium and state your name for the record even though

1 we all know who you are.

2 MR. HORVATH: Jim Horvath, 923 Lawn
3 Court. This evening I had the pleasure of
4 meeting Tom and Kelly, my future neighbors, and I am
5 pretty excited about that, that we could get some new
6 blood on Lawn Court. Not to say that there is a lot
7 of old blood, we have got a lot of new neighbors
8 there.

9 Anyway, I strongly support going to a --
10 changing the zoning from multifamily to single-family,
11 strongly support that, so I am there to do that.

12 My questions are going to be more
13 probably for the future. I am just curious as to
14 water and sewer lines, electrical and gas lines. I
15 don't think there is anything in that property
16 currently and I don't know that you know that. Like I
17 said, this may be questions for a future meeting when
18 the actual development and proposal both Tom and Kelly
19 have.

20 Other than that, the only thing I came
21 here to do was to support them in their effort to get
22 the single-family zoning. So thank you for your time.

23 DIRECTOR VALONE: Just to address that
24 question, if they obtain the rezoning they are not

1 seeking any variations or other deviations from the
2 code so they would be just applying for a simple
3 building permit which would not require another public
4 process. Like I mentioned, they are not applying for
5 any variations from code. They would be required to
6 follow the standards for the A. So as such, there is
7 no additional public process.

8 As any single-family home they would be
9 required to provide their own tap and other utilities.

10 Additionally, I do know from history on
11 the property the utilities actually used to fall at
12 the back of Parcel 1. They were actually relocated by
13 the previous property owner into the back of Parcel 2.

14 MR. HORVATH: I did not know that.

15 COMMISSIONER TURNER: That was a question
16 I had, whether there was a public utility easement
17 along the rear ten or five feet of Lot 1, and at one
18 point there was, but it's been since moved.

19 DIRECTOR VALONE: That's correct.

20 In 2005 the previous property owner came
21 in and re-subdivided the piece of property.

22 The reason it is still two PIN numbers,
23 something they are working through with the Assessor's
24 Office, we did find the plat was properly recorded.

1 It did in fact move that utility easement to Parcel 2.
2 Those utilities were actually, for my understanding,
3 were actually moved from the back of Parcel 1 into
4 Parcel 2. That re-platting was actually done in 2005.

5 Why the rezoning didn't occur at that time I
6 can't really speak to.

7 COMMISSIONER TURNER: Thank you for
8 explaining that.

9 Any other questions or comments from the
10 members?

11 (No response.)

12 COMMISSIONER TURNER: At this point we
13 have two sets of standards to go through and we can
14 take them one at a time or we can approve them
15 altogether.

16 I think it probably makes sense to go
17 through first of all the comprehensive plan amendment
18 to the long-range land use map standards.

19 Do the members prefer doing this together
20 or separate?

21 COMMISSIONER DePROSPERIS: Consolidate
22 it.

23 COMMISSIONER TURNER: We can consolidate
24 it.

1 Do the members believe that the approval
2 standards have been met in this situation?

3 (Chorus of ayes.)

4 COMMISSIONER TURNER: Anyone have
5 questions or comments or concerns about that?

6 COMMISSIONER JOHANN: No.

7 CHAIRMAN GLIMCO: No.

8 COMMISSIONER TURNER: Approval standards
9 have been met with respect to the comprehensive plan
10 amendment.

11 And, secondly, the map amendment
12 standards, once again, do the members prefer to go
13 enemas or go through each one of them?

14 COMMISSIONER BRUMBAUGH: Consolidate.

15 COMMISSIONER TURNER: Consolidate.

16 And do the members believe that the map
17 amendment standards have been met in this situation?

18 MEMBER WINEGAR: Yes.

19 COMMISSIONER BRUMBAUGH: Yes.

20 CHAIRPERSON GLIMCO: I do.

21 COMMISSIONER TURNER: Any other questions
22 comments concerns with request to the map amendment
23 standards?

24 (No response.)

1 COMMISSIONER TURNER: I think the only
2 thing we have left to do is vote on the
3 recommendation.

4 VILLAGE ATTORNEY SKRODZKI: Yes.

5 COMMISSIONER TURNER: Do any of the
6 members see any reason to deviate from the Plan
7 Commission's recommendation imposing any kind of
8 conditions or anything else, anything different?

9 (No response.)

10 COMMISSIONER TURNER: Can I get a motion
11 for approval of the Plan Commission recommendation?

12 COMMISSIONER BRUMBAUGH: I move to
13 approve the Plan Commission recommendations.

14 COMMISSIONER TURNER: Second?

15 COMMISSIONER WINEGAR: I will second.

16 DIRECTOR VALONE: We will do a rollcall.

17 SR. PLANNER FAWELL: Commissioner
18 Brumbaugh?

19 COMMISSIONER BRUMBAUGH: Yes.

20 SR. PLANNER FAWELL: Commissioner
21 DeProsperis?

22 COMMISSIONER DePROSPERIS: Yes.

23 SR. PLANNER FAWELL: Commissioner Hanson?
24 Sorry.

1 Commissioner Johann?

2 COMMISSIONER JOHANN: Yes.

3 SR. PLANNER FAWELL: Commissioner Turner?

4 COMMISSIONER TURNER: Yes.

5 SR. PLANNER FAWELL: Commissioner

6 Winegar?

7 COMMISSIONER WINEGAR: Yes.

8 SR. PLANNER FAWELL: And Chair Glimco?

9 CHAIRMAN GLIMCO: Yes.

10 DIRECTOR VALONE: We would just need a
11 motion to close the public hearing if there's no other
12 testimony to add.

13 COMMISSIONER TURNER: Any additional
14 testimony by anyone or any questions from the members
15 at this point?

16 (No response.)

17 COMMISSIONER TURNER: Can we get a motion
18 to close the public hearing?

19 COMMISSIONER DePROSPERIS: Motion to
20 close.

21 COMMISSIONER TURNER: Second?

22 COMMISSIONER JOHANN: Second.

23 COMMISSIONER TURNER: All in favor?

24 (Chorus of ayes.)

1 COMMISSIONER TURNER: Any new business
2 going through the additional items on the agenda?

3 DIRECTOR VALONE: Just to mention, the
4 timeline for this application moving forward,
5 tentatively would be we would place it on what should
6 be a January 9th meeting of the Planning and Zoning
7 Committee, and then in theory if it is able to patch
8 through that committee it would tentatively be placed
9 on the January 13th workshop portion of the village
10 board meeting, that, again, tentative on that meeting
11 it would be placed on the January 27th meeting for
12 action.

13 COMMISSIONER TURNER: Okay.

14 VILLAGE ATTORNEY SKRODZKI: Heather,
15 forgive me, I am new to this committee and this
16 process, do you want a motion to approve the
17 recommendation as drafted at this point or do you want
18 direction to staff to do that? Do you just want to
19 prepare pursuant to the vote?

20 DIRECTOR VALONE: I think their motion
21 was to accept the recommendation with their --

22 VILLAGE ATTORNEY SKRODZKI: The staff
23 action.

24 COMMISSIONER TURNER: As drafted.

1 VILLAGE ATTORNEY SKRODZKI: As drafted.

2 DIRECTOR VALONE: As drafted, yes.

3 COMMISSIONER TURNER: That's my
4 understanding/my intention.

5 VILLAGE ATTORNEY SKRODZKI: Okay. Thanks
6 for clarifying.

7 COMMISSIONER TURNER: So any other new
8 business?

9 DIRECTOR VALONE: Not at this time.
10 We have no other application we are aware
11 of coming in the door and we will reach out and get
12 e-mails if we do end up having an application.

13 COMMISSIONER TURNER: And then any other
14 business?

15 (No response.)

16 COMMISSIONER TURNER: At this point I
17 think we would entertain a motion to adjourn.

18 COMMISSIONER WINEGAR: I move to adjourn.

19 COMMISSIONER BRUMBAUGH: I second.

20 COMMISSIONER TURNER: All in favor?

21 (Chorus of ayes.)

22 COMMISSIONER TURNER: Thank you,
23 everybody.

24 VILLAGE ATTORNEY SKRODZKI: We are

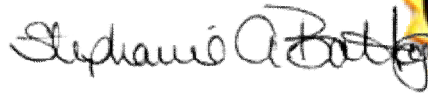
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adjourned at 7:19.

(WHICH WERE ALL OF THE PROCEEDINGS HAD OR
TAKEN PLACE IN THE ABOVE-ENTITLED MATTER.)

1 STATE OF ILLINOIS)
) SS.
 2 COUNTY OF DUPAGE)
 3

4 I, STEPHANIE A. BATTAGLIA, do hereby certify
 5 that I reported in shorthand the proceedings had at
 6 the meeting aforesaid, and that the foregoing is a
 7 true, complete, and accurate transcript of the
 8 proceedings at said meeting as appears from my
 9 stenographic notes so taken and transcribed under my
 10 personal direction, this 20th day of December, 2024.
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 14



15 Certified Shorthand Reporter
 16
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18 CSR No. 084-003337 - Expires May 31, 2025
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