



AGENDA

PLAN COMMISSION

Plan Commission: October 28, 2025 at 7:00 PM

Village Hall 740 Hillgrove Avenue, Western Springs, IL 60558

A. Call to Order

B. Approval of Minutes

1. October 6, 2025

C. Public Comment

D. Considerations

1. Public Hearing PC 2025-04 – Village of Western Springs Community Development Department – Text Amendments
 - a. Petition - Text Amendments to the Development Control Ordinance
 - b. Plan Commission Recommendation - Recommendation regarding the petition noted above

E. Other Business

F. 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.

VILLAGE OF WESTERN SPRINGS, ILLINOIS

PLAN COMMISSION MEETING

October 6, 2025 -- 7:00 P.M.

REPORT OF PROCEEDINGS taken at the Western
Springs Village Hall, 740 Hillgrove Avenue, Western
Springs, Illinois, reported by Hailey M. Schoot, an
Illinois Certified Shorthand Reporter, License
Number 084-004897.

PRESENT:

PETER GLIMCO, Chairman
MICHELE JOHANN, Member
PATRICK TURNER, Member
RYAN DEPROSPERIS, Member
PETER HANSON, Member
STEVE WINEGAR, Member

ALSO PRESENT:

HEATHER VALONE, Director of Community Development
KELSEY FAWELL, Senior Planner
ANNE SKRODZKI, Village Attorney
JEFFEREY KOZA, Village Engineer
ELLEN BAER, Village Manager

1 CHAIRMAN GLIMCO: All right. It's 7:01. I'm
2 going to call to order of the meeting of the Plan
3 Commission for the Village of Western Springs.
4 It's October 6th, 2025.

5 Why don't we start with the roll
6 call? Heather, you want to do that -- or Kelsey?

7 MS. FAWELL: Yes. Thank you, Chair.

8 Commissioner Brumbaugh is absent.

9 Commissioner DeProsperis?

10 COMMISSIONER DEPROSPERIS: Here.

11 MS. FAWELL: Commissioner Hanson?

12 COMMISSIONER HANSON: Here.

13 MS. FAWELL: Commissioner Johann?

14 COMMISSIONER JOHANN: Here.

15 MS. FAWELL: Commissioner Turner?

16 COMMISSIONER TURNER: Here.

17 MS. FAWELL: Commissioner Winegar?

18 COMMISSIONER WINEGAR: Here.

19 MS. FAWELL: And Chairman Glimco?

20 CHAIRMAN GLIMCO: I'm here.

21 MS. FAWELL: Thank you.

22 CHAIRMAN GLIMCO: I'm just going to go through
23 the agenda really quick. We're going to start with
24 the approval of the minutes from the last meeting

1 on April 16th, 2025. We're going to have a section
2 called "public comment." That's going to be a time
3 when the public can comment on anything other than
4 what's on the agenda for discussion and hearing
5 tonight, and then we're going to move into the
6 public hearing on the PC-2025-03, the Western
7 Springs Little League and Western Springs Park
8 District application for amendment to a conditional
9 use permit. We're going to move on to other
10 business and then we're going to adjourn.

11 With that, I would open up for a
12 motion for the approval of the minutes from our
13 last meeting.

14 COMMISSIONER JOHANN: Move to approve.

15 COMMISSIONER TURNER: Second.

16 CHAIRMAN GLIMCO: All those in favor?

17 (Chorus of ayes.)

18 CHAIRMAN GLIMCO: From there we're going to
19 move on to public comment.

20 If anyone would like to say anything
21 publicly, not about what we're going to talk about
22 tonight, now is the time.

23 Hearing nothing we're going to move
24 into the public hearing.

1 Can I get a motion to open up the
2 public hearing?

3 COMMISSIONER JOHANN: Motion to open.

4 COMMISSIONER TURNER: Second.

5 CHAIRMAN GLIMCO: All in favor?

6 (Chorus of ayes)

7 CHAIRMAN GLIMCO: We are going to open the
8 public hearing for PC-2025-03 Western Springs
9 Little League and Western Springs Park District,
10 4400 Central Avenue, Spring Rock Park, petition on
11 amendment for conditional use permit.

12 At this time I think I would like to
13 swear in anyone who thinks they might make a public
14 comment.

15 Does that sound like a good time to
16 do that, Heather.

17 So if you think you might speak
18 tonight, will be coming up to the podium, we have a
19 court reporter, so you have to say your name and
20 spell it, if it's challenging, at all, so that we
21 can get the record reflected properly, and if you
22 think you might talk, please rise now and we're
23 going to swear you in.
24

1 (Members of the public duly sworn.)

2 MS. SKRODZKI: And if you didn't get sworn in
3 and you do rise to speak, please just let me know
4 so that I can swear you in so that we have a clean
5 record. Thank you.

6 CHAIRMAN GLIMCO: With that, Heather, did you
7 want to -- did the Village want to make a
8 presentation first?

9 DIRECTOR VALONE: We do. And just a quick
10 reminder, if all the commissioners could pull their
11 mics a little bit closer and down to them just so
12 we can hear everyone, there are quite a few folks
13 in the room, that will help us out.

14 And then Senior Planner Fawell will
15 go ahead and run through the application.

16 MS. FAWELL: Yes. First, Village Attorney,
17 Anne, did you want to comment on the affidavit for
18 tonight's case?

19 MS. SKRODZKI: Sure. I can state for the
20 record that we're here for a public hearing
21 regarding the petition filed by the Western Springs
22 Little League. We have notices that did go out
23 pursuant to state law published in, it looks like,
24 the Shaw Suburban Life and signs were posted. We

1 do have an affidavit from Staff verifying that.

2 In addition, we have received some
3 comments from the community, which -- and a
4 petition, which we will be tendering to the court
5 reporter as exhibits so that they can be included
6 in the record.

7 And, finally, as in prior public
8 hearings, we have prepared a draft recommendation
9 that does not trend positive or negative, just lays
10 out the case and allows the commissioners to work
11 off of it for any recommendations they may make
12 tonight. Any new testimony or documents will be
13 inserted into that recommendation and the record
14 will be made before that is reviewed and signed by
15 our Chair and any final recommendation is made.

16 That's all for me. Thank you.

17 DIRECTOR VALONE: Thank you so much.

18 MS. FAWELL: Okay. Thank you for that
19 introduction.

20 So, as our Chair has stated, this is
21 PC-2025-03. It is an application submitted by the
22 Western Springs Little League on behalf of the
23 property owner, Western Springs Park District. It
24 is regarding Spring Rock Park at 4400 Central

1 Avenue, and they are requesting an amendment to an
2 existing conditional use permit.

3 Okay. So a little bit about the
4 subject property. Spring Rock Park is one of -- or
5 is part of the Park District's flagship park.

6 Can everyone see? Perfect. My
7 apologies.

8 Spring Rock Park was originally
9 granted a conditional use permit in 2019 in
10 accordance with the ordinance on the screen, and it
11 granted approval of a continuation of a park and
12 installation of tennis courts, lighting, a
13 basketball court, walking paths, and some other
14 accessory improvements.

15 So the Spring Rock Park is zoned R-2
16 single-family, and within the R-2 single-family
17 district, public parks and playgrounds are allowed
18 as a conditional use permit.

19 The park's conditional use permit was
20 amended twice. Recently in 2023 for approval of a
21 Championship sign, which is the subject of the
22 application today, which we will talk about, and
23 then again in 2024 the conditional use permit was
24 amended to construct the eight pickleball courts on

1 the property, which you can see -- wrong one -- not
2 on screen. It doesn't -- this doesn't show
3 existing property conditions, but the pickleball
4 courts are right there today.

5 So, as I mentioned, Spring Rock Park
6 is zoned R-2 single-family. This is similar to a
7 lot of the property to the east and some to the
8 south. To the north across the train tracks the
9 properties vary in zoning from R-3 multi-family to
10 limited office and industrial.

11 In Spring Rock Park for the
12 Comprehensive Plan it is noted as parks/open
13 space/recreational. It is also surrounded by
14 single-family detached, quarter commercial, which
15 that is Boone Animal Hospital to the south,
16 municipal governmental to the north, and varying
17 different land use designations.

18 So the Little League is requesting
19 today a couple improvements to the park, most
20 notably a multi-use softball field. As I stated,
21 it will be multi-use. The Little League intends to
22 use it for softball, but has noted in their
23 application the Park District will utilize it for
24 other events and sporting teams.

1 They're proposing it's a multi-use
2 field in the northwest corner of the park noted
3 under the blue star on the screen. There are
4 player dugouts proposed and infield fencing. There
5 is no lighting proposed, and the infield fencing, I
6 will note, has varying heights; 4 feet, 10 feet,
7 and 20 feet, obviously it's the backdrop for the
8 batting --

9 CHAIRMAN GLIMCO: Backstop.

10 MS. FAWELL: Backstop. Thank you. Thank you.
11 Backstop.

12 So since that fencing does exceed
13 what is allowed in a residential district, which is
14 six feet, again, those residential requirements are
15 more along the lines for single-family residential
16 properties and not something like a backstop for a
17 park district.

18 Also as part of this request Little
19 League is requesting some additional signage on the
20 property. In the bottom left corner of the screen
21 you can see the Champion's wall. This is it facing
22 north right now. It is covered with a tarp and
23 then on the right side of the screen you can see it
24 facing south, and that is with the signage today.

1 This is the Champion wall.

2 So, as part of this application,
3 Little League is requesting what is existing on the
4 front of the sign on the back of the sign, on the
5 rear, so some additional Championship signage. And
6 then the red square right here on my screen is
7 approximately where it is located.

8 Also, as you can see on the screen,
9 Little League has some additional sponsorship
10 signage throughout the park, most notably on the
11 Piccolo Field fencing and a little bit below the
12 scoreboards. Little League also has two
13 scoreboards on the property. These were not
14 included in the conditional use permits, so, as
15 part of this application, Staff is recommending
16 that a master sign plan be established for Little
17 League signage; one, to allow the continuation of
18 sponsorship signage as the Plan Commission feels to
19 review the case, but also to impose some Staff
20 recommend conditions, such as minimum amount of
21 spacing between sponsorship banners, no lighting,
22 they can't be taller than the fence and certain
23 parameters like that.

24 Also, again, we recommend that it

1 includes the scoreboards, that way in the event
2 something does happen to the scoreboard or Little
3 League is looking to upgrade the scoreboard in a
4 way that doesn't necessarily increase the
5 intensity, such as if they're just looking to
6 refurbish it, that would be something that we would
7 be able to allow through this master sign plan, so
8 long as it's not something like a video scoreboard
9 that drastically changes the use. Something like
10 that we need to go back through if the Plan
11 Commission does decide to recommend that to the
12 Village Board.

13 And, again, I want to point out, with
14 the signage for these sponsorships. As I stated,
15 Little League is in a residential district. The
16 residential sign districts apply to this property.
17 They're very different for what is expected of a
18 park. They are one banner at a time, six square
19 feet in size, can't be displayed for a certain
20 amount of time. These banners at the park are a
21 little bit different, which is why we recommend
22 that this be included in a master sign plan to
23 establish some regulations.

24 Okay. Parking. In 2023 when Little

1 League -- or 2024, my apologies, when the Park
2 District went through for the pickleball courts,
3 they did submit a parking analysis for the park.
4 On the screen is an exhibit that shows where
5 existing parking is on the property or surrounding
6 the property. There is on-street parking on
7 Central. Also this figure that they submitted
8 includes the commuter parking along Burlington and
9 Hill Grove.

10 As part of the 2024 pickleball
11 ordinance there was a recommendation -- or there
12 was a condition that there are seven land banked
13 parking stalls on the property. Now that parking
14 has become a concern, those land banked parking
15 stalls would be required to be converted to parking
16 facilities. Those are within the existing
17 administrative parking, which is highlighted red,
18 No. 4.

19 Also, it came to Staff's attention
20 through this application that there's an existing
21 gravel parking pad, which is directly west, a
22 little bit northwest of the pickleball courts, so a
23 little bit right -- you can't see it. A little bit
24 over here where that kind of path continues. As

1 part of this application Staff is recommending that
2 the parking lot be paved in accordance with the
3 Village Code. It requires a dust free surface for
4 nonresidential parking -- or for commercial --
5 sorry, nonresidential parking facilities.

6 And then the Village engineer did
7 include in his memo that he did comment on the
8 parking. Our Village Code does not require a
9 minimum parking for open parks and facilities, so
10 we don't have minimum standards that we can apply
11 to this.

12 Also within the Village engineer's
13 memo, which is included in the packet that you can
14 read for any questions, but the large -- most
15 notably the Village engineer commented on, there
16 aren't many grading changes proposed with this
17 facility. This facility is indicated by FEMA to be
18 in a floodplain. The applicant engineering team
19 contends that that floodplain needs to be corrected
20 to revise that it is not in a floodplain, so
21 there's a condition recommended by Staff that that
22 be addressed before time of permitting as well as
23 any outside agency, stormwater authorities, that
24 those permitting would be required as part of

1 approval.

2 And we also have our Village engineer
3 here if there are any questions for him on the
4 stormwater, FEMA or we can all happily respond to
5 the parking.

6 Public comments. So a few public
7 comments have been provided on the DAAS.
8 (Phonetic.) There is a petition that is provided
9 by the applicant that I will let them address in
10 their presentation. There's also public comment
11 provided by Tom Salvino and an Erwin Thrimm, as
12 well as a Gary Bazzoni regarding the signage, and
13 that's all on the DAAS for you all. Those were all
14 submitted this afternoon, so it was not able to be
15 published in the online packet.

16 And the Plan Commission should use
17 the conditional use permit standards, which, again,
18 are outlined in the agenda packet, and I'll happily
19 go to the front first page of this presentation,
20 there's a QR code that you guys can use to pull up
21 if you didn't get a physical copy as you can see on
22 the screen.

23 Okay. So the Plan Commission has a
24 number of options in recommending approval or

1 denial of the requested amendment; approval as
2 presented, approval as filed with modifications to
3 be accepted by the applicant, or denial of the
4 plans as presented for failure in substantial
5 conformity with the DCO.

6 Staff recommended conditions. There
7 are a number of lengthy conditions on the screen.
8 I'm going to go through them as quickly as I can,
9 but I did want the Plan Commission to have them to
10 be able to reference them by number so it would be
11 easier for the discussion.

12 The first is that civil engineering
13 plans and all of what is related to civil
14 engineering will be reviewed and approved by the
15 Village engineer prior to release of a permit. All
16 applicable outside agency permits be obtained prior
17 to the Village issuance. That letter of MAP
18 amendment submitted to FEMA must be submitted or a
19 permit obtained from FEMA prior to the release of
20 any permit. The facility must comply with the 2018
21 Illinois Accessibility Code or receive a written
22 interpretation from the Capital Development Board's
23 Accessibility Specialist. Since Spring Rock Park
24 is a public park, it does have to meet the 2018 ADA

1 Code, which does have some requirements for walking
2 paths as well as accessible features to facilities.
3 We have provided the applicant with the information
4 for the accessibility specialist to reach out to
5 them for their interpretation of this facility, but
6 that we recommend that the facility will meet the
7 ADA as part of the permit requirements.

8 Any future amendments to the
9 engineering plans related to the Stormwater
10 Conveyance System that do not negatively impact the
11 system or drastically alter the system or operation
12 can be administratively approved by Village
13 engineer so in case there is something that MWRD or
14 an outside agency has a comment on the application
15 that the applicant has to tweak, that is something
16 that can be administratively approved.

17 The seven land banked parking spaces
18 that are north of the administrative building be
19 installed as part of the permitting. The gravel
20 parking area that was mentioned be paved in
21 accordance with the DCO, and then the applicant
22 must provide a completed sign plan, which must
23 include information on the scoreboard signs. It
24 must include a revision to the Champion sign so

1 that the Champion sign -- my apologies -- the
2 proposed rear sign mirrors the existing sign. No
3 signage shall be obscene. The banners on the field
4 are only permitted along those south portions, so
5 not facing north. There be a minimum of one foot
6 separation between the banners on field fencing, no
7 banners project over the heights, no signage shall
8 be illuminated.

9 So we're happy to answer any
10 questions about Staff conditions, about the
11 application, myself and the Village engineer are
12 more than happy to help.

13 CHAIRMAN GLIMCO: Thank you.

14 Were we going to hear from the
15 applicant next, Tom, or...

16 MR. OLK: Can I speak now?

17 CHAIRMAN GLIMCO: Now is the time.

18 MR. OLK: Okay.

19 CHAIRMAN GLIMCO: State your name and spell
20 your last name for court reporter, please.

21 MR. OLK: Sure. My name is Tom, last name is
22 Olk, spelled O-l-k.

23 CHAIRMAN GLIMCO: I think there's a microphone
24 there, too, if you would like.

1 DIRECTOR VALONE: It should be on.

2 MR. OLK: Tom, last name is Olk, spelled
3 O-l-k, I live at 5333 Caroline Avenue in Western
4 Springs and I come today as the president of
5 Western Springs Little League, so therefore I am
6 the one who submitted the application. So...

7 CHAIRMAN GLIMCO: Lucky you.

8 MR. OLK: Exactly. So we submitted this
9 application for a number of reasons. One, we have
10 always historically operated at basically capacity
11 with our fields between softball and baseball.
12 Meaning that if we have a number of rainouts or
13 other inclement weather, because we start in April,
14 we basically end up having to cancel games because
15 we just don't have the field space. The last
16 couple years we have actually had to utilize Ideal
17 School in Countryside for some of our softball
18 games just because of the constraint of field
19 capacity.

20 That being said, that kind of was
21 coincided with the increase of participants in our
22 softball program, which has been a nice benefit for
23 our program, and therefore it has kind have led us
24 all to the need for a new field or more fields.

1 That was sort of the genesis for the proposal for
2 the softball field. When the space opened up, kind
3 of post, I guess, the BNSF train/Tollway project or
4 ongoing project we looked at that as a place that
5 we could put a softball field, that could be used
6 for softball, but continue to be used for soccer
7 and football as it is currently, and so we decided
8 we could utilize that piece of property.

9 We went to the Park District and
10 worked with them pretty closely and they kind of
11 support us as we would be paying for -- Western
12 Springs Little League would be paying for it. So
13 that was kind of the first part of our permit.

14 The second part is the Champion's
15 wall, which was referred to earlier, that we put up
16 in -- a couple years ago. The idea of the
17 Champion's wall is to honor any team that has won a
18 state championship for us over the past -- I guess
19 since the inception of Little League, as well as
20 the winners of the home run derby that we hold
21 annually for softball and baseball, and then to
22 honor some of the sponsors in the area that are
23 generously donating their time and/or money to the
24 Little League.

1 The reason we offered -- or we
2 requested to open up the back was as our softball
3 program continues to thrive, our baseball program
4 is facing some added pressures; one being the cost
5 to upkeep and the cost to kind of allow baseball to
6 happen just with inflation, et cetera. Two is the
7 competition from other sports that are coming
8 online that didn't exist 20 -- you know, didn't
9 really exist as robustly 20 years ago, such as
10 lacrosse; third is the travel baseball takeover of
11 little league baseball. You know, it used to be
12 10, 15 years ago you play little league and you
13 played an all star team, now there's these
14 full-time travel programs that go all year round,
15 so all of those have added extra -- have added
16 pressure to baseball enrollment, which has kind of
17 hurt our costs -- or our revenues.

18 Therefore, we kind of continually
19 rely on generous sponsors from the local area to
20 kind of help offset those costs, as well as we try
21 to very, very focused on keeping our costs down so
22 that cost is never a prohibiting factor in someone
23 not playing Western Springs Little League. I don't
24 think we have touched our initiation fee or

1 membership fee, I think, in a number of years and
2 that's by design. Having access to the Champion's
3 wall, both sides of it, as well as the banners that
4 have come up in the course of the last couple of
5 weeks is something that's necessary revenue for us
6 to continue to provide the product we provide as
7 well as our agreement with the Park District always
8 has been that we take care of the fields from a
9 financial standpoint, we take care of the fields
10 from a -- you know, an operation standpoint.
11 Outside of mowing the grass, you know, we do all
12 the pre-season work, the post-season work, we do
13 anything in terms of, like, revamping the fields,
14 we have added the batting cages, that just came
15 online this past season, and we have the intention
16 to do other projects to kind of help continue to
17 keep the fields as, you know, beautiful as they are
18 today. I would say this past season we hosted the
19 11U District Tournament, which is the All Star
20 Tournament for the area, and we continually got
21 comments from the neighboring villages that played
22 in it on how nice our fields were, and that goes to
23 a lot of effort from a lot of people; time and,
24 really, money to make those fields as good as they

1 are. So that really is the genesis for why we are
2 here and the hope that we would get an approval for
3 those two parts of the permit.

4 CHAIRMAN GLIMCO: Was anyone else going to
5 speak on behalf of the applicant?

6 Okay. And then, Tom, don't go too
7 far. I think I'm going to open up to questions
8 from the Commission afterward, but...

9 DON DIXON: Hello. My name is Don Dixon with
10 the engineering firm of Gewalt Hamilton Associates
11 and I am the civil engineer of record for the sign
12 approval. Thank you for allowing us to --

13 CHAIRMAN GLIMCO: Hold that up a little
14 closer. Yeah, there you go.

15 DON DIXON: Can you hear me better now?

16 CHAIRMAN GLIMCO: Yeah.

17 DON DIXON: Thanks for allowing us to come out
18 here tonight and present this to you. I wanted to
19 just kind of touch upon a couple things that were
20 brought up in the Staff report.

21 Let's start with the floodplain
22 portion. So the -- we have a lot of floodplain on
23 the Spring Rock Park, and when we were doing the
24 project we started looking at the location of the

1 improvements relative to the floodplain, and what
2 we were able to do is we determined from the TOPO
3 that the existing hundred-year base flood elevation
4 was inaccurately plotted on the FEMA map.
5 Floodplain is defined by elevation, so if you can
6 show FEMA that you're above the hundred-year
7 floodplain, then you're technically outside of that
8 hundred-year floodplain elevation. So we did that.
9 The Village wanted us to take that a little bit
10 further because MWRD regulates any development
11 within the floodplains. So we issued a letter -- a
12 request for a letter of determination from the
13 MWRD, the Metropolitan Water Reclamation District,
14 and asked them to look at our elevation that we
15 provided in the improvements relative to the
16 hundred-year floodplain. MWRD reviewed our plans,
17 reviewed the TOPO and agreed with us that the
18 improvements that we're showing along with the
19 grading, the fencing, all of the improvements are
20 located outside of the floodplain based on the TOPO
21 that we provided them from a registered land
22 surveyor and, based on that, they allowed us to go
23 forward with this development without having to
24 submit for a MWRD permit.

1 Now, we had also, under the
2 pickleball court project, gotten a determination
3 from MWRD that we have, like .23 acres of
4 impervious provided under a .5 acre threshold,
5 which means that we have about .27 acres of
6 additional impervious that we could install on the
7 Park District before we had to start implementing
8 new volume control and grade control. All of this
9 was done for the tennis court projects when they
10 were installed, so we had a little bit of extra and
11 we're working to get that started right now.

12 So we do not currently have any
13 requirement from MWRD before (inaudible.) The
14 Village has asked us to submit to FEMA for a
15 determination that we can go forward with our
16 project either by submitting an application for a
17 letter of MAP amendment or getting a determination
18 from FEMA that that's not required and we can move
19 forward with this project. I think we'll have
20 something in writing in order to satisfy
21 engineering comments on that.

22 Let's see. The next item I wanted to
23 talk about was -- the big item is parking. And why
24 I say that is because, as I just mentioned, we have

1 .27 acres of available additional impervious or
2 hard surface area that we can place on this site
3 without having to go through an MWRD permit. If we
4 cross that threshold, then we have got a permit, we
5 have got the full (inaudible) that we have to go
6 through, we have to provide volume control for the
7 full half acre plus that we have already
8 accumulated by that point in time, and then there's
9 the cost to do the parking itself.

10 Now, the area that we talked about,
11 No. 2 on the plan that we presented earlier was an
12 area where the old tennis courts were demolished,
13 and that area was used as a staging area during the
14 Tollway project. The Tollway used that bit of the
15 park. That was an area that they put down
16 equipment, there was rock that was left in there.
17 Basically, my understanding is that -- and Dennis
18 and any of the other park personnel can tell you
19 this, but that area was kind of left in the
20 condition that was basically suitable for someone
21 to come in and park on it. So that's what has
22 happened over time is, you know, people have
23 obviously seen that there's an area over here that
24 has a hard surface, gravel surface that you can

1 park on, and obviously they started parking there.
2 The condition to convert that into a hard surface
3 parking lot is going to put a tremendous strain on
4 both the Park District and also the Little League
5 from a permitting standpoint, from a cost
6 standpoint, because it's just a number of items,
7 it's a domino affect. It's not simple just go out
8 there and pave it and you will be done with it.
9 There's a lot more that's involved with that. I
10 can't speak for the Park District, but if it's a
11 requirement to go forward and pave that area, since
12 parking is not an issue as far as a requirement,
13 the Park District may decide just to close that
14 off. They have a fence there that that area can be
15 closed off now and it can be -- no parking can be
16 allowed there. The Park District would obviously
17 be able to use it for whatever they need, for their
18 storage of their material, so that might be
19 something the Park District would be looking to do.
20 Just because there is not really, you know, in the
21 budget to take on a parking lot for them. I think
22 they said that maybe 24 cars could park there. So
23 that's something we would like to get on the record
24 that we may be looking at a different way to

1 approach that.

2 As far as the land banked parking at
3 the administrative office, I understand that there
4 have been no complaints thus far about the parking
5 since the last pickleball project, so we would
6 probably also request that land banked parking, you
7 know, hold off until such time it becomes evident
8 to the Village and the Park District that it's
9 required, and I could be wrong on that, but if
10 that's the case that it is not necessary at this
11 time, I think we would rather hold off on that
12 until then.

13 Let's see. There's an item regarding
14 accessibility. We have looked at tying into the --
15 you can see on the screen there's a gravel path on
16 the south side that -- south side of the softball
17 field that goes to the concession area. What we
18 would propose to do would be connect that path, run
19 it straight up to the -- straight up to the north,
20 I think we're talking, and go to the dugout on one
21 side. In prior park projects that's what we have
22 been allowed to do if we can provide ADA accessible
23 route to one of the dugouts, that has been deemed
24 allowable in the past. We will reach out to the

1 Capital Development Board and get a determination,
2 we'll send them the exhibit we prepared for that
3 and make sure that they're okay with that.

4 Other than that, I mean, it's -- it's
5 a reuse of an area that has been a practice field
6 for soccer for a while. You know, it's minor
7 modifications to it, very minor grading,
8 improvements to the field, seeding, some fencing
9 for, you know, the backstops, protect fans, protect
10 the parents when they're watching and very modest
11 dugouts with gravel floors, fenced sides, and a
12 roof -- a metal roof on it.

13 And, unless there are questions, I
14 think that's all I have for right now.

15 CHAIRMAN GLIMCO: Okay. I'm sure the
16 Commissioners have some questions. I would open it
17 up at this time. I know I do. Go ahead.

18 Steve, it looks like you got
19 something on your mind.

20 COMMISSIONER WINEGAR: I have a couple
21 questions. So when the pickleball project was
22 being debated, there was a lot of controversies
23 about the amount of paving available for Little
24 League, and Little League was very concerned that

1 the pickleball courts would; A, increase the
2 parking needs of the park and, B, increase --

3 DIRECTOR VALONE: Steve, I apologize for
4 interrupting you, but do you mind speaking a little
5 bit more into the mic? We're have a really hard
6 time hearing you.

7 COMMISSIONER WINEGAR: I'm sorry. So right
8 now I'm hearing that we're going to build a new
9 softball field and add to that parking load, but we
10 don't see any concern about the issues we had with
11 the pickleball courts. So I'm a little unclear on
12 how it's kind of one way for one facility and
13 different for this one.

14 MR. OLK: Sure. So I can speak to that.

15 So last year we weren't worried about
16 it. We actually had -- as much as I know I had one
17 family reach out to me to complain about parking,
18 and once I explained that there was parking up top
19 close to Central as well as all down the train line
20 they were like, okay, they just didn't realize it.
21 I don't know if it's because they were just younger
22 and new to the area, I'm not sure. That was the
23 only complaint I received about parking here. I
24 did look back at the study that was done and it

1 does serve to show that there is plenty of parking
2 kind of throughout the area when you utilize the
3 BNSF parking, but you know what I mean.

4 And I would say that, you know, we
5 didn't have any problems that I know of after that.
6 We did send out an email kind of instructing like,
7 hey, if you're going to play at the softball fields
8 you might be better parking up off Central, if
9 you're playing on North Field you might be better
10 off parking over here and kind of gave suggestions,
11 and it seemed to kind of dwell the issue, as well
12 as, you know, not every night of the week are -- is
13 every field completely used, so that does also kind
14 of help.

15 COMMISSIONER WINEGAR: Okay. So you mentioned
16 that your Little League parents are also using the
17 gravel parking currently?

18 MR. OLK: Yeah. So as the season went on more
19 and more people went over there, but, to be honest,
20 during Little League season I didn't see that many
21 over there, and I was over there an awful lot at
22 night. I think there's more now with some of
23 the -- like it just became, like, word of mouth,
24 and with the soccer and the football, but my son

1 plays St. John's football, they practice over
2 there, and so I noticed that the main parking lot
3 down there is usually empty during those times, so
4 people just driving down there, they would be fine
5 in my mind.

6 COMMISSIONER WINEGAR: Okay. So -- but kind
7 of react face then --

8 THE WITNESS: I wasn't part of the last part,
9 so I admit some --

10 COMMISSIONER WINEGAR: No, that's fine. There
11 was a large concern, a lot of debate over
12 pickleball courts, and if we don't pave the gravel
13 area we're not going to have parking there because
14 the Village won't allow it on gravel, so we're
15 going to lose that unless we pave it.

16 MR. OLK: Yeah. I would say from our
17 standpoint, from Little League standpoint, it would
18 probably put too much financial strain on us, and
19 it's very tough for us to go back to the Little
20 League family and be like thanks for sponsoring,
21 we're going to build a parking lot for you to make
22 your son better at baseball, so that's a tough sell
23 for us.

24 COMMISSIONER WINEGAR: That's why I want to

1 make sure we're all on the same page. If you lose
2 that gravel area because we can't afford to pave
3 that, that you're not going to be back next year
4 saying we need parking.

5 MR. OLK: Yeah, no, I hope to not come back
6 here again. No. I will say that, you know, we
7 aren't adding more usage time to the field, but the
8 field is -- you know, that field is still being
9 utilized quite often. We're just asking to have a
10 softball field in exchange for soccer being there
11 during the spring, it's a softball --

12 CHAIRMAN GLIMCO: Hey, Tom, let me just be
13 clear. So if it came down to roping off that gate
14 to the asphalt lot and getting a new softball
15 field, that would be your preference versus --

16 MR. OLK: If it came down to it, yes, I would
17 like a new softball field and, you know, I
18 personally would be fine with parking because we
19 can't do both, so...

20 CHAIRMAN GLIMCO: It's not in the budget?

21 MR. OLK: It's not in the budget.

22 CHAIRMAN GLIMCO: Right.

23 Anyone else have questions?

24 COMMISSIONER JOHANN: About how many -- what's

1 the capacity of that gravel area that people are
2 using?

3 CHAIRMAN GLIMCO: I heard 24 spots roughly,
4 but I don't...

5 MR. OLK: Yeah, that's probably about right.
6 I mean, I haven't gone out and counted it, but I
7 have seen -- you know --

8 CHAIRMAN GLIMCO: Make sure you say your name.

9 DENNIS CONWAY: Dennis Conway, C-o-n-w-a-y,
10 superintendent of the Park District.

11 That gravel lot keeps coming up and
12 let me explain a little bit about that. Back when
13 the Tollway 294 project started I had a spot in the
14 northwest corner of that park for storage;
15 screenings, wood chips for the playgrounds, gravel,
16 what have you, they took that away because it was
17 actually railroad property that I was using. So I
18 needed an area, so when the pickleball was built,
19 that gravel was still there from the 294 project.
20 I made a request to leave there so I could have
21 that area to stockpile like, again, gravel, wood
22 chips, stuff like that. Now, there is one way in,
23 one way out. It's not a legal road and we know
24 that and there's a gate there. I could lock that

1 gate up with no problem so that vehicles -- because
2 once in a while cars do go back there and I am
3 aware of that.

4 CHAIRMAN GLIMCO: Thank you, Dennis.

5 And Walsh was probably nice to work
6 with on the BNSF project?

7 DENNIS CONWAY: Oh, yeah, they always are.

8 COMMISSIONER HANSON: Dennis, while we have
9 you up here, I know we have talked about, in the
10 past, a potential dog park.

11 DENNIS CONWAY: Yes.

12 COMMISSIONER HANSON: Where was that going to
13 be placed? I thought we were kind of talking
14 about --

15 DENNIS CONWAY: That was going to be placed --
16 there were a couple different locations. One would
17 be where that softball field was and also a little
18 south of there toward the end of the path that goes
19 down further back along 294. That was going to be
20 a small one, but that's pretty much -- now it's a
21 done deal.

22 CHAIRMAN GLIMCO: Okay. So does the pathway
23 that you have to build for access, is that
24 impervious or is that going to be asphalt, is that

1 going to be --

2 DENNIS CONWAY: It's screening.

3 CHAIRMAN GLIMCO: Just screening will work for
4 ADA?

5 DENNIS CONWAY: Yep.

6 CHAIRMAN GLIMCO: Okay.

7 COMMISSIONER WINEGAR: So going back to
8 impervious, so the gravel lot currently is
9 considered to be impervious?

10 DENNIS CONWAY: Correct.

11 COMMISSIONER WINEGAR: So paving over that
12 same area would still put us over the top of MWRD?

13 DON DIXON: It's not just the paving we have
14 to do here, it's also then you have to come and put
15 a roadway.

16 COMMISSIONER WINEGAR: But the roadway is
17 already gravel, too.

18 THE WITNESS: It's not -- 24 feet wide by the
19 time you square it off, put the drive aisles in
20 there and 24 cars -- if that's it -- getting in
21 then it's going to be -- there is a, like,
22 difference between asphalt and gravel on impervious
23 coefficient we have there, that was -- I believe
24 the issue was --

1 DIRECTOR VALONE: Don, I apologize for
2 interrupting. Can you speak a little bit more
3 closer to the mic? I think that would probably
4 help.

5 DON DIXON: Okay. That was not part of our
6 prior project area. Once we brought it into a
7 project area and then we go impervious it counted
8 as new impervious, so that kind of throws us over
9 that threshold there.

10 COMMISSIONER WINEGAR: Okay. Thank you.

11 CHAIRMAN GLIMCO: Hey, Don, you talked
12 about -- you talked about the floodplain and having
13 to make a request to modify the map. You don't
14 have a problem making that request?

15 DON DIXON: I -- I would rather not have to do
16 it in my belief that since we're out of the
17 floodplain that's not a requirement, and since
18 MWRD --

19 CHAIRMAN GLIMCO: The result is if it turns up
20 that you're in the hundred-year floodplain, then
21 you have to go to MWRD, and you have already gone
22 to MWRD?

23 DON DIXON: We have already gone to MWRD
24 showing them the TOPO and why we're saying we're

1 out of the floodplain. They agreed with us based
2 on the TOPO.

3 CHAIRMAN GLIMCO: So this is kind of balancing
4 suspenders, is that -- Jeff, do you want to address
5 that?

6 MR. KOZA: Yeah. So we're just looking to get
7 the map corrected, and usually when an applicant
8 works in a floodplain and a map is inaccurate as
9 part of the development, they update the map.

10 CHAIRMAN GLIMCO: But the result is they have
11 to go to MWRD and they have already done that,
12 right?

13 MR. KOZA: This is FEMA. So FEMA --

14 CHAIRMAN GLIMCO: Oh, it's FEMA?

15 MR. KOZA: -- as part of a map amendment for
16 the floodplain, we're essentially providing them,
17 they have shown that the elevations are above base
18 flood elevation, made a statement saying that they
19 didn't raise the land, it was always that
20 elevation, so our assumption is to make sure the
21 applicant has an accurate flood map, which is
22 pretty typical for any development project.

23 CHAIRMAN GLIMCO: Would that be a condition
24 that would hold up the project? Like does it take

1 FEMA forever? Because, I mean, I know FEMA isn't
2 working today.

3 MR. KOZA: So this is the easiest kind of --
4 floodplain map amendments. There are much more
5 involved methods that can take a long time. The
6 only thing I know about this process is that this
7 one can be accomplished in a reasonable amount of
8 time that shouldn't impede a spring construction
9 for this project.

10 DIRECTOR VALONE: Additionally the applicant
11 can get going on that application while we're in
12 this process. This process is not incomplete from
13 the start of that application.

14 CHAIRMAN GLIMCO: Say that again, Heather.

15 DIRECTOR VALONE: They do not need to get
16 approval for the conditional use to get a map
17 amendment. The map amendment is not necessarily
18 something that, even if they weren't to apply for a
19 conditional use permit, they could not apply to
20 correct, so we have encouraged them to begin that
21 process so that during this time, while they're
22 going through a conditional use, they can use that
23 to approach FEMA.

24 CHAIRMAN GLIMCO: Okay.

1 DON DIXON: So we're not objecting to doing
2 that. We were ready to get started on it. The
3 soonest -- we can end this meeting and if we hear
4 that the projects are going forward we'll go ahead
5 and get that process started.

6 CHAIRMAN GLIMCO: Thank you.

7 Other Commissioners have questions?

8 I guess I have a question maybe for
9 the Village.

10 Why do you care if there's a one foot
11 space between fences -- of signs on the fence?
12 Like don't we want to sell more advertising for the
13 children of Western Springs?

14 DIRECTOR VALONE: So as there's no current
15 standards for this, Staff is looking at other
16 standards for other similar uses. For multi-tenant
17 buildings, as an example, some of the requirements
18 relate to that so that when there's installation
19 and removal they don't become damaged.

20 Additionally, based on the
21 recommendation by Staff of where we are
22 recommending it, it is an area that if it was
23 properly spaced, it would allow for them to remove
24 and change out sponsor signs if they need to

1 without having to hinge them together. Currently
2 some of them are -- appear to be banded together.
3 So that is why we're recommending.

4 Additionally, as mentioned before,
5 this is not a residential use in a residential
6 zoning district, and so we're looking for other
7 sections of code to be able to be consistent with
8 our sign plan.

9 CHAIRMAN GLIMCO: Do you want to address that,
10 applicant?

11 MR. OLK: No, I would like to address it.

12 So a couple of things about it. One,
13 those sponsorship banners only go up during the
14 baseball season. So they go up roughly early April
15 and they came down this year in early August and
16 they stay down the rest of the year -- at least
17 from us. But they do provide a much needed source
18 of revenue. They -- you know, again, we rely -- I
19 think last year we got something in the tune of,
20 like, 45 to 50 thousand dollars from sponsors to
21 kind of help run our program and start to make some
22 of the investments we have made into league, into
23 the park, and we kind of have plans, even post the
24 softball field to put -- for other improvements to

1 the park, and that's a big source of revenue for
2 us. And we do our best to -- and we're very
3 pointed in making sure that those signs are
4 tasteful and that they remain to either sponsors or
5 people locally. You know, you won't see, like, a
6 McDonalds sign or a Bud Light sign or something
7 like that. You'll see, you know, a realtor in
8 town, you know, Murphy Construction, et cetera.

9 CHAIRMAN GLIMCO: Did you fill the entire
10 fence this season or did you get close to filling
11 it?

12 MR. OLK: We filled -- no. We probably filled
13 about half of it. We fill from -- we go from the
14 foul line to about right center and the foul line
15 to about left center. This year we did have a
16 couple people request to put banners on Matt Orth
17 Field specifically because their children were
18 playing on that field, so we had a few sings there,
19 and then we had one or two families request to have
20 theirs on the softball field. The softball field
21 doesn't have an outfield fence, so we put them
22 along the first base side. Again, we put them at
23 the low point of the fence. It's not something
24 that we want to throw up high, it's not something

1 that we want to have on the bottom.

2 CHAIRMAN GLIMCO: You don't want to block the
3 view either.

4 MR. OLK: Yeah.

5 CHAIRMAN GLIMCO: So this whole idea of
6 submitting a sign program, if you will, Heather,
7 how would that work if we were to, say, recommend
8 tonight, we would not have this sign program before
9 us to review, so what's your thoughts there?

10 DIRECTOR VALONE: Well, so that's why Staff is
11 putting together some recommendation that if you
12 wanted to utilize those, that could then be
13 reviewed just like any other changes or conditions
14 that you would have so the plans could move
15 forward. Hypothetically, though, if you were
16 looking for additional conditions and wanted to
17 bring it back that would be consistent with our
18 multi-unit sign plans for the commercial district,
19 which are reviewed and approved by the Plan
20 Commission. So if we -- it would very much depend
21 on how specific your conditions are and if you are
22 comfortable with those being included and then
23 carried out.

24 CHAIRMAN GLIMCO: Is it contemplated -- I

1 mean, it seems to me from what I have seen it's
2 only contemplated on the Piccolo Field on the
3 outfield fence. So if they're asking to do more
4 than that, the Village doesn't have a problem with
5 that, it sounds?

6 DIRECTOR VALONE: So, to clarify, Staff had
7 asked the applicant during the submittal process
8 all the areas they were looking for sponsorship
9 signage. What you see in the application package
10 is what they submitted. They indicated that they
11 would not be looking for other areas, which is why
12 we don't have recommendations related to that. If
13 they do want to change that, that is something we
14 would probably have to seek and come back.

15 CHAIRMAN GLIMCO: Or they can put it in their
16 plan for uniform signage if we talk about that
17 tonight as a group.

18 DIRECTOR VALONE: Again, if your conditions
19 are specific enough and can be carried out it's
20 something me might able to do --

21 CHAIRMAN GLIMCO: We can probably do that.

22 DIRECTOR VALONE: -- but I would also like
23 Village Attorney Skrodzki to provide a more
24 detailed answer.

1 ATTORNEY SKRODZKI: So if the recommendation
2 was for a sign plan and the sign plan had specific
3 conditions, such as signs will be allowed if
4 they're a foot apart or no higher than the fence or
5 whatever, then additional signs could be approved
6 by administrative action, then, if that was the
7 recommendation, but if there was a specific request
8 for relief that was not included, then that was not
9 noticed or published for us, so we can't go beyond
10 the scope of the application in terms of relief
11 granted if it's specific relief granted that was
12 not included in the petition materials. So -- but
13 if we recommended a sign plan, there's a way --

14 CHAIRMAN GLIMCO: Yeah.

15 ATTORNEY SKRODZKI: -- not around that, but
16 there's a way that it could be approved
17 administratively --

18 CHAIRMAN GLIMCO: We're still talking about
19 baseball sign --

20 ATTORNEY SKRODZKI: Correct. Within the
21 guidelines if the sign plan is adopted.

22 CHAIRMAN GLIMCO: Okay. Go ahead.

23 DIRECTOR VALONE: Additionally, if the Plan
24 Commission determines there would be other areas

1 that they would be comfortable with the sponsorship
2 banners, that could also be updated as part of the
3 condition and made part of your recommendation.

4 CHAIRMAN GLIMCO: Okay. Go ahead.

5 MR. OLK: So, to clarify, if we just came back
6 and said, like, this is our sign plan, we would
7 like to have signs on the outfield walls and the
8 Champion wall --

9 CHAIRMAN GLIMCO: Yeah, it's going to have to
10 be pretty particular about the specifics, about
11 where and the size and how far apart or not, and
12 things like that, so that we can get through that
13 tonight so that you have a good enough idea of what
14 the plan is that you have to go back to the drawing
15 board and put together that we're all going to
16 approve tonight. Right?

17 COMMISSIONER WINEGAR: Well, I have a
18 concern -- and this goes way beyond Little League.
19 We have a lot of users of our parks and we have got
20 club teams, we have got Little League, we have got
21 lacrosse, we have soccer, we have football, and so
22 forth; if we're going to have a sign plan it needs
23 to take all of that into account so we can plan
24 equally to everybody.

1 CHAIRMAN GLIMCO: Well, I don't think we have
2 to do that tonight, Steve. I think the only
3 applicant before us is the Western Springs Little
4 League and the Park District for these locations.
5 If someone else wanted to do that, we'll bring them
6 in.

7 COMMISSIONER WINEGAR: Well, what I'm -- since
8 we don't have it in the ordinance, and before -- I
9 wouldn't feel comfortable approving for one group
10 without having any idea of what the potential
11 impact would be for the rest of the park with all
12 these other groups we have.

13 CHAIRMAN GLIMCO: Well I think each group that
14 uses that park is unique in some way professional
15 or form. Baseball has the fence to put advertising
16 up. Soccer, I don't know where you're going to
17 hang your signs on the soccer fields.

18 COMMISSIONER WINEGAR: They don't have to go
19 on a fence, they can put them on posts that are
20 temporary.

21 CHAIRMAN GLIMCO: Well they can't unless they
22 come here and get a permit.

23 COMMISSIONER WINEGAR: My point is we should
24 be able to apply the sign limitations or -- equally

1 among all users. Right now we don't have that
2 standard.

3 CHAIRMAN GLIMCO: I don't think we have to go
4 that far tonight, and I think we'll be here a long
5 time if we do.

6 COMMISSIONER WINEGAR: I don't expect it -- I
7 think Staff needs to --

8 CHAIRMAN GLIMCO: Okay. Okay.

9 Any other questions?

10 Do you have a question on the back of
11 the Championship wall?

12 COMMISSIONER TURNER: Yeah, if we can get some
13 clarification on evening out the front and the back
14 of the Championship sign. I'm not sure I
15 understand why that is a concern.

16 MR. OLK: I don't know --

17 COMMISSIONER TURNER: I don't know if that's a
18 question for Staff or...

19 CHAIRMAN GLIMCO: Heather, one of the
20 conditions for that sign was that the advertising
21 on the back of the Champion sign match what's on
22 the front in terms of size?

23 DIRECTOR VALONE: Right. So the reason the
24 application actually came to light was that the

1 back of the Champion sign was improved with one
2 significant sized sign that covered the entire --
3 or, excuse me, two signs that covered the entire
4 back. What Staff is recommending is that if we are
5 going to allow signage on the back, that it would
6 be down to the smaller size, three and a half by
7 six foot sign blocks that are on the front.

8 So Kelsey is going to pull up a
9 picture really quick here.

10 So this is the back of the sign
11 before it was -- before the two signs were
12 installed. So this is -- essentially what
13 happened was Little League sold half of the square
14 area of the sign to one user and half of the sign
15 to the other for sponsorship covering the entire
16 back of it with just two signs. So what Staff is
17 recommending is that if they are going to utilize
18 the rear of the sign, that it be consistent with
19 the front and that the max size of each individual
20 one be the three and a half by six, which is what
21 is approved on the front.

22 CHAIRMAN GLIMCO: Why?

23 UNIDENTIFIED SPEAKER: Can I comment on that?

24 CHAIRMAN GLIMCO: I'm asking Heather. Why?

1 DIRECTOR VALONE: I understand. Item 1 is
2 that it would be consistent with what's approved on
3 the front. The second is that our code does not
4 allow for billboard signage, and when it becomes
5 that size and it is visible from quite outside the
6 park it starts to vere on being a billboard, and
7 that is why Staff is recommending that it just be
8 consistent with the front size.

9 CHAIRMAN GLIMCO: But why is that any
10 different than anyone's sign on any commercial
11 space downtown Western Springs that's visible from
12 the train going through town?

13 DIRECTOR VALONE: So the downtown signage is
14 controlled by the width of the building times one
15 foot. The maximum permitted on any building, even
16 the Garden Market Shop, is 100 square feet. The
17 back of that, for each one, was over 100 square
18 feet.

19 CHAIRMAN GLIMCO: Each sign is over 100 square
20 feet?

21 DIRECTOR VALONE: Correct. So it was more
22 than what is allowed in any of our commercial
23 districts.

24 CHAIRMAN GLIMCO: Tom, do you -- it's not time

1 for public questions yet. I'm sorry, Mr. Hartigan.
2 Just hold on one moment. Just one moment.

3 Tom, did you already collect money
4 for the program for the -- aren't there signs that
5 were already put up on the back?

6 MR. OLK: Yes. So we did have two sponsors
7 come in this year to put a sponsor on the back. We
8 kind of, you know, came through the process and so
9 since there's two, we just gave them two spots.

10 CHAIRMAN GLIMCO: Did you charge more than the
11 ones on the front?

12 MR. OLK: We did charge more, yes.

13 CHAIRMAN GLIMCO: And what happens if you have
14 to take that down?

15 MR. OLK: I mean, we would have to -- instead
16 of having two, we would have to go out and find,
17 you know, people to fill them, and we would
18 probably -- you know, I would have to run the math,
19 but we would probably bring in a little less
20 revenue.

21 CHAIRMAN GLIMCO: All right. Okay. Does
22 anyone have any thoughts on that?

23 COMMISSIONER WINEGAR: If memory serves me
24 correctly, when we approved the Champion sign we

1 only approved signage on the south side.

2 CHAIRMAN GLIMCO: We did. That's correct.

3 That's why this is here again.

4 COMMISSIONER WINEGAR: Right. So right now we
5 haven't approved any signage on the north side.

6 CHAIRMAN GLIMCO: That's right.

7 COMMISSIONER HANSON: And that was after it
8 was put up without a permit.

9 COMMISSIONER WINEGAR: Correct.

10 COMMISSIONER HANSON: Right.

11 COMMISSIONER WINEGAR: I, for one, am not a
12 big --

13 DIRECTOR VALONE: Steve, I apologize. I
14 cannot hear you.

15 COMMISSIONER WINEGAR: For one, I am not big
16 on having lots of advertising in our parks. You
17 know, if you look at, you know, the Burnham Plan we
18 have nothing of commercial value in our parks, and
19 this is -- you know, traditionally in Chicago. I
20 guess the question is how much signage do we want
21 to allow since we have already opened the gate? Or
22 do we want to have some sort of, you know, plan to
23 limit the amount of signage we have?

24 CHAIRMAN GLIMCO: Well, we have already

1 approved this Champion's board, so it's not like
2 they're adding structures or space, they're just
3 painting on the back of a blank slate.

4 COMMISSIONER WINEGAR: Right. So when you
5 drive in to Spring Rock Park, you go around the
6 corner of the parking area, that sign is right in
7 your face and it is a billboard. It's large.

8 CHAIRMAN GLIMCO: Yeah.

9 Go ahead, Tom.

10 MR. OLK: So I will say we have taken that in
11 account and we do understand that it's -- we don't
12 want to have a sign -- you know, going back, we
13 didn't go to national places and say, hey, we have
14 this billboard up. We went to local people in the
15 community that wanted to help Western Springs
16 Little League, and so we have been very cognisant
17 of that -- and Catherine is in the back, she kind
18 of runs this for the Little League -- we have been
19 very cognisant of making it tasteful and not
20 obnoxious. There are true sponsors that live and
21 work and, you know, participate in the community,
22 so that's where you got the Rush Orthopaedics
23 and -- which is a doctor in town and Mr. Salvino
24 from Performance Wealth.

1 COMMISSIONER WINEGAR: I'm not arguing that.
2 I just -- you know, it's a park, it's not a
3 commercial venture.

4 MR. OLK: I understand that.

5 COMMISSIONER WINEGAR: So I think there does
6 need to be some limitations on how much signage we
7 have in our parks. That's just my personal
8 opinion.

9 CHAIRMAN GLIMCO: Commissioners, any other
10 questions?

11 COMMISSIONER JOHANN: What are the terms of
12 each season -- is it each season? So a company
13 comes in and so Performance Wealth is there for the
14 year or for the season?

15 MR. OLK: Yeah. Correct. So the signs go up
16 in early April ish, weather dependent, and they
17 come down -- I think I took them down in early to
18 mid August.

19 CHAIRMAN GLIMCO: I think she is talking about
20 the ones on the screen.

21 MR. OLK: Oh, yeah, I'm sorry. So those are
22 annual. Annual ones. So we ask them -- you know,
23 for us, once a season, to come and re-up their
24 sponsorship, but it's just for that one year.

1 COMMISSIONER JOHANN: And let's say it goes
2 forward, you know, then you're going to have
3 sponsorships coming on there. Do they have rights
4 over someone else? Say you have 12 and there's
5 only spots for nine, how does that get sorted out?

6 MR. OLK: We would likely go to offer it to
7 people who have done it in the past first. I don't
8 think so we have a firm plan on that, but we
9 usually go back to people that have sponsored us in
10 the past, and then after that when we go to the
11 local businesses about sponsorships, we would offer
12 up remaining spots to them.

13 COMMISSIONER JOHANN: Mm-hmm. And the
14 illustration here, so I think you were talking
15 about the size, each of them would be the -- the
16 nine spots there, the Performance -- is this an
17 actual picture of what was done for -- so those are
18 large?

19 MR. OLK: Yeah. So that's essentially what it
20 looks like. I think this might be the graphic
21 designer's rendering of it, but that's essentially
22 what it looks like today. Again, they were bigger,
23 but with only two we offered them a little bit more
24 space for those two.

1 COMMISSIONER JOHANN: But what you're seeking
2 approval for would be the nine spaces, so each of
3 them would be --

4 MR. OLK: So what I'm seeking approval is just
5 to have signage on the back.

6 COMMISSIONER JOHANN: Okay.

7 MR. OLK: You know, I would love to say
8 without limitation, but we're happy to put
9 limitations in. That would be kind of -- what we
10 would be going for is similar, you know, either one
11 of those -- have the ability to do either one of
12 those. You know, we can discuss it as you guys
13 wish, but that would be kind of what we would like
14 to have the flexibility to provide.

15 CHAIRMAN GLIMCO: So if you had to match the
16 front of the sign or the south side with the back
17 side, that wouldn't be undue hardship for you guys?

18 MR. OLK: No. I mean, I don't want to speak
19 for -- I don't want Catherine to stare at me right
20 now with daggers in her eyes, but it would be
21 limiting because of what we have, you know, tried
22 to accomplish, but -- you know, it would be
23 limiting.

24 CHAIRMAN GLIMCO: Thank you.

1 Commissioners, anyone else?

2 Mr. Hartigan, did you want to -- name
3 and --

4 MR. HARTIGAN: Good evening. First of all,
5 before I get too technical --

6 CHAIRMAN GLIMCO: Can you give her your name?

7 MR. HARTIGAN: Russ Hartigan, former Village
8 trustee, former Lyons' Township supervisor, and
9 judge.

10 I have done a lot of municipal work
11 and a lot of these issues come up, but before I get
12 into any of that, I would like to congratulate our
13 Little League and the parents who traveled with
14 them -- and we have traveled all over. I have two
15 grandsons that play Little League and one of them
16 particular and in the picture in recent publication
17 that goes out to the Western Springs people, so I
18 know there's a bunch of parents that could not make
19 it this evening, but there are a few. Those who
20 have children in the Little League that won the
21 championship, stand up, please. Let's give them a
22 hand.

23 No? Nobody? Oh.

24 CHAIRMAN GLIMCO: You were close, Brian.

1 MR. HARTIGAN: In any event, signage is always
2 an issue. As long as it's done in good taste and
3 it doesn't interfere with sights and -- so you have
4 to look to all of that and the dimensions have to
5 be within a certain category. So signage helps
6 defray the cost. There are plenty of people who
7 would like to put a sign up, I do know that.
8 There's insurance, there's attorneys and on and on,
9 so -- and I know that helps with the money.

10 In any event, I just want to say that
11 there are a lot of parents that wanted to come,
12 they said, "you show up, you were the trustee."
13 Well, I don't have a child playing, I have two
14 grandchildren playing. Parking is an issue. Let
15 me tell you. New people from La Grange or
16 Countryside, they're bringing their children or
17 grandchildren to play in that -- our particular
18 area there, it's very tight. Extremely tight. So
19 that's something to be looked at. It's not easy.
20 There are multiple things going on in that
21 particular area. Yesterday I walked the perimeter
22 of the park and here the Baptist church members
23 were playing bocce ball on grass, so that was
24 interesting. That's a new dilemma.

1 Anyway, I have done signage for
2 municipalities. It's not uncommon for
3 municipalities at baseball fields to put signs up
4 and around to help defray the cost of whatever it
5 may be; equipment or umpires or whatever it might
6 be. So I am actually a college football referee.
7 I see signs all the time -- and high school
8 football referee for many years. I see signs at
9 lot at football fields by certain promoters in that
10 particular Village, so that's not uncommon. And I
11 think it's -- the parking is an issue if we can try
12 to remedy that. Thank you.

13 CHAIRMAN GLIMCO: Thank you.

14 Anyone else from the public want to
15 make a comment or have a question?

16 Come on, you can just step right up.
17 If you want to form a line you can do that.

18 MR. BAZZONI: I have a small -- a
19 nonelectronic version in front of you.

20 CHAIRMAN GLIMCO: Oh, okay.

21 MR. BAZZONI: My name is Gary Bazzoni,
22 B-a-z-z-o-n-i. I am a Western Springs resident
23 since 2001 and a Spring Rock Park user.

24 As background, I have three daughters

1 all who have played sports; three in traveling
2 volleyball, three in LT volleyball, two of them did
3 track, one softball for a number of years, and I
4 know the cost of playing out of -- traveling
5 sports. They weren't as lucky to have sponsorships
6 through our Park District, so I find it a little
7 baffling that we're talking about how many ads to
8 sell in our public park. In my opinion, this is
9 not NASCAR we're dealing with here and it's not an
10 impoverish community we have to support. Not our
11 kids, I think this effort is supporting our parents
12 who are deferring their costs towards their kids.
13 So to talk about how much advertising we should
14 allow in our premier park in our system, and I
15 wonder it's okay to have this entry sign, Steve, as
16 you correctly pointed out, you do see right on your
17 way in. We -- I think we have gotten off track on
18 the whole discussion. I unfortunately missed the
19 time when this Championship sign was approved, that
20 meeting, but we'll go from there.

21 A couple questions first about the
22 fields, the new field. Singular. There are five
23 fields that are there now as far as I count them.
24 This would make it six. I know we're getting two

1 recently improved ones through the stormwater
2 management project at Spring Dale, and, if my
3 memory serves me correctly, the gentleman that was
4 here for LT at your last meeting said that non-LT
5 events at their brand new softball facility there
6 would be available for public use, so I only ask
7 that your team take that into effect when you're
8 looking at this.

9 Personally I don't know the
10 difference between a softball field and a baseball
11 field, although my daughter played it for many
12 years. In my head I'm thinking a softball field
13 does not have a grass infield, but it's a hard
14 surface all the way out. And one of the diagrams
15 in Heather's package showed the current softball
16 field -- or the new softball field superimposed on
17 an outline of the current soccer fields up in the
18 northwest corner. I think that's a great location,
19 but what that means is a good portion of the hard
20 surface softball field is going to be covering a
21 portion of that existing soccer field, so I'm not
22 sure the multi-use aspect of the new field is going
23 to work as proposed. Bocce ball perhaps, but I
24 don't think there's going to be enough room still

1 for a soccer field, so maybe the team can look at
2 that.

3 Okay. A few -- if you could look at
4 the deck here quickly -- and I know we're pressed
5 for time. Go Cubs. The cover sheet just has --

6 DIRECTOR VALONE: Just to clarify, Mr. Bazzoni
7 is referring to this item that's on the -- the
8 aerial photo.

9 MR. BAZZONI: I have page numbers in the upper
10 right-hand corner if you would like to refer to
11 them.

12 The first page is just the overall
13 plan. You have seen that on Heather's diagrams.

14 Champion's sign. As I put here, you
15 can label it anything you want, but, in reality,
16 it's a billboard. There's an excerpt there from
17 your Village Code -- our Village Code defining what
18 a billboard is. A freestanding structure
19 advertising things that are not provided on the
20 premises, in which case, this would be a good
21 example of that, and our Village Code definitely
22 does not allow billboards in the Village. That's
23 the first point.

24 The's esthetics of this thing. I'm

1 going to start off with, first, my personal opinion
2 that our signage there in the park has gotten out
3 of control. I'm all for the banners on the fences.
4 We now see a big bull's-eye on the back of a
5 scoreboard, we see stuff tacked on to the other
6 scoreboard. I did a tour over at Hinsdale over the
7 weekend, another one at Sedgwick Park, another one
8 at Oak Brook. I did not see any banners in
9 Hinsdale, I did not see any banners in Oak Brook.
10 Sedgwick Park in La Grange. The main facility
11 there has banners on the little league fields and
12 nothing on the Babe Ruth larger fields. I think
13 they had some mounted up on their batting cages as
14 well on the fields. Clarendon Hills, I have not
15 been there. I know they have some baseball fields.
16 I have not looked there, so I would suggest
17 benchmarking local communities adjacent to us as
18 well for the proposal.

19 The locations of the banners. I know
20 it was mentioned not above the height of the fence,
21 so I would say that there's a number of
22 noncompliant signage pieces out there now that go
23 above the four foot height or whatever the fencing
24 line is. There's also a Dick's Sporting Goods sign

1 that's facing out on the east side of the fence
2 facing the drive aisle. I think that is a
3 non-Western Springs vendor, unless they have built
4 a store, so that would not comply, and then we move
5 on to the north side of the Champion wall.

6 As it was said, this was not in the
7 original permit documents or approvals. If you
8 look -- flip through some of the photos there, this
9 thing is, I'll say, illuming, for lack of a better
10 word, over the pickleball courts. If it was a
11 pickleball court billboard it would be perfect for
12 them because it is right there in your face. As
13 Steve said, you see it when you pull in the drive
14 aisle, you see it when you park at the pickleball
15 courts and there it is. Another view is of the
16 back of the sign up from the -- I could only get so
17 high on the embankment of the train tracks, but it
18 is clearly visible from the BNSF embankment and
19 from the trains for long distance there along the
20 north side of the park.

21 So I will not bore you any further,
22 but, in conclusion, bullet point one, I would ask
23 why are we putting anything like this in our public
24 park? It's already erected, it's already up. I

1 would say limited damage at this point. Limit the
2 other signage, approve signage for the large field,
3 keep it off the little fields, and cut back the
4 NASCAR look.

5 The billboard, again, Steve, I think
6 you brought this up, it's provided for the benefit
7 of one singular group. You know, when I come along
8 with my soccer team, I come along to the tennis
9 courts wanting to put banners up, I come along to
10 the kiddie playground wanting to put Huggies' ads
11 up, where are we setting the precedent on this?
12 Softball and baseball guys have banners up all over
13 the place, why can't we put it up at the tennis
14 courts, why can't we now go and sell our park for
15 revenue to help cover our costs. I don't think
16 it's fair and I don't think it's a good precedent
17 to go down the road on.

18 That's it. Thank you.

19 CHAIRMAN GLIMCO: Thank you.

20 MR. BAZZONI: Any questions before I sit down?

21 CHAIRMAN GLIMCO: Commissioners, any
22 questions?

23 Thank you.

24 MR. RICHARD: Hi. My name is Phil Richard,

1 Western Springs resident and treasurer of the
2 Little League. I didn't plan on speaking so I
3 apologize in advance. I don't want to take any
4 more time --

5 CHAIRMAN GLIMCO: Were you sworn in?

6 MR. RICHARD: I was. I stood up just in case
7 I did speak.

8 CHAIRMAN GLIMCO: Okay. Good.

9 MR. RICHARD: I have been treasurer for six
10 seasons now. Before that I was on the board, so I
11 have been on this quite a long time. All volunteer
12 position. I see Shawn Clark, the former president
13 who lured me into this a long time ago, he's my
14 neighbor.

15 MR. CLARK: Guilty.

16 MR. RICHARD: But a wonderful organization and
17 I think one of the key things we're missing here is
18 we invest back in the parks. We spend, on an
19 annual basis, just on routine maintenance -- and we
20 have a great partnership, I think, with the Park
21 District where we are cutting the infields, we're
22 cutting the grass, we hire local children that have
23 played little league to do maintenance on the
24 fields, that all residents of Western Springs can

1 benefit from throughout the season.

2 In addition to that, we do capital
3 improvements. So we have put in new batting cages.
4 This softball field is simply we want to do
5 something good for our softball program. It has
6 really grown quite nicely. I coached eight years
7 ago, my daughter just went to college. It was a
8 terrible program at that time. It didn't get much
9 participation whatsoever. Now it's an incredible
10 program that's growing and therefore we have a need
11 for an additional softball field. So I think what
12 some of the folks are missing in this room is that
13 we contribute significant dollars, time, energy to
14 those fields that make them the great fields that
15 they are, and it's with the help of great sponsors
16 like Mr. Salvino, and my bank put up a scoreboard,
17 for instance, so we have a scoreboard on the B West
18 field. It takes a lot to maintain those fields and
19 kind of create a program that is viable in today's
20 world when we're competing against so many people.

21 So I just want to put that in the
22 record that we do spend a lot, and we are lean and
23 mean and that's what allows us to do some of these
24 capital improvement projects. You know, it's not a

1 vanity project. It's not anything other than
2 trying to provide children of Western Springs a
3 great little league program.

4 I'll turn off my treasure hat for a
5 second because I know this isn't the Western
6 Springs Little League response. That parking is
7 very nice to have. So I know it's not -- and we
8 don't have the money for it, so as the Little
9 League treasurer, we do not have the money to pave
10 that lot, but it is something, as a resident and
11 a -- like someone who coaches B West over there,
12 who plays softball over there, who plays pickleball
13 occasionally, it is a nice feature to have that is
14 impervious, does not require any further dollars.
15 I don't think it's an eye sore whatsoever. You
16 don't see it, it's kind of tucked back there, so I
17 would kind of -- not as the treasurer of Western
18 Springs Little League, but as a resident, I just
19 ask that you consider keeping that because it is
20 quite nice and very practical, I believe. Thank
21 you.

22 CHAIRMAN GLIMCO: Thank you.

23 MR. CLARK: My name is Shawn Clark. 4368
24 Grand Avenue. Yes, I roped Phil Richard into the

1 Little League board years ago. I served about six
2 years on the board, a couple years as president,
3 and I don't want to step on the remarks that I
4 entirely agree with from Tom and from Phil, but
5 just maybe in addition, the sponsorships have
6 always been very, very hard for Little League to
7 pursue. We were woefully, you know, underserved
8 back when I was the president and we are tasked
9 with increasing registration fees to families of
10 Western Springs, and all families in Western
11 Springs, you know, don't have truck loads of money,
12 you know, in their backyards, and it was very
13 important when I was on the board to be very
14 inclusive of all Western Springs kids for Little
15 League. It's not frankly about baseball.
16 Certainly the softball program, back then, I think
17 we only had one or two teams, so I love to hear
18 that softball has really improved and we have girls
19 out there participating as well in softball, but it
20 was about five, six and seven year old kids that
21 were looking for something to do within their
22 community. And the registration fees, if they
23 would scoot from \$100 to 125 and nowadays, you
24 know, there's bats that Little League requires you

1 to spend money on, and everybody has to have -- not
2 back when I was a kid where everybody shared
3 helmets, everybody has to come with their own
4 helmets. There are all these increased costs, so
5 sponsorship is very, very important to have a
6 Little League like we have and enjoy here in
7 Western Springs and going back to the inclusive
8 nature of it, and it's about where kids are friends
9 with each other and those friendships then continue
10 for years on. That doesn't come, you know, frankly
11 in all these, you know, big travel programs. Just
12 a couple of comments. Thank you.

13 CHAIRMAN GLIMCO: Thank you.

14 MR. SALVINO: Do I need the microphone?

15 CHAIRMAN GLIMCO: Probably.

16 MR. SALVINO: My name is Tom Salvino.
17 1216 Walnut Street Western Springs.

18 So a couple -- A, thank you for your
19 time. Thank you for your efforts to improve our
20 community. You know, I think we're here because
21 we're trying to improve the community for our kids.
22 Catherine Lopez is here, she is actually up for
23 citizen of the year this year for her work in our
24 community.

1 So what happened is the -- we're
2 trying to raise money for baseball and softball.
3 We currently have no softball field for the girls.
4 About a year ago Catherine called and said we need
5 money for the batting cages because the batting
6 cages were terrible. So funds went into batting
7 cages and then she said we need softball -- for the
8 girls, there's no -- the girls are currently
9 playing in Countryside, which I honestly think
10 that's kind of ridiculous that our kids are going
11 to Countryside for softball. So I guess it would
12 be nice if you didn't need revenue, but obviously
13 we do need revenue to have these things function.

14 So, by the way, the Western Springs
15 Little League did win the state Championship this
16 year in U11, and they use the batting cages every
17 single day, probably six hours a day, so we're
18 rather proud of that. I would say I guess ideally
19 we don't need sponsors, we don't need money, but
20 that's not the way the world works. So I would say
21 Catherine said for the last three years there's the
22 front of the sign and the back of the sign and
23 nobody ever wanted the back of the sign, so for
24 three years there was nine boxes and zero revenue

1 because nobody wanted them. So Catherine's idea
2 was, hey, let's have bigger signage and have an
3 anchor tenant. So myself and Dr. Lopez, who is an
4 orthopedic surgeon, we put our signs on the back
5 and we're the anchor tenants. And, by the way, if
6 you look at Hinsdale, they do have anchor tenants,
7 it is Hinsdale Bank and Under Armor, and they have
8 smaller people and they have bigger -- so the
9 bigger is two people, and, again, it's Hinsdale
10 Bank and I believe I sent those quotas to you guys
11 in your packets. Hinsdale Bank is probably -- if
12 you look at your packets, it's a huge sign, and so
13 is Under Armor, so they are the anchors. So I
14 would argue that you should have anchor tenants and
15 then you should have smaller people. So we paid
16 more for a bigger space and we're the anchor
17 tenants, as Hinsdale has and as La Grange has. You
18 know, La Grange Little League, I believe it's a
19 real estate company -- I forget the name of it.
20 Anyway, in your packet, it's a real estate company
21 that is on there sign.

22 MS. FAWELL: Excuse me, Tom. I'm sorry.

23 I just want to point out to the
24 Commissioners, as Tom said you do have your packets

1 up there. I do believe -- yes. Commissioner
2 Turner is holding it so you guys can be looking.

3 MR. SALVINO: This is Hinsdale Bank, this is
4 the anchor tenant, so they do have that. It's a
5 huge sign. So they're the anchor tenant and Under
6 Armor is also, and then for La Grange it's Waterman
7 Bank Mortgages. And, by the way, in La Grange,
8 these signs are 30 feet from homes and in Western
9 Springs there's no homes 200 feet from the signs.
10 For whatever it's worth, and I think it's worth
11 something, when a sign goes up we pay different
12 kids from LT who call our firm to be interns. We
13 currently have three interns at Performance Wealth
14 that are LT students to redo our, learning about
15 what we do. I think that's kind of cool.

16 And, ultimately, I would say this.
17 The girls softball field needed to be built and
18 we're providing the money; Greg Lopez and myself
19 and other people, and I would say that's what the
20 money is for, it's also for the batting cages for
21 the kids and it's to help keep the price down for
22 the league. So that's kind of what we're -- that's
23 the purpose of it, and I would also say that it's
24 about having a community that is affordable for

1 people, and I guess -- I think the sign, if you
2 look at it, our sign has the American flag and it
3 says, "Performance Wealth," so I think that's -- I
4 think -- we think, anyway, it's a nice sign. It's
5 not something that's unpleasant or anything else,
6 but, having said that, the last thing is 185 people
7 signed the petition to approve that they like the
8 sign in Western Springs, and I believe we have one
9 person who doesn't like it, so I think it's --
10 that's the math.

11 And, by the way, I have five kids and
12 they all played sports here, they all use the
13 parks, they're all older now, but I would say we
14 understand the value of sports and the value of the
15 parks and the sponsorship of the community that we
16 all are trying to sponsor. And I guess I would
17 say, ideally, I guess there's no sign, but
18 ultimately someone is paying for these things and
19 it ultimately is providing for what we need in the
20 community. Maybe other people want to speak about
21 that.

22 CHAIRMAN GLIMCO: Thank you.

23 MS. SEVERSON: Hi. My name is Sarah Severson.
24 I have been a resident here since 1998. I have

1 raised three boys here, all three of whom are
2 collegiate baseball players. My husband was a
3 Little League coach for ten years in this
4 community. I'm hearing a lot of "I don't like it,"
5 but I'm not hearing about any damages or negative
6 consequences associated with doing it. I am here
7 to represent the flip side of the complaints about
8 I don't like it when I pull up into the park.

9 I, for one, do like it. I do think
10 we want to project the image that we take care of
11 each other in this community, that our local
12 businesses support our community. I want to live
13 in a community like that. So, yes. Yes, we do
14 want to project that image that we support our
15 children, that our businesses support our children.

16 I also think taking the emotion out
17 of it and the personal view out of it. There is
18 always an unintended consequence of not doing
19 something, and the unintended consequence that
20 follows logically from this, of not doing it, is
21 that those charitable dollars will go elsewhere.
22 If people want to promote their businesses and do
23 it in their community and you don't allow them,
24 guess what, we live in other surrounding

1 communities that will happily take their dollars,
2 and, guess what, then our kids suffer because our
3 charitable dollars are going to other communities;
4 La Grange, Hinsdale, Clarendon Hills, surrounding
5 communities. So it's not -- the menu that we're
6 picking from is not don't do it and live in Utopia,
7 do it and drive up and maybe have an ill, you know,
8 sick feeling to yourself because you don't like to
9 see the signage. Utopia is not on the menu.
10 There's also a third thing of don't do it and our
11 dollars walk out the door. So I don't think
12 anybody has to make a personal or emotional
13 decision about it. I think we need to think
14 practically about what happens if we don't support
15 these loyal community members that are willing to
16 pony up thousands of dollars to support these
17 programs. I don't think, with all due respect to
18 those who have made comments in opposition here,
19 that this is a luxury we can afford to say we don't
20 like signage so we're not going to have it.

21 So I would really implore on this
22 committee here tonight, please think about the
23 consequence of not doing something to support our
24 partners in this community and also recall that

1 there are plenty of members of this community that
2 want to know that there's community engagement, not
3 only from families, but from businesses who are
4 willing to partner and support our kids. Thank
5 you.

6 CHAIRMAN GLIMCO: Thank you.

7 MR. LOPEZ: Hi there. Thank you guys for
8 staying so late tonight. Thanks, everyone, for
9 listening here. I'm Greg Lopez, L-o-p-e-z.
10 4307 Prospect. I moved about three years ago. I'm
11 thankful for Tom who gives all the money, even
12 though none of his kids really benefit from it
13 anymore, it's my kids that -- I have four kids who
14 played Little League the last couple years. We won
15 the district, (inaudible) championship and my
16 daughter won another one, so I have very much
17 benefitted from the facilities and from this. I,
18 myself, played collegiate and professional
19 baseball, and I grew up, I played Little League
20 baseball, and being in this community for the last
21 few years, I would argue pretty much that I think
22 Little League is one of the life bloods of the
23 community. When my son won the district
24 championship when we first moved here, there were

1 500 residents cheering him on with food trucks and
2 everyone was out and I was like if this is what I
3 get for all the money I spend on the sports, this
4 is worth it because it was so wonderful. It was
5 happy. You had kids from all different, you know,
6 abilities playing together to win the championship,
7 so I'm definitely heavily invested in the Little
8 League.

9 I think that like, what we talked
10 about before, we're talking about signs, I just
11 think the more of a fundraiser we can get for
12 Little League, the better. I don't think it's too
13 much. The reason why we ended up putting signage
14 on the back was only because they couldn't get
15 enough sponsors to even fill the front, so they
16 were asked -- just finding different ways to get us
17 more money into Little League, and so I'm all for
18 supporting the Little League. I have moved my
19 parents here who live right next door, my in-laws
20 who live right down the street, and now my
21 brother-in-law and his family live a block away as
22 well, so I'm heavily invested in Western Springs
23 youth and the sports here, so please try to, you
24 know, as much fundraising and money as you'll allow

1 to go into the program, we would love it. So thank
2 you very much.

3 CHAIRMAN GLIMCO: Thank you.

4 MR. GERAGHTY: I'll be quick. My name is Joe
5 Geraghty, 1227 Chestwood Street, right down the
6 street, and I have known Tom and his family for the
7 last 40 years, and I have to say that I'm very
8 proud to be living in the same community as him.
9 We have grown up together and I have seen him work
10 with his father to build the business that they
11 have built and help people along the way. And I
12 was up playing pickleball the other night and I saw
13 the sign and I was just really proud to see your
14 family's sign up there, your business, and I think
15 that's a testament to your hard work and your
16 father's hard work and I'm proud to see it.

17 But, you know, there's a lot of
18 things that people don't see, and I think someone
19 made reference to Dick's Sporting Goods, for
20 instance. So my kids didn't play Little League --
21 well, they played Little League for a little while,
22 but they really got into lacrosse and they played
23 up at Spring Rock Park, and the biggest sponsor of
24 Western Springs lacrosse for, at least a decade,

1 was Dick's Sporting Goods, right? They would come
2 out every day -- every year they would have a huge
3 sale and they would donate a huge amount of money
4 back to Western Springs lacrosse directly. So that
5 sign that, you know, you kind of look at and you
6 don't think it's a big deal, it is a big deal
7 because they helped out a program that needed the
8 help way back then. So, you know, just to your
9 point, someone else made the point earlier, you
10 know, all these things, these signs, it's not just
11 one choice or the other, they all help out and I
12 think it's a great thing to see the signs up there
13 and I think they -- you know, I think they fit in
14 very well. So, thank you.

15 CHAIRMAN GLIMCO: Thank you.

16 MS. SCHMIDT: Hi. Thank you for having me.
17 Debra Schmidt, S-c-h-m-i-d-t. I live at
18 1305 Maple. So nice to see you all here. I come
19 from communities that don't always have excitement
20 like this. I moved here from California. I will
21 just very briefly tell you why I really feel
22 compelled to speak.

23 I am a professional soccer coach. I
24 coach soccer and club soccer, Region 4 for US

1 soccer, the US Youth National team. We have
2 sponsors. We cannot survive without sponsors. At
3 the US national level when you look at jerseys,
4 they have sponsors. My son played little league.
5 My son was -- still holds the record in his Little
6 League. My daughter married a professional
7 baseball player. I feel like my greatest joy is
8 watching my grandsons and my granddaughters now at
9 this age. What I'm watching them do is achieve,
10 not because they're playing baseball, softball,
11 anything on those fields, soccer, I love it, but
12 they're achieving more, and they're going to go
13 forth, as I say to parents that -- of the kids I
14 coach, these kids will become better leaders, they
15 are interviewed and are accepted in jobs,
16 interviewed for schools, for medical school, and
17 it's because of what they get in their youth sports
18 program.

19 A very famous coach in the high
20 school era right now, Bruce Rollinson, Mater Dei
21 High School, I coached there for nine years, and
22 what Bruce Rollinson, who is the head football
23 coach would say, in public, I just need to keep my
24 freshman interested and eligible because they come

1 in gung ho and they come in from a community like
2 this. So when you -- I won't say "you." Please
3 don't take this personally. But when we, as a
4 community, decide that we can't afford a parking
5 lot -- this is what I hear. Now, I have only lived
6 here almost three years -- we can't afford to pave
7 a parking lot, okay, so that money has to come from
8 somewhere. So right now if you take away the
9 opportunity of your community to invest in
10 themselves, to be a part of themselves, to have my
11 grandsons referee smaller kids, to have someone who
12 is out there at football practice and those kids go
13 on to play at the University of Notre Dame or
14 Boston College or wherever they want to be, it's
15 because of what we, as a community, have provided
16 for them; the opportunities for philanthropy, for
17 spiritual growth at whatever your spiritual is, for
18 internships. What an opportunity to be able to
19 have an internship at some of the businesses that
20 we have in this community.

21 I moved here and we moved into this
22 community, sure, because my grandchildren are here,
23 but what I really want to point out is the majority
24 of the people, as it was listed on your Village

1 website, whatever the total amount in your
2 community is this year, I think they said those
3 people over 65 years old are 1,237 people. So what
4 that tells me is that this community is a community
5 with youth, that flourish, become wonderful people,
6 and we want to invest in that. We don't want to
7 take away from that. We don't want to say this
8 sign, sure, the train goes by every community up
9 and down here, all the way to downtown, and I
10 sincerely hope that Under Armor, who is one of the
11 biggest sponsors at the University of Notre Dame, I
12 can use that because my son played football there,
13 and my son was the beneficiary of giant sponsor. I
14 was an Adidas sponsored coach, one of the greatest
15 things to ever happen to me. If you are a -- my
16 daughter was a Nike athlete. These are things that
17 you cannot turn down. You just -- there's no way
18 to put a value on that.

19 So I just wanted to come up say this
20 is what I have done and here is what I see. I love
21 Western Springs. I love -- so I just want you to
22 know it is absolutely unbelievable if we decide, as
23 a community, not to allow sponsors to invest money,
24 to have those banners side by side. I don't care

1 if it's for (inaudible) because every one of my
2 grandchildren drive there. I don't care if it's
3 for Oberweis and they buy ten of them because I did
4 sponsorship for my local club -- this is what I'll
5 finish with -- and we got as many sponsors as we
6 could. You look at St. John of the Cross, they
7 have a bulletin. They probably do at every
8 Lutheran church because I have coached these
9 schools -- not St. John of the Cross, but Mater Dei
10 High School. We sell those bulletins like there's
11 no tomorrow, we sell the space on those things.
12 It's awesome because we can give philanthropically,
13 we can give spiritually, we can give all these kids
14 an opportunity to get hours and I love this.

15 Again, we're raising youth of
16 tomorrow and it doesn't matter if they play
17 softball, soccer, if they're playing baseball.
18 And, by the way, a softball field is, I believe, 70
19 feet and stays that way forever, that means from
20 first to second base and from home to first base
21 whereas a baseball field, when you get to the pros
22 it's 90 feet. So if you want to go look at these
23 things. My granddaughters love softball. I have
24 driven to Timbuktu in this state for softball and

1 it's like watching paint dry, but those kids, quite
2 frankly, it is the highlight of their season. Why
3 am I still standing here? My kids will say,
4 please, sit down. I really want you to know how
5 much I feel this community values its youth, its
6 businesses, its people who donate back into it that
7 I feel it's very important. Thank you for your
8 time.

9 CHAIRMAN GLIMCO: Thank you.

10 MR. MELARKY: Hello. Good evening. My name
11 is Marta Melarky (phonetic) and my family has lived
12 in Western Springs for over 20 years, and I was
13 fortunate to intern with Performance Wealth this
14 past winter. I have seen firsthand how much Tom
15 Salvino and Performance Wealth has done for this
16 town. Their generosity has helped improve our
17 fields and our youth programs, and they have
18 created real opportunities for young people in this
19 community. I also want to recognize Dr. Greg Lopez
20 and Midwest Orthopaedics for their support. Both
21 groups have made a meaningful impact on Western
22 Springs. That internship gave me hands-on
23 experience in finance and ultimately helped me
24 start my career during a very, very tough job

1 market. That's the kind of impact local
2 partnerships can have; they help kids, families and
3 young professional right here in our community.

4 As for the sign, I think it's in a
5 great location. Pickleball has become very popular
6 among younger adults and having local sponsors
7 there sends a positive message about giving back
8 and supporting our town. Other communities like
9 Hinsdale and La Grange proudly display similar
10 sponsor signs from banks to local businesses.
11 Recognizing those who give back is something
12 Western Springs should be proud of. Thank you.

13 CHAIRMAN GLIMCO: Thank you.

14 Is there anyone else who wants to
15 make a comment at this time? Come on up.

16 MR. MORTENSON: I have not been sworn in. I
17 was not planning on saying anything, but...

18 (Chris Mortenson duly sworn.)

19 MR. MORTENSON: Thank you.

20 So my name is Chris Mortenson.
21 (Phonetic.) I have got four daughters that are in
22 the community. I appreciate the time. This is the
23 first of this sort of thing that I have been to and
24 I am here because I think Tom Salvino and others

1 who give their time, like you all, and money, and
2 sponsorship, to me, it's kind of inspiring. So I
3 asked myself, you know, what else could I do? What
4 should I be doing? And that has given me thought
5 for, you know, what I can do to make the community
6 a better place.

7 So, in that light, I'm curious, those
8 who have a problem with the sign or these issues,
9 what, you know, have you done to invest either
10 money, time, into the community? So I would be
11 curious to hear about that. I, myself, have not
12 done as much as I would like to, but I think I'm
13 going to turn the page here with this.

14 Some of the arguments I heard for the
15 sign were that it's for the parents' benefit, which
16 I thought was a joke, but I think that's a true
17 statement or was trying to be a point. I don't
18 know if this is working anymore. But, yeah, I
19 mean, it's certainly not for the parents' benefit.
20 This is for the kids and a Park District or a
21 community, the purpose is, you know, safety,
22 improvement, giving sense of belonging, allowing
23 your kids to be in a nice, well kept area, and, you
24 know, enjoying the community and maybe they can

1 play college or professional sports because some
2 parents invested time to give these kids, who may
3 not have thought otherwise, that chance. So
4 definitely not for the parents.

5 I heard that parks should not have
6 signs, which I ChatGPT's really quick, Chicago Park
7 Districts, 600 parks; active advertising for
8 banners, advertising in all these parks to
9 obviously promote the Park District, keep it safe,
10 all the things that we just talked about. So I
11 would argue against the fact that parks shouldn't
12 have signs or advertisement. When it's for the
13 right reason, making it nicer for your children,
14 those that walk the park, and, you know, and so
15 forth.

16 And then if you don't -- you know,
17 not liking seeing it, I mean, again, you're part of
18 a community. I think it's kind of selfish that if
19 you have an issue with a sign, you know, you make
20 that such an issue that you think that kids in this
21 community should have less of an opportunity. And
22 if we're talking about signs, I did see on the
23 video there, we can use some work on that sign
24 maybe, too. Thank you.

1 CHAIRMAN GLIMCO: Thank you.

2 MS. PASQUINELLI: I wasn't sworn in.

3 (Betsy Pasquinelli duly sworn.)

4 MS. PASQUINELLI: My name is Betsy
5 Pasquinelli. I live at 4125 Forest Avenue. I have
6 been here for about 20 years, and talking about --
7 you were mentioning who -- giving back to the
8 community and who has donated for things like the
9 Park District in the community. My family did many
10 years ago with Laidlaw. I was approached by the
11 Park District and Laidlaw Park needed some
12 revamping and they just couldn't figure out how to
13 get that last 25, 30 grand to finish the park. We
14 have a foundation. I talked to my parents and
15 we -- and my uncle and said, hey, you know, can you
16 give us a couple bucks to -- you know, for the Park
17 District? And my uncle says "how much do they
18 need?" And I told him and he goes, "we have three
19 family members in that town, give them the whole
20 thing." That's people that step up. Now, we got a
21 little plaque. It's a foundation, not a business,
22 a little foundation and we're happy for it. Little
23 ribbon cutting, it was kind of fun. And then it
24 got revamped again and we still have our little

1 plaque over at Laidlaw Park, which I live right
2 across the street from it, so it's fun, but
3 sponsoring Little League, like sponsoring a little
4 baseball team, well, what does that mean? Does
5 that mean, hey, buy them the little jerseys that
6 they're wearing on the back that it says, you know,
7 Joe's Garage? Is that considered a sponsorship or
8 someone who pays for batting cages to be made?
9 Someone who creates a softball field to be made?
10 Those are big contributions and I'm looking at this
11 sign. The structure is what it is. It's a certain
12 size. And whether or not there is nine little
13 sponsors on it or two big sponsors on it I don't
14 think should make a difference. I think what
15 really should be added, which might make it more
16 acceptable, is at the top it says "Western Springs
17 Little League thanks Performance Wealth and Midwest
18 Orthopaedics." Then it's not a billboard anymore.
19 It's a big, giant thank you from the Western
20 Springs Little League. That's all.

21 CHAIRMAN GLIMCO: Thank you.

22 Anyone else?

23 MS. LOPEZ: Hi, how are you guys?

24 Hi, how are you?

1 My name is Catherine Lopez and I am
2 at 4307 Prospect. I am on our Western Springs
3 Little League Board and I am in charge of
4 sponsorship, so I probably can answer some of the
5 questions that were asked earlier if you still have
6 any.

7 First I would like to say why we
8 moved to Western Springs. One of the main reasons
9 we moved to Western Springs is this sense of
10 community and the community being so invested in
11 itself. We chose which town to live in in the
12 summertime. We were here on a weekend. We went to
13 Naperville, we went to St. Charles, we were in La
14 Grange, Western Springs, Hinsdale. We saw a
15 Western Springs Little League weekend and we were
16 there, we walked by and I thought to myself, this
17 is Mayberry. I mean, it's just the happiest, most
18 wonderful community and my husband and I were so
19 overwhelmed with the happiness of this community
20 and the way that the community seemed to really
21 rally around each other and support each other that
22 we ended up choosing to move here. So fast forward
23 a couple years I was asked to be on our Little
24 League Board and when I joined they said, "you're

1 in charge of sponsorship." Okay. Great. And I
2 asked them, I said, what's the main goal for
3 sponsorship? And he said, our issue is that our
4 registration numbers are down on our baseball side.
5 We are trying to keep the Little League affordable,
6 keep our registration fees down, and we are --
7 while we're trying to keep it affordable, we're
8 also trying to compete with travel baseball and
9 with neighboring communities because while you
10 might think, oh, well if they live in Western
11 Springs, they have to play Western Springs Little
12 League, but they don't. That's where things are
13 getting tricky is that say you live in Western
14 Springs, but you go to St. Isaac Jogues, because
15 you go to school in Hinsdale, you can play Hinsdale
16 Little League, and Hinsdale Little League has been
17 whooping our butts. I mean, for years. They win
18 state championships, they went to the Little League
19 World Series, so that's what we're competing
20 against. And I will say -- someone mentioned --
21 well, actually, I'll circle back to that, but, long
22 story short, kids don't have to play Western
23 Springs Little League. They can play in other
24 communities if they go to school in those

1 communities. And then there's the option of travel
2 baseball, which really has made -- has made it
3 difficult for Little League. And you might think
4 to yourself, why would you choose travel ball when
5 you could just ride your bike right here to Western
6 Springs Little League? The answer is facilities.
7 And we did it. Our kids actually do both, they
8 play little league because we love the community
9 here, but they also play travel ball because I
10 wanted to make sure that they had access to the
11 best facilities. One of them was the batting cages
12 and actually, this year, we just built brand new
13 batting cages. We're trying to provide reasons for
14 kids to not have to leave Western Springs, like you
15 don't have to go somewhere else to have great
16 batting cages, we're going to build them here. So
17 our goal is we want to have an affordable program
18 that has topnotch facilities that inspire our kids
19 to stay here in Western Springs, and how do we do
20 that? We do it through sponsorships. And so
21 the -- our main goal this year was to create enough
22 fundraising to support those new batting cages that
23 we built, to build this new softball field. Like a
24 lot of people have said, the girls are having to

1 travel outside of Western Springs for softball
2 games, for regular Western Springs softball games.
3 Not to play other cities, but to actually play the
4 other Western Springs teams, so they're driving to
5 Countryside to play another Western Springs team
6 because we just don't have the fields.

7 Another thing is -- I have girls and
8 boys, we host every year districts for one of the
9 boys, whether it's 10U, 11U, 12U, we're always
10 hosting districts and we have never hosted
11 softball, and that's -- you notice that as a girl.
12 Right? As we're trying to have strong, female
13 empowered athletes who grow up, you know, feeling
14 just as valued as their baseball counterparts,
15 we're not sending the right message right now in
16 Spring Rock. Right now we have two showpiece, show
17 stopping fields that are baseball only, and we have
18 our girls over here on the softball fields, there's
19 no outfield fences. Those fields get run all over,
20 everything. It is not the same feeling. You can't
21 hit a home run. A girl can leave Western Springs
22 Little League as a 12U player and she has never
23 actually hit a real home run over a fence. There's
24 no fence. We can't even put temporary fences here.

1 I feel like we should be able to host districts for
2 softball the same way we host districts for
3 baseball. Like if we host a district championship
4 for our baseball boys, we should be able to host it
5 for our softball girls, and building this field
6 will enable us to do that. It will enable us to
7 have that same experience for our softball girls
8 that we're currently giving to our baseball boys,
9 and it is something that, I will say, these --
10 carries with them forever. We have alumni coming
11 back telling stories about when they won districts.
12 It's something that our town is known for, and I
13 think building that new field, that will give that
14 to the girls of Western Springs. It will give all
15 these advantages and benefits and memories and
16 everything that the boys already have and it will
17 give it to the girls, and it will be a mixed use
18 field. So it's not that only the girls softball
19 will be able to play there, everybody will be able
20 to play there.

21 So, for me, I feel passionate about
22 girls softball, I feel passionate about our
23 baseball program, I feel passionate about our
24 facilities, and I think -- I have lived all over.

1 We have lived in Texas, we have lived in
2 California, we have lived downtown Chicago, we have
3 lived here; every Little League I have ever played
4 in has banners in the outfield. Every Little
5 League I have ever played in. And someone
6 mentioned that they drove around recently and that
7 there weren't banners, it's because it's not
8 baseball season, so those banners get taken down at
9 the end of baseball season and they get rolled up
10 and they get put in the shed, and we do it
11 ourselves. And someone else mentioned that the
12 banners need to be one foot apart because they're
13 connected. They actually were not connected. I
14 hung them myself. They're on zip ties. They're
15 all on zip ties so they can easily be re zip tied
16 any way you want, any configuration you want. I
17 don't think we need to focus on the inches between
18 a banner. I think the focus needs to be on
19 bringing in the necessary funds. Our banners did
20 not look tacky in the outfield. We can provide
21 pictures of what our outfield looked like during
22 the season. It looked like every other suburban
23 outfield, any one you go to; Hinsdale, La Grange,
24 Naperville, Clarendon, you can go to California,

1 you can go to downtown Chicago, we played Near
2 South Little League, same banners. So I just --
3 it's frustrating to me that I feel like we're like
4 kind of missing the point a little bit on the
5 bigger picture. I don't want us to focus on just a
6 couple inches between the banner. I really want us
7 to focus on what the main goal here that we're
8 trying to do is, and that is create great
9 facilities that our kids want to stay and play, we
10 want to reinvest in the community. And it's not --
11 say you think, my kid doesn't play baseball, what
12 does it matter to me if the baseball field looks
13 nice? It matters because it's the look of all of
14 Spring Rock Park. So if you show up to Spring Rock
15 and you're on the pickleball courts, you're like
16 these are so lovely, too bad there's a dump over
17 there next to it. We want the whole park to be a
18 showpiece, and I hope that all the teams that use
19 that park feel as passionate about Spring Rock as
20 we do. I hope soccer is as passionate about the
21 upkeep, football, et cetera, but I do know that our
22 Little League invests deeply in the Park District.
23 We are a close partner with the Park District and
24 we fundraise to give back. We don't fundraise for

1 our own personal benefit, so I think that's really
2 important to note that all those funds that we
3 raise, we turn them right back and we reinvest them
4 in our parks and we wish we could give more back.
5 We wish we could do everything in one year. We
6 were just approached about redoing Laidlaw Park.
7 Laidlaw Park's baseball field needs to be reskinned
8 and they approached us and asked us to invest in
9 that as well, and I think that's something that
10 Laidlaw school uses, the entire old town uses that.
11 I mean, by kids play pickup games there all the
12 time. So I think it's important to note that
13 Western Springs Little League is deeply, deeply
14 connected with the Park District. We continually
15 give back. I would argue to say we give back more
16 than the majority of the other sports programs here
17 in Western Springs, and I don't know those numbers,
18 but I do know our numbers and they're huge. The
19 amount of money that we donated to build batting
20 cages, to take care of the fields, it's not a small
21 amount of money. It's a large amount of money, and
22 my goal this year when they brought me on to do
23 sponsorships was to keep this ship going. We don't
24 want to lose our Little League. It's a huge part

1 of summer in Western Springs and I think it would
2 just be really devastating for us to not continue
3 to invest in something that makes our town so great
4 and something that we proudly display, and I
5 think -- and it's a great rivalry, like, against
6 our neighboring cities. I think, clearly, our
7 neighboring cities are investing in their Little
8 League programs, they're at the Little League World
9 Series. I think it's something that is not just
10 here in Western Springs, it's in all of the suburbs
11 here, and I think that we need to continue to
12 reinvest in these facilities so that our kids stay
13 here and they don't go play in Hinsdale Little
14 League and they don't go play in La Grange Little
15 League, and so I think -- and to answer on the
16 sponsorship side, not as a parent, someone said why
17 can't we go back to being the nine squares on the
18 back? Because we couldn't sell them. That's the
19 answer. And, I mean, I'm not trying to be, like,
20 argumentative, but when they're like it needs to be
21 nine squares, I desperately tried to sell nine
22 squares. I emailed, called, in-person, hi, we have
23 this spot on the back of the Champion's wall, would
24 you like it? No. No. No. Nobody wanted those

1 squares because that sign really isn't visible from
2 the field -- well, it isn't visible from the field
3 at all. That sign is only viewed from a distance.
4 Nobody stands up close to that sign on the back
5 side and really views it unless you are playing on
6 the pickleball court, right? So all of our
7 sponsors wanted the front side. Nobody wanted the
8 back side of that sign, and so it sat empty. It
9 sat empty for three years because we couldn't get
10 sponsors to be on the back. So our idea this year
11 was how can we get sponsors for the back. I called
12 Tom Salvino, hi, we have got these nine spots, do
13 you want one of them? I haven't been able to sell
14 any of them, and he's like, well, it's kind of
15 small and would I be the only one? And I'm like,
16 well, I'll keep going, I'll try to find more
17 people. Nobody wanted them. So I think something
18 to note is while it might sound like a good idea in
19 theory to say we want to go back to there being
20 nine, I don't know that it's necessarily the same
21 as selling the front side. The front side is
22 viewed by spectators sitting for long periods of
23 time right in front of it just staring at those
24 nine little squares. The back side is not viewed

1 in the same way, so I think that that is something
2 to consider. Something else to consider is we
3 will keep winning state championships. I know we
4 will. We just won one this year. We are strongly
5 building our program. Eventually the entire front
6 side of the Champion's wall, I truly believe in the
7 next five years, will be filled with state
8 championship spots. Right now we just added one
9 more. So right now there are only three sponsors
10 on the front side of that Champion's wall, it's the
11 bottom three. Just this year one spot was taken
12 away. So that's one sponsor that I have to go to
13 at \$3,000 and say, I'm so sorry, your spot is gone,
14 and the way that -- so this sign will be constantly
15 evolving and it won't always be two large signs on
16 the back because eventually everyone who is here is
17 going to have to find new space. So maybe we have
18 it be four large spaces on the back or something,
19 but I don't know that nine is necessarily feasible
20 because the front side is not viewed the same way
21 the back side is. So the back side of this sign is
22 viewed from far away, whereas the front side is
23 viewed up close.

24 So I hope that answers some questions

1 as to why there was two on the back, not nine on
2 the back. And did I miss anything? That's all my
3 things for you, and I just want to say thank you.

4 CHAIRMAN GLIMCO: Thank you.

5 MS. LOPEZ: Thank you so much for listening
6 and considering us. So thank you very much.

7 CHAIRMAN GLIMCO: Anyone else?

8 MR. STOTT: I'll be brief.

9 Good evening. David Stott, S-t-o-t-t
10 I live at 1206 Walnut Street and I was sworn in. I
11 don't have a particular dog in this hunt. My wife
12 and I have lived here for 12 years, we're raising
13 three daughters here. None of them play Little
14 League sports, but we did -- I think we had a year
15 or two years of softball, but I do have friends
16 represented in the crowd here today and a love for
17 the community. I want to thank all of you for what
18 you're doing and what you have done to make this
19 such a great place to live and do all that you're
20 doing to improve the community. I want to thank
21 Tom and Greg and Catherine and Tom, all of whom I
22 know well and consider to be treasures in the
23 community for what they're doing here.

24 I did -- I reflected on some of the

1 arguments I have heard. I just think there has
2 been so many compelling statements made in favor of
3 all that has been proposed, so it just feels to me
4 like a no-brainer. Nevertheless, just to respond
5 to a couple things I heard as a community member.
6 You know, I certainly don't see this as a windfall
7 for parents in the Little League, you know, through
8 selling sponsorship that we're somehow saving them
9 money that they would otherwise have to spend. If
10 anything -- and I think Tom made this point quite
11 convincingly, I thought, early on, you know, the
12 fees are set to accommodate as many kids as
13 possible, and if you were to play the slippery
14 slope argument out to the other extreme and you
15 kind of removed sponsorships, I shutter to consider
16 what might happen then when, you know, in the
17 extreme, you know, to Catherine's point, we might
18 not have Little League in the area and it's
19 certainly -- you know, there would be no joy in
20 Mudville in that scenario.

21 So I do think this is -- this is
22 really ultimately about the sustainability of a
23 community treasure, and I think sponsorships are
24 critical to that, as we heard earlier, and so I do

1 want to, again, thank Tom and Greg for doing their
2 part. I know them both well and they're community
3 treasures as well, so thank you for your time and
4 all you're doing.

5 CHAIRMAN GLIMCO: Thank you.

6 Anyone else?

7 Commissioners, would you like to
8 deliberate? I think, you know, with the nature of
9 the petition, before we get into the standards for
10 approval of conditional uses, I think maybe we
11 should talk just a little bit -- it's like we have
12 two different topics to talk about; one is the
13 field and then two is the signs, so I don't know if
14 there's any thoughts that you had, and, if not, we
15 can go through the conditions.

16 DIRECTOR VALONE: We have been at it for about
17 two hours. Could I request just a quick bathroom
18 break? Maybe give us about five minutes?

19 CHAIRMAN GLIMCO: Absolutely. Let's take
20 five.

21 DIRECTOR VALONE: Okay.

22 (Whereupon a break was taken
23 at 9:00 p.m.)

24 CHAIRMAN GLIMCO: All right. We are back on

1 the record.

2 Tom Olk would like to ask one more
3 question. Tom, why don't you come on up?

4 MR. OLK: So, really quickly, I know -- I
5 appreciate everybody coming tonight and everybody's
6 opinions and everything. We didn't talk much about
7 the parking except for the beginning. I don't know
8 how this process works, but if there is a way to
9 consider keeping the gravel or having us amend the
10 gravel to keep that parking available, we would
11 love to have that as part of this. You know, I
12 think I mentioned earlier that like the parking,
13 whatever, but if we could keep that I would like
14 that to be considered or at least discussed.

15 CHAIRMAN GLIMCO: Heather or Jeff, did you
16 guys want to address that issue?

17 MR. KOZA: I guess the stormwater concerns
18 with MWRD are there whether it's paved, gravel or
19 asphalt or whatever it is. We're bound by their
20 rules and regulations. They're a stormwater
21 authority, so it's not necessarily our choice.
22 They view gravel as impervious, they view asphalt
23 as impervious, you would have to account for that,
24 so, from that perspective, I don't think it matters

1 the material type. We're bound by their
2 requirements and, per their requirements, it would
3 be viewed as an added impervious.

4 DIRECTOR VALONE: Additionally, some of the
5 challenges of it are that it was designed maybe not
6 necessarily to some of the Village's standards. I
7 think the significant piece of it is that the
8 actual drive access to it, the drive aisle, I'll
9 call it, just for discussion purposes, is sized for
10 a single vehicle and not necessarily two vehicles.
11 So how that is managed is something that may need
12 to be looked at if it remains.

13 ATTORNEY SKRODZKI: Heather, can you comment
14 on whether this would require a code variance in
15 order to keep as a parking area with public access?

16 DIRECTOR VALONE: So, as indicated on the
17 Staff report, we do require a dust free surface
18 and, as such -- as well as sizing requirements,
19 both the parking stalls and access, so those would
20 be deviations from code.

21 MR. DIXON: Can I say something?

22 COMMISSIONER HANSON: I had a couple quick
23 questions about that, too.

24 So what you're saying, then, is that

1 we're then putting the financial burden on to the
2 Village to keep that parking because we would have
3 to do some remediation for water; is that correct?

4 DIRECTOR VALONE: No, that wouldn't be the
5 Village, it would be the Park District.

6 COMMISSIONER HANSON: Okay.

7 DIRECTOR VALONE: The Park District would have
8 to meet the requirements, as Engineer Koza
9 mentioned, related to MWRD regardless of the style
10 or material.

11 MR. DIXON: If I could weigh in on that? You
12 know, we have heard -- I have heard parking is an
13 issue, you know, there's parking, but it's not
14 right where everybody wants to park. So I
15 understand, you know, a lot of people need to park
16 closer, you know, people who don't have the ability
17 to walk as far, people carrying equipment and all
18 that. What I would propose, if we go down this
19 road, would be reducing the size of that parking to
20 a level where we don't trigger the MWRD permit.
21 Now, maybe that means that we have a wider drive
22 going in as a gravel drive and we only allow for
23 ten parking stalls instead of 24. Stay under the
24 MWRD threshold that's going to throw us into a

1 permit, but still provide more benefit to those
2 users of the softball field, those who really need
3 it. That would be my approach to it.

4 COMMISSIONER HANSON: Okay. And then, Dennis,
5 you had talked about using that as basically an
6 area to hold wood chips and so why don't you
7 address that for us?

8 MR. CONWAY: Depending on the size of that
9 gravel, if I can keep a corner of it for myself,
10 say 20 by 20, 30 by 30, that could work.

11 COMMISSIONER HANSON: Okay.

12 MR. CONWAY: I could make that work.

13 COMMISSIONER HANSON: Good.

14 MS. SKRODZKI: I would like to make a comment.

15 COMMISSIONER WINEGAR: Would that reduce the
16 parking count then?

17 MR. CONWAY: It would.

18 MR. DIXON: Yeah. We're going to be stuck
19 with .27 acres of new impervious and we have to
20 work within that threshold, and I don't know that
21 we can even make it work if we widen the drive, but
22 maybe we can. You know, as long as we keep our
23 project limits very closely defined and say this is
24 the area of new impervious we're adding, you know,

1 we have to look at it and we may come back and say,
2 you know, that didn't work, we're just going to
3 shut it down. I don't know that answer until I
4 look at it, but we would like to know that we have
5 the flexibility to at least look at it from that
6 standpoint and come up with a win/win on both
7 sides.

8 ATTORNEY SKRODZKI: I would like to make a
9 comment about at variance issue that I was trying
10 to point out is that this -- the parking issue has
11 not been noticed for a variance. So, to the extent
12 that if the parking lot wasn't paved, which it
13 would have to be paved to Village Code standards,
14 the drive aisle would remain insufficient because
15 it's too narrow, especially if there's emergency
16 access issues that would have to be guaranteed if
17 that were continued to be used. So, in the state
18 it's in, it would not be able to be continued to be
19 informally used or available to the public without
20 seeking a variance from minimum code requirements
21 and safety standards. That has not been published
22 for, so I do not think that we can issue that
23 relief or recommend that relief pursuant to this
24 proceeding. But in terms of -- in terms of

1 options, I mean, of course it could be recommended
2 that we explore whether there's a code compliant
3 way to, you know, maybe reduce the number of stalls
4 or things like that. I mean, that can be done,
5 but -- or it can be recommended to be looked into,
6 but in terms of, you know, guaranteeing that that
7 continue in the state that it's in, I don't think
8 that we can given what we have published for.

9 MR. DIXON: Am I hearing that it would have to
10 be a paved parking lot, it cannot be gravel?

11 ATTORNEY SKRODZKI: Well, under the Code right
12 now, if you don't get a variance, that's what our
13 Code requires.

14 MR. DIXON: Okay. But --

15 CHAIRMAN GLIMCO: Yes. I think that's what
16 you're hearing. Yes.

17 MR. DIXON: And if you recommend that the
18 Village board approves it, we could go forward with
19 just the gravel lot?

20 ATTORNEY SKRODZKI: Potentially, but it hasn't
21 been published for, so it would be a new
22 application.

23 CHAIRMAN GLIMCO: You would have to come to
24 another meeting.

1 ATTORNEY SKRODZKI: That's what I'm saying,
2 you can't do it within this relief.

3 COMMISSIONER WINEGAR: Then you have the money
4 question. Who pays?

5 COMMISSIONER TURNER: Well, you can afford to
6 keep it gravel, right?

7 MR. OLK: Right.

8 MR. DIXON: Certainly going to be a lot less
9 cost, 25 percent of the cost --

10 COMMISSIONER TURNER: But the problem is we
11 can't proceed with that request at this hearing is
12 what I'm hearing.

13 ATTORNEY SKRODZKI: Correct. I mean, they
14 could keep it gravel and rope it off like they said
15 and close it for parking access, but as long as
16 it's available for public parking access, it has to
17 meet minimum safety and code requirements or be
18 granted a variance from those requirements, which
19 was neither requested nor published for. So that's
20 the issue that we got into.

21 MR. CONWAY: We'll close it off.

22 CHAIRMAN GLIMCO: Commissioners, so there's
23 really two parts to this application. Let's talk
24 about the field first.

1 Does anyone have concerns with the
2 new softball field in general?

3 (Chorus of noes.)

4 CHAIRMAN GLIMCO: And we have talked about, I
5 guess, conditions related to what might be a
6 recommendation for that. Most of them are -- I
7 would call them more general in nature, submitting
8 civil engineering plans, having required outside
9 agency permits, getting the FEMA map corrected or
10 applying to do that. I didn't hear any objections
11 from the applicant about meeting any of the
12 Village's proposed conditions related to the field.
13 There is condition -- it's up on the recommendation
14 that I am looking at, and it has to do with the
15 seven land banked parking spaces being installed.
16 These are the spaces behind the administration
17 building. I thought that there was parking already
18 available right now behind the administration
19 building, and I think the installed part is
20 requiring you to redo that parking lot; is that --

21 MR. CONWAY: We redid that parking lot with
22 the addition of the pickleball courts because we
23 added, I believe it was, eight or nine more spots
24 in the employee parking lot next to the

1 administration building.

2 CHAIRMAN GLIMCO: And so those are available
3 right now for people to use at night for Little
4 League games?

5 MR. CONWAY: Yes, sir.

6 MS. FAWELL: So, Chair, if I may. So,
7 correct, the administrative building, there is a
8 parking facility that serves the building. As part
9 of the pickleball application there were seven land
10 banked parking spaces in addition to what was
11 proposed and existing and those were set aside and,
12 as a condition, could be required to turn into
13 actual parking as opposed to land banked that it is
14 right now.

15 CHAIRMAN GLIMCO: So you're saying it's just
16 parking on grass, is that what you're telling me?

17 MS. FAWELL: No. So right now it's land
18 banked, meaning that right now it's green space and
19 it's not paved area, but it was designated for
20 potential paved area if required as part of the
21 ordinance. So it would be converting what is
22 banked green space area into actual paved parking
23 area, seven spots.

24 CHAIRMAN GLIMCO: Understood.

1 COMMISSIONER TURNER: Is that possibly within
2 budget?

3 MR. OLK: No.

4 COMMISSIONER TURNER: Okay.

5 MR. OLK: Not for Little League. We don't --
6 and it's tough for me to go to Little League
7 parents and say --

8 COMMISSIONER TURNER: Understood.

9 MR. OLK: -- I appreciate your money, we're
10 going to put it in the parking lot.

11 CHAIRMAN GLIMCO: Do any of the Commissioners
12 have a problem if we take this condition out of
13 this recommendation to install the seven land
14 banked parking spaces? I think this parking issue
15 is a bigger issues that the Park District needs to
16 try and figure out going forward.

17 COMMISSIONER JOHANN: Agree.

18 COMMISSIONER WINEGAR: Agreed.

19 COMMISSIONER TURNER: So that would be
20 removing --

21 CHAIRMAN GLIMCO: It's F on my recommendation.

22 ATTORNEY SKRODZKI: It's numerical 6.

23 CHAIRMAN GLIMCO: And we talked about the area
24 past the pickleball courts being used just for the

1 Park District and not allowing public access to
2 park there, so No. 7, I think, is on your sheet.

3 COMMISSIONER TURNER: Mm-hmm.

4 CHAIRMAN GLIMCO: And the rest of the
5 conditions that are recommended relate to signage.

6 Do you guys want to talk about those
7 conditions for the signage?

8 MR. OLK: Are you asking me? I'm sorry.

9 CHAIRMAN GLIMCO: No. No. No. I'm talking
10 to the Commissioners. Thanks, Tom.

11 So, I mean, what we're contemplating
12 is that Tom is going to come up with a more
13 comprehensive plan for signage, and what we should
14 do is give him direction on what that plan should
15 be so that we can put it in the conditions in any
16 recommendation we might make.

17 Personally, I think that any signage
18 on existing fencing for the fields is fine as long
19 as it doesn't exceed the height of the fence.
20 That, to me, is normal baseball, the more banners
21 you can sell to support the program, the better.
22 And that goes for softball fields and the baseball
23 fields, any of the existing chain link fences.
24 Does anyone --

1 COMMISSIONER JOHANN: Agree.

2 COMMISSIONER WINEGAR: Agree.

3 COMMISSIONER HANSON: And I agree with that,
4 and I don't have a problem with spacing.

5 CHAIRMAN GLIMCO: I don't -- I think if you
6 can cram them all in, as long as it doesn't look
7 like an eye sore.

8 COMMISSIONER DEPROSPERIS: So then do you want
9 to remove E?

10 CHAIRMAN GLIMCO: Yes.

11 COMMISSIONER TURNER: So E remove.

12 CHAIRMAN GLIMCO: So can we put these
13 conditions in this to make their plan kind of --
14 help them --

15 ATTORNEY SKRODZKI: Yes. Yes. We should be
16 doing that.

17 CHAIRMAN GLIMCO: Yes.

18 COMMISSIONER TURNER: So 8A is obviously fine,
19 coming up with the --

20 CHAIRMAN GLIMCO: So the idea here is, you
21 know, there's this Championship sign, but they also
22 have scoreboards, and some day those scoreboards
23 might need to be replaced or they might find a way
24 to sell advertising on the scoreboards. So,

1 ideally, we would have this comprehensive plan
2 address those scenarios now so that these poor
3 people don't have to keep coming in before us, if
4 we could do that.

5 So I think that, you know, the
6 scoreboards, I know they just put another one up at
7 B West it sounds, I'm not familiar with it, but I
8 would be fine if they're going to replace
9 scoreboards of similar size and nature going
10 forward in the future, and if they had room for
11 advertising on those scoreboards, I would say that
12 it should meet whatever we come up with for the
13 Championship sign, if we're going to have size
14 constraints or anything like that, that should
15 apply to the scoreboards.

16 COMMISSIONER WINEGAR: I wouldn't argue with
17 that. Can we have Staff review what the current
18 regulations are?

19 DIRECTOR VALONE: Sure.

20 CHAIRMAN GLIMCO: Oh, go ahead.

21 DIRECTOR VALONE: Sure. So, as you remember,
22 back in 2023 Little League came through with the
23 Champion sign that you see out there.

24 Actually, Kelsey, could you bring it

1 back up?

2 They brought it before this
3 Commission. This Commission reviewed it and
4 provided certain conditions. It should be noted,
5 though, that the sign was originally erected
6 without permit and was brought to our attention
7 during construction in the park and then they
8 halted and brought in for the conditional use.

9 So, as part of that process, the Plan
10 Commission has similar public hearing and heard
11 from residents and members of Western Springs
12 Little League and the applicant related to the
13 sign. The Plan Commission recommended that -- and,
14 although you see the back side of the sign, they
15 recommended only that signage would be on the
16 front, that there would be nine spaces that would
17 be three and a half by six feet wide that would
18 eventually -- that would hold championship signs as
19 they were won, but then also advertising signs that
20 would be replaced as championships were won. The
21 original application that the Plan Commission heard
22 also included two panels on the side of the sign on
23 the front that would have additional signage. The
24 Plan Commission's recommendation at the time

1 recommended only the front side to be utilized and
2 the additional side banners to not be utilized.
3 Going through the process, the Village Board did re
4 include the side banners, but did not include any
5 sort of signage on the back, so this is the first
6 time that the Village is looking at approving any
7 sort of signage on the back.

8 As indicated in the Staff report, the
9 Village sign code does not allow offsite
10 advertising. So what that means is that if the
11 activity is not taking place on that property, it
12 cannot be advertising a business that is taking
13 place somewhere else. This is one of the reasons
14 why the Staff is recommending a sign plan for it as
15 sponsorship signs are inherently offsite
16 advertising.

17 Additionally, the Village Code does
18 not allow for billboard signage and has maximums on
19 our commercial districts that entire multi-use
20 shopping areas can't exceed 100 square feet of
21 signage. All nine squares together on the back
22 account for 275 square feet. So if the size of the
23 sign, as was proposed by Little League, is not
24 necessarily within those smaller areas, you're

1 looking at two signs that account for 137 square
2 feet a piece, which essentially exceeds both what
3 we allow for a commercial shopping center and
4 effectively our -- meeting the standards of our
5 billboard. That is why Staff is recommending the
6 reduced area, and to comply with the front as it
7 would be more in keeping with what has already been
8 approved.

9 COMMISSIONER WINEGAR: I have one question.

10 So I'm looking at the photo in the
11 packets. On the front of the sign we have the nine
12 areas for advertising and/or honoring our teams,
13 but there's also, it looks like, an advertisement
14 across the bottom?

15 MR. OLK: The people who erected the
16 sign, like the -- Murphy Construction, Steel and
17 then Jim Sur, I can't remember the name of his
18 medical group, and their the ones who provide the
19 (inaudible) and they were recognized on the bottom
20 of the -- the bottom of the other side. For the
21 Champions wall, we actually -- we -- Jeff would
22 like to take that down anyways, so we were planning
23 on -- it was planning on coming down.

24 UNIDENTIFIED SPEAKER: Sorry, we're friends.

1 COMMISSIONER WINEGAR: Well, I'm asking
2 because what was approved, the four ads at the
3 bottom on the front side, you know, looking at this
4 photo here, have not been approved.

5 MR. OLK: Okay. So -- yeah, so,
6 unfortunately, I wasn't part of that process, but I
7 would have to go back and look at the permit, but I
8 thought they were referenced in the permit, but I
9 don't --

10 CHAIRMAN GLIMCO: You want to address that,
11 Heather?

12 DIRECTOR VALONE: They were not. So the
13 additional signage that was included on the top was
14 related to a clock, and then the Little League
15 label on the top of it. Kelsey is going to pull up
16 a picture of it really quick to assist us, but the
17 area on the bottom was not included as part of the
18 original permit or in the conditional use.

19 COMMISSIONER WINEGAR: So we need to take that
20 into consideration as well.

21 CHAIRMAN GLIMCO: Or they need to put it in
22 their plan that -- you know, if that's what they
23 want to do. I don't know that --

24 COMMISSIONER WINEGAR: I'm just saying, we

1 need to --

2 CHAIRMAN GLIMCO: We need to incorporate it if
3 they're going to keep it. Right. I agree.

4 ATTORNEY SKRODZKI: Yes, because it's not part
5 of the existing approvals in the ordinance that
6 they came in for and asked for that additional
7 square footage to be designated or utilized.

8 CHAIRMAN GLIMCO: So what are you showing us
9 right now, Kelsey?

10 MS. FAWELL: The existing sign with the
11 signage at the bottom that wasn't included in the
12 original.

13 CHAIRMAN GLIMCO: Does anyone have a problem
14 with that stuff on the bottom of that sign?

15 (Chorus of noes.)

16 CHAIRMAN GLIMCO: So let's revise the plan to
17 make sure that they can have nine three and a half
18 by six foot squares with four advertising spaces of
19 close to --

20 DIRECTOR VALONE: So we need additional
21 information related to the scoreboards so it could
22 be part of the conditions that they provide the
23 size of those to then include in the same plan.

24 CHAIRMAN GLIMCO: You're talking about if they

1 wish to replace the scoreboard some day or if they
2 wish to include advertising on the scoreboard?

3 DIRECTOR VALONE: Both.

4 ATTORNEY SKRODZKI: We're requiring that as
5 condition 8A, the detailed information so it could
6 be included in the sign plan. So I think what
7 Heather is proposing is that we enlarge 8A to
8 include information about the existing signage on
9 the front face of the Champion sign so that we have
10 information about the measurements of those four
11 additional text areas, I guess, for lack of a
12 better word, and can include that in the overall
13 sign plan.

14 COMMISSIONER WINEGAR: Should we include that
15 in 8B because that's referencing the Champion sign.

16 CHAIRMAN GLIMCO: Yeah.

17 ATTORNEY SKRODZKI: We could do that, but we
18 want the information rather than to limit it to
19 reducing the back side signs, unless you want to
20 allocate that information --

21 COMMISSIONER WINEGAR: Add that to 8(b).

22 ATTORNEY SKRODZKI: Yeah. Okay.

23 COMMISSIONER TURNER: What are the sizes of
24 the scoreboard signs, the current size? Do we

1 know?

2 MR. OLK: Catherine, what are the sizes of the
3 scoreboard signs?

4 MS. LOPEZ: The one by the blue scoreboard?

5 MR. OLK: Do you need that one?

6 CHAIRMAN GLIMCO: Yes.

7 DIRECTOR VALONE: No. He's specifically
8 asking about the scoreboard itself. The additional
9 signage underneath is, again, additional
10 information that we're going to need if that is
11 going to be part of the Plan Commission's
12 recommendation to allow the Performance Wealth
13 Management that you see underneath it. I think
14 he's specifically asking about what is the size of
15 the scoreboard, the blue board.

16 MR. OLK: Can I get back to you on that?

17 COMMISSIONER TURNER: Actually, I'm just
18 interested in the size of the sign underneath the
19 blue scoreboard. What is that dimension?

20 MR. OLK: Can I get back to you on that one,
21 too?

22 COMMISSIONER TURNER: Okay.

23 MR. OLK: I don't know it offhand.

24 CHAIRMAN GLIMCO: It's 10 by 4, give or take.

1 DIRECTOR VALONE: That's part of why Staff put
2 together the recommendations related to the sign
3 plan is because asking the applicant, the applicant
4 didn't necessarily have a comprehensive idea
5 related to signage given that we have the issue
6 that it's, you know, signage that's not inherently
7 allowed and that we are trying to look for a
8 comprehensive package to allow it, that's why we
9 are seeking additional information that the
10 applicant hasn't provided.

11 CHAIRMAN GLIMCO: Understood.

12 Does the sign under the scoreboard
13 bother any Commissioners?

14 (Chorus of noes.)

15 DIRECTOR VALONE: But is that size that's
16 currently out there, is that the maximum that you
17 would want to see or would you want something
18 smaller? Again, I think these are the --

19 CHAIRMAN GLIMCO: I think that's the maximum
20 size that should be there.

21 DIRECTOR VALONE: -- specificities that we
22 need in order to carry out a condition.

23 COMMISSIONER WINEGAR: I would say it should,
24 in general, not be any wider than the scoreboard

1 sign, which will limit -- the height has got to be
2 visible above the fence and below the scoreboard.

3 MR. OLK: Yeah. Okay.

4 COMMISSIONER TURNER: Looks like the perfect
5 size sign.

6 COMMISSIONER WINEGAR: That's pretty much what
7 that is, yeah.

8 DIRECTOR VALONE: I'm just clarifying, is it
9 under both scoreboards? There's another scoreboard
10 on the --

11 CHAIRMAN GLIMCO: Under any scoreboard, yeah.

12 COMMISSIONER JOHANN: Under each.

13 CHAIRMAN GLIMCO: Let's move on to the back of
14 the Champion wall sign and the two --

15 COMMISSIONER WINEGAR: Before I move off of
16 scoreboards, we have signs on top of the
17 scoreboard.

18 CHAIRMAN GLIMCO: We do?

19 COMMISSIONER WINEGAR: On the B field.

20 CHAIRMAN GLIMCO: What's that?

21 COMMISSIONER WINEGAR: B West field.

22 CHAIRMAN GLIMCO: Oh, B West does?

23 Do we have a picture of the B West
24 scoreboard?

1 DIRECTOR VALONE: I believe we do. Give us
2 one moment here.

3 COMMISSIONER WINEGAR: Yeah. It's on --

4 CHAIRMAN GLIMCO: It's part of the scoreboard.

5 COMMISSIONER WINEGAR: Well, it's a sign above
6 it.

7 CHAIRMAN GLIMCO: Is it built into the
8 scoreboard or is just an add on?

9 COMMISSIONER WINEGAR: It's an add on, on the
10 top.

11 CHAIRMAN GLIMCO: Oh, there it is right there.
12 That looks like it's part of the frame of the
13 scoreboard, like it's intended for advertising.

14 MR. OLK: It was donated by Brookfield Bank,
15 so that's why it's up there and they kind of built
16 into it. I guess I never thought about that. To
17 be honest, I haven't --

18 MS. LOPEZ: That sign is not for sale, though.
19 So that's not a sponsor. That sign is one that on
20 our sponsorship, that one is permanent because they
21 paid for that scoreboard.

22 COMMISSIONER WINEGAR: So the discussion we're
23 having is going forward we have signs that aren't
24 actually included in the permit anywhere, so we

1 have to resolve that.

2 COMMISSIONER JOHANN: What's on the other
3 side?

4 CHAIRMAN GLIMCO: Is anyone offended by that
5 sign that paid for the scoreboard?

6 (Chorus of noes.)

7 DIRECTOR VALONE: So, to clarify, then on --
8 are we calling this B field?

9 CHAIRMAN GLIMCO: B West.

10 DIRECTOR VALONE: B West. B West you would
11 allow for the signage that is existing there to be
12 refurbished. Would you allow for signage
13 underneath it?

14 CHAIRMAN GLIMCO: Sure.

15 DIRECTOR VALONE: That would maintain the same
16 width and generally the same height as the signage
17 underneath the other scoreboard at Piccalo?

18 COMMISSIONER DEPROSPERIS: So long as it looks
19 like --

20 CHAIRMAN GLIMCO: Is everyone okay with that?
21 That seems fine to me.

22 COMMISSIONER HANSON: Yep. Good with that.

23 COMMISSIONER JOHANN: Agree.

24 CHAIRMAN GLIMCO: What about the back of that

1 sign? Do we have to address that?

2 MR. OLK: So the back of that sign does have a
3 hidden bull's-eye because it's right off the A ball
4 field.

5 CHAIRMAN GLIMCO: Is that facing --

6 COMMISSIONER HANSON: That faces the other
7 (inaudible) field.

8 MR. OLK: Yeah, it faces the A ball field.

9 CHAIRMAN GLIMCO: Sponsorship essentially?

10 MR. OLK: It's in here. The Brookfield Bank,
11 if you do hit a home run off of it, you get a gift
12 card to places in town, but I don't believe it says
13 anything about --

14 CHAIRMAN GLIMCO: And that's going to stay
15 that way, probably, for the life of the sign?

16 MR. OLK: We would like it to, yes.

17 CHAIRMAN GLIMCO: Okay.

18 MR. OLK: Someone hit it in the home run derby
19 a couple years ago, but never in a game.

20 DIRECTOR VALONE: So that would mean that that
21 would not be considered sponsorship signage, so you
22 could not place sponsorship signage on it, but if
23 it is part of the character of the field and part
24 of the program that does not have advertising, that

1 would not necessarily be something we would be
2 looking to include in the sign plan.

3 CHAIRMAN GLIMCO: Okay. Thank you, Tom.

4 COMMISSIONER WINEGAR: You lost me a little
5 bit there, Heather.

6 DIRECTOR VALONE: So on the back side of the
7 sign it appears that they have a target there that
8 if a child who is playing ball hits it, then they
9 have some sort of -- I apologize -- prize --

10 MR. OLK: You get gift cards to places in
11 town.

12 DIRECTOR VALONE: However, it doesn't appear
13 to have an advertising signage on it and they're
14 not requesting at this time to have -- on the back
15 side.

16 COMMISSIONER WINEGAR: On the back side it has
17 Brookfield Bank.

18 MR. OLK: Oh, it does?

19 COMMISSIONER WINEGAR: Both sides.

20 COMMISSIONER HANSON: At the top.

21 MR. OLK: Oh, I know the -- I can picture it
22 here. I couldn't picture the top.

23 COMMISSIONER WINEGAR: I only know because I
24 was there a few hours ago.

1 CHAIRMAN GLIMCO: And the top of that sign
2 looks like the top on the front probably, right?

3 COMMISSIONER WINEGAR: Yeah, it does.

4 MR. OLK: My mistake.

5 CHAIRMAN GLIMCO: Okay.

6 DIRECTOR VALONE: It's sounding more like we
7 need a bit of a survey of the items that are in the
8 park and to understand what Little League is
9 looking for from a perspective of maintenance. I
10 think it's challenge for us to put this together
11 here, kind of not able to have kind of comment from
12 Little League on what is a sign and what they're
13 looking for to have signage.

14 CHAIRMAN GLIMCO: What are you suggesting?

15 DIRECTOR VALONE: Well, I'm suggesting that
16 maybe this is continued to the October 28th --

17 CHAIRMAN GLIMCO: No. We'll get it done.

18 DIRECTOR VALONE: -- and have the
19 information --

20 CHAIRMAN GLIMCO: We'll get it done.

21 DIRECTOR VALONE: I think the challenge will
22 be that if there's something that is missed they
23 will not be able to maintain it, it would have to
24 be something that would have to come down, so I

1 think to ensure that we catch all of them, I
2 think --

3 CHAIRMAN GLIMCO: We want to catch all your
4 signage and not have to bring you back or come back
5 preferably.

6 MR. OLK: Yeah.

7 COMMISSIONER WINEGAR: So one of the
8 questions. So is a temporary banner location
9 different than a permanent sign? So we have a --
10 if we had -- like Performance Wealth's banner
11 was -- sign was a banner underneath the scoreboard,
12 this is a permanent sign from Brookfield Bank above
13 the scoreboard, would they have more flexibility
14 for banners if they take them down at the end of
15 the season than they would a permanent sign?

16 CHAIRMAN GLIMCO: Yeah, it's just whatever
17 plan we want them to put forth and consider and it
18 could be either way, Steve. Do you have a
19 preference for a banner that comes down?

20 COMMISSIONER WINEGAR: I would suggest if you
21 want to put a permanent sign like Brookfield's on
22 top and make the Performance Wealth location a
23 banner that comes down along where all the banners
24 that come off the fences.

1 CHAIRMAN GLIMCO: Okay. Could you -- does
2 that work for you?

3 MR. OLK: Yeah.

4 COMMISSIONER WINEGAR: Your target audience is
5 going to see only --

6 MR. OLK: Yeah.

7 COMMISSIONER WINEGAR: (Simultaneous
8 crosstalk.) So it's much clutter out of the park.

9 CHAIRMAN GLIMCO: So right now we have banners
10 addressed on all the chain link fences, which are
11 as long as they don't exceed the height, we have
12 the Championship wall front figured out, we have
13 your scoreboards, you can have banners below them.

14 DIRECTOR VALONE: And is Member Winegar
15 proposing that the scoreboard on Piccalo Field can
16 also have a top sign as well? Is that what I was
17 hearing?

18 COMMISSIONER WINEGAR: Yeah, that's what I'm
19 thinking.

20 DIRECTOR VALONE: So allow both scoreboards to
21 have the same requirements that they would be
22 permitted to have signage above the scoreboard and
23 then signage below as well?

24 COMMISSIONER WINEGAR: Well, permanent

1 signage --

2 CHAIRMAN GLIMCO: Permanent above.

3 COMMISSIONER WINEGAR: -- of the dimensions
4 such as Brookfield, a height and width of that
5 height plus the width of the scoreboard, but they
6 can have a banner below that would be removed
7 seasonally.

8 DIRECTOR VALONE: Okay. Understood.

9 COMMISSIONER WINEGAR: But they couldn't have
10 a permanent sign below.

11 CHAIRMAN GLIMCO: Before we move on to the
12 back of the Championship wall, do you have sign
13 issues on the concession stand, other areas in and
14 around the baseball fields?

15 MR. OLK: Catherine.

16 MS. LOPEZ: So right now I can go through each
17 field with you. Really quick, if you switch
18 underneath the scoreboards to banners, there's
19 nowhere to really -- like a banner attaches with
20 grommets to the four corners with zip ties, so the
21 reason on the previous slide, where like
22 Performance Wealth underneath, it's actually
23 attached to the beams of this scoreboard.

24 ATTORNEY SKRODZKI: No. I think you're

1 misunderstanding. We're referring to banners as
2 temporary seasonal removable items, not by
3 material. So I'm not -- we're not talking about
4 canvas that could be rolled up.

5 MS. LOPEZ: So you don't want us to take that
6 one -- anything underneath the scoreboard has to be
7 able to be removed?

8 ATTORNEY SKRODZKI: Correct.

9 MS. LOPEZ: Okay.

10 MR. OLK: But it could be plywood, painted,
11 whatever.

12 MS. LOPEZ: Okay.

13 CHAIRMAN GLIMCO: So the concession stand,
14 the --

15 MS. LOPEZ: On the concession stand we don't
16 have banners. The two softball fields right now on
17 the south side, those have regular sponsorship
18 banners, which are below the fence line, on
19 dugouts, there's one outfield fence and that's on
20 both, on the back stop on --

21 CHAIRMAN GLIMCO: On the dugout they're hung?

22 MS. LOPEZ: It's just outside the dugouts,
23 like --

24 CHAIRMAN GLIMCO: Is that chain link?

1 MS. LOPEZ: Chain link. It faces the field.
2 And then on the field that is the north -- the
3 north of those two softball fields we do have the
4 District Championship, it's on the chain link
5 fence, but it is also there. So that's a -- I
6 guess not really a sponsorship, but then on Orth
7 Field, which is the field closest to the water
8 tower, we do have a small amount of sponsorship
9 banners that are hung during the season only on the
10 chain link fence facing the fence, and on that
11 scoreboard there are currently, just like the
12 Performance Wealth, there is a sign just like that,
13 but it's actually divided into two on that field
14 and it's two skinny signs, same exact idea. It's
15 in between the top of the fence line, the bottom of
16 the scoreboard and the same width as the
17 scoreboard. Right now those -- that Performance
18 Wealth and the one on that B field -- Orth Field,
19 sorry, those do normally stay up, so I can see the
20 feasibility of removing and adding it because it's,
21 like, bolted into the steel. So I think it could
22 be possible. Right now they are permanent, but I
23 think it could be possible to take them down.
24 Those are, like, the permanent structure. Then on

1 this field --

2 CHAIRMAN GLIMCO: Steve, how bad do you want
3 those to come down?

4 COMMISSIONER WINEGAR: I'm looking at the park
5 for the entire year, so you have, what, three and a
6 half months of Little League?

7 MR. OLK: Yeah.

8 COMMISSIONER WINEGAR: Where you want then to
9 see your sponsors and all of that, and that's
10 great, and so the rest of the time, the other nine
11 months of the year, it would be nice for the park
12 to look more like a park because there's the vast
13 majority of people who live in this town don't have
14 kids in Little League, so, you know, we're
15 accommodating your season, but when the season is
16 over it would be nice to take them down.

17 COMMISSIONER DEPROSPERIS: So can't we have --

18 COMMISSIONER WINEGAR: Long term big picture
19 is we're going to -- it's not happening yet, but we
20 can open Pandora's box and have signs permanently
21 all over the park.

22 COMMISSIONER DEPROSPERIS: Why can't we have
23 Little League and whoever else is in the Park
24 District work with the Park District to come up

1 with some kind of standards together that they then
2 come back to the Village with instead of --

3 CHAIRMAN GLIMCO: We're going to do that now
4 so they dont have to come back.

5 COMMISSIONER DEPROSPERIS: I don't even know
6 what signs we're talking about now. I'm so
7 confused if it's bolted, if it's zip tied or up,
8 down, left, right. I don't know what signs we're
9 even talking about at this point. I'm confused.

10 CHAIRMAN GLIMCO: We're only talking, right
11 now, about that sign below the scoreboard and any
12 sign like that would be under the other two
13 scoreboards.

14 MS. LOPEZ: So there's three scoreboards. One
15 has a permanent sign above, the other two
16 scoreboards have permanent signs below, and those
17 are for our --

18 CHAIRMAN GLIMCO: Personally I don't care if
19 that sign stays up all year round. Does any other
20 commissioner -- I mean, I understand your point,
21 Steve, I'm just saying it doesn't offend me.

22 MR. SALVINO: For whatever it's worth, really
23 quickly, I pay more for that. So, I mean, that
24 sign is more than the one on the banner that's

1 plastic, so I pay more for that. I mean, there's
2 more revenue that's paid because I get more time
3 out of it.

4 CHAIRMAN GLIMCO: Can I hear some other
5 opinions?

6 COMMISSIONER TURNER: I don't have a problem
7 with it staying up all year around. I mean,
8 because it's a -- it's -- the way it's permanent --
9 or currently erected, it's a permanent sign, right?

10 COMMISSIONER JOHANN: Yeah, it doesn't seem
11 like it would be a good idea to start trying to
12 create undue hardship to try to remove things that
13 have been permanent there and then what? So that
14 might not be a good idea. If they have been there
15 permanently and there hasn't been any objections,
16 can they be grandfathered in and then going forward
17 if they have got other new areas that banners can
18 be produced or put up or --

19 ATTORNEY SKRODZKI: They can't be
20 grandfathered because they were never permitted, so
21 it would be --

22 CHAIRMAN GLIMCO: We're permitting them right
23 now.

24 ATTORNEY SKRODZKI: Yeah. Yeah. We're doing

1 it now.

2 COMMISSIONER JOHANN: Yeah. Yeah. Right.

3 CHAIRMAN GLIMCO: I just have to say one
4 comment. This is completely off topic, but there
5 was some comments made tonight about local
6 advertising only. That's not a thing. Advertising
7 is advertising. You should not start restricting
8 who gets to advertise. It could be Dick's, it
9 could be Under Armor, it does not have to be
10 relegated to local advertisers.

11 COMMISSIONER TURNER: I agree.

12 CHAIRMAN GLIMCO: That's just kind of the law.

13 ATTORNEY SKRODZKI: Thank you.

14 COMMISSIONER JOHANN: So are we saying the
15 ones that have been there permanently we're going
16 to agree with leave them and include them in?

17 CHAIRMAN GLIMCO: I would be fine with that.
18 I mean, this is -- it's not the world according to
19 me. It's a committee.

20 ATTORNEY SKRODZKI: I think one of the
21 questions that I would seek if I'm going to prepare
22 modifications to the recommendations would be not
23 only are you okay with the existing signs, but are
24 you okay with them being replaced by any other sign

1 that's the same size?

2 COMMISSIONER TURNER: And dimensions.

3 CHAIRMAN GLIMCO: Yes.

4 ATTORNEY SKRODZKI: And --

5 CHAIRMAN GLIMCO: Yes.

6 ATTORNEY SKRODZKI: -- into the future?

7 CHAIRMAN GLIMCO: Yes.

8 ATTORNEY SKRODZKI: That's the questions is
9 are we okay with the dimensions and the location
10 and then we can make that -- then we can put that
11 in the plan as a permanent sign that will then be
12 permitted to be approved by administrative Staff.

13 COMMISSIONER JOHANN: And changed seasonally?

14 ATTORNEY SKRODZKI: Correct. Yes. Or changed
15 whenever --

16 COMMISSIONER JOHANN: Right. Right.

17 COMMISSIONER WINEGAR: So it would be just
18 changing the copy?

19 ATTORNEY SKRODZKI: Correct.

20 COMMISSIONER WINEGAR: So that's going to
21 happen a lot to all the signs.

22 ATTORNEY SKRODZKI: Well, maybe.

23 COMMISSIONER WINEGAR: Yeah. No, I think you
24 have to allow for that for sure.

1 COMMISSIONER TURNER: Heather, are you
2 comfortable moving forward with us bombarding you
3 with these -- this sign plan this evening?

4 CHAIRMAN GLIMCO: Heather is very flexible.

5 DIRECTOR VALONE: Yes. But I will -- I have a
6 couple of questions, but I also want to have Kelsey
7 kind of reiterate back what we're hearing because
8 we -- again, we're doing this a bit on the fly, so
9 I just want to make sure we're capturing what
10 you're looking for because we are having some
11 conversations back and forth.

12 CHAIRMAN GLIMCO: And I don't think we're
13 there yet. I think we have to talk about the
14 bottom of the Championship wall.

15 DIRECTOR VALONE: You read my mind.

16 CHAIRMAN GLIMCO: Okay. And then I think we
17 might be there.

18 DIRECTOR VALONE: I do just have a couple
19 questions about the chain link fence banner areas
20 just to clarify because in the Staff recommendation
21 we were recommending them on the same side they
22 currently were, and in, generally, the same area.
23 Are you looking to maintain that? Would you see
24 expansion in that to additional areas? That's one

1 of the outstanding questions that I have just to
2 clarify the sign plan in addition to the back.

3 CHAIRMAN GLIMCO: Yeah, from my standpoint,
4 any chain link fence on either side of the chain
5 link fence, that's kind of baseball. The more
6 sponsors they can sell, the better. I don't think
7 it matters, but if anyone --

8 COMMISSIONER TURNER: Removable banners?

9 COMMISSIONER JOHANN: That go on --

10 CHAIRMAN GLIMCO: They're up for three months
11 and they're gone.

12 COMMISSIONER JOHANN: They go up when the
13 season starts and then they come off when the
14 season ends.

15 COMMISSIONER TURNER: I have no problem with
16 that.

17 DIRECTOR VALONE: And allow a timeframe as
18 well.

19 ATTORNEY SKRODZKI: Yeah. For the record, can
20 we get what is that seasonal -- what's that
21 seasonable time frame for you?

22 MR. OLK: So we usually put them up in -- we
23 start in early April and it can run all the way
24 through -- technically if we were to host a state

1 tournament, it can run into the first part of
2 August.

3 ATTORNEY SKRODZKI: Okay. Great.

4 MR. OLK: But we haven't hosted a state
5 tournament.

6 CHAIRMAN GLIMCO: So while Little League
7 baseball is in season --

8 MR. OLK: Yeah.

9 CHAIRMAN GLIMCO: -- these signs are allowed.

10 MR. OLK: Yeah. And then if we can make it a
11 best -- it's usually us taking them down, like I
12 took them down this year, can we just do, like,
13 best efforts to get them down pretty quickly?

14 CHAIRMAN GLIMCO: Yes.

15 DIRECTOR VALONE: 30 days after the end of the
16 season to remove them?

17 CHAIRMAN GLIMCO: Yes. Yes.

18 MR. OLK: Yeah, flexibility would be great
19 because I was literally out there with clippers.

20 CHAIRMAN GLIMCO: Where's Todd Piccolo when
21 you need him?

22 MR. OLK: Exactly.

23 ATTORNEY SKRODZKI: Perfect.

24 CHAIRMAN GLIMCO: So the back of the sign.

1 You know, I'm just going to say it, it doesn't
2 bother me at all, it's a back of a sign, but I know
3 there's other strong opinions and that's --

4 COMMISSIONER TURNER: I don't have a problem
5 with it.

6 COMMISSIONER JOHANN: For nine signs or for
7 less than --

8 COMMISSIONER TURNER: For the existing signs.

9 COMMISSIONER JOHANN: -- or however they want
10 to -- right, is that what we're --

11 COMMISSIONER TURNER: For the existing --

12 CHAIRMAN GLIMCO: Well, let's talk about the
13 existing first, and then if people have issues with
14 the existing signage.

15 COMMISSIONER HANSON: I'll start with that. I
16 have an objection to the size.

17 COMMISSIONER WINEGAR: I do. Obviously, I do,
18 too.

19 CHAIRMAN GLIMCO: Yeah. So if that's the
20 case, then I don't think nine squares on the back
21 makes sense. Maybe you do four panels or
22 something. It's the back of the sign, right? It's
23 not --

24 COMMISSIONER HANSON: Yeah, I think we're

1 getting into this whole -- the billboard issue now,
2 right? Now we have got stuff that is not facing
3 baseball the field, so now we're starting to move
4 towards the issue that we have, you know, with the
5 Village, right? We don't allow our commercial
6 occupants to have these massive signs.

7 CHAIRMAN GLIMCO: Well, I mean, if you made it
8 four squares it would be kind of incomparable, but
9 I guess my issue is it's there. The sign is there.
10 Whether it's a nice, pretty white wall or it has
11 got some ability to generate funds for the program,
12 I'm strongly in favor of allowing it.

13 DIRECTOR VALONE: Just to clarify on behalf of
14 Commissioner Hanson. I think what he's referring
15 to is that typically a single commercial user would
16 have one linear foot per frontage, so this sign, in
17 theory, if it was a single commercial business,
18 would have a different maximum.

19 CHAIRMAN GLIMCO: This sign would never exist
20 on any commercial property in our Village, right?

21 DIRECTOR VALONE: From a size perspective.

22 CHAIRMAN GLIMCO: This size sign would never
23 work. Got it. We have already got this size sign.
24 What do we do with it?

1 COMMISSIONER WINEGAR: I would prefer to leave
2 it as we agreed to when we talked about this, what,
3 two years ago?

4 CHAIRMAN GLIMCO: And have no advertising?

5 COMMISSIONER WINEGAR: No advertising at all.
6 I understand the need for money. I also know --
7 and I'm pretty sure you're a contributor to the
8 pickleball courts as well --

9 MR. SALVINO: I was the biggest contributor
10 for the pickleball court.

11 COMMISSIONER WINEGAR: Many people from
12 organizations contributed, raised several hundred
13 thousands dollars, who all did a great job of doing
14 that without any huge signs.

15 MR. SALVINO: There are signs on the
16 pickleball court.

17 CHAIRMAN GLIMCO: Oh, yeah. There's lots.

18 COMMISSIONER WINEGAR: But they're tastefully
19 done and they're not billboards. The recognition
20 is all over the pickleball courts.

21 MR. SALVINO: The point was there have been
22 nine boxes on the back of that for three years.
23 Zero revenue was ever --

24 COMMISSIONER WINEGAR: It was never approved.

1 COMMISSIONER HANSON: This is the problem. We
2 have been here before with you guys, you built the
3 sign without a permit, we approved it with no back
4 signage allowed, and you went ahead and put it on
5 there and now we're here again.

6 MR. OLK: So I will say, to that -- and I'm
7 not a lawyer, but if you read the permit as it is
8 now, there's no place in the permit that says it's
9 the one side only, which is why we felt we were --

10 MR. SALVINO: Every sign has a back and a
11 front.

12 MR. OLK: I mean I don't think there's any --

13 CHAIRMAN GLIMCO: You should have talked to a
14 lawyer.

15 MR. OLK: Like that being said, like, okay,
16 our mistake, it got covered up, we're coming back
17 asking for it. I understand, you're right, you
18 know -- the revenue is very important to us. I
19 mean --

20 CHAIRMAN GLIMCO: Okay. So --

21 MR. OLK: -- it's because of that, it's --

22 CHAIRMAN GLIMCO: Just in the interest of
23 time, I'm hearing two pretty strong objections to
24 signage on the back, but I want to hear kind of

1 from everyone because this is -- you know, there's
2 more members. I understand your objections.

3 COMMISSIONER DEPROSPERIS: I think if you cut
4 it to four. I'm fine with four instead of nine.

5 CHAIRMAN GLIMCO: Do you have any opinions,
6 Pat?

7 COMMISSIONER TURNER: I'm okay with the two,
8 but I will go along with the four if that's what
9 the consensus is.

10 CHAIRMAN GLIMCO: I have already kind of
11 voiced my opinion. I just think money for the
12 program is what is most important for a sign that's
13 already erected and approved.

14 Michele, do you have anything?

15 COMMISSIONER JOHANN: Are these signs --
16 they're not the up during the beginning of the
17 season and then down by the end of the season?

18 CHAIRMAN GLIMCO: These are more permanent in
19 nature.

20 MR. OLK: They are more permanent. We haven't
21 done anything with them because it has been covered
22 up, but they're more permanent because it's much
23 more elaborate.

24 COMMISSIONER JOHANN: So essentially there

1 would always be something there in December or in
2 April?

3 MR. OLK: Yeah.

4 COMMISSIONER JOHANN: Okay. I like the idea
5 of adding the "thanks" to it as opposed to --
6 right? I mean, we thank, you know, I think that
7 that really makes a distinction, but the two large
8 ones do feel billboardy. I would say that it seems
9 to be better suited if there were four. The nine I
10 can understand that it's not palatable for an
11 advertiser because it's so small, so it's not
12 really appealing. So I think that the four would
13 be understandable. It fits the area. That seems
14 to be an understandable compromise, I think, coming
15 in after the fact.

16 CHAIRMAN GLIMCO: So I'm just hearing kind of
17 a four to two thing here, but if you guys wanted to
18 rebut or state anything else -- could you go along
19 with that? The recommendations was "Western
20 Springs Little League thanks" our sponsors, four --

21 COMMISSIONER WINEGAR: You know what, I do
22 think the thanks our sponsors sign would be great.
23 I think you could actually -- because it's going to
24 change year to year, you know, it could be a

1 banner, banners, or whatever that are attached that
2 are removable.

3 CHAIRMAN GLIMCO: They could choose to do it
4 that way or they could paint them, whatever -- you
5 know, whatever -- however they want to do it. I
6 wouldn't want to limit them that way.

7 MR. OLK: The "Western Springs thanks" is a
8 good idea. That was -- that was actually a great
9 idea. Thank you.

10 COMMISSIONER WINEGAR: I think that's a good
11 idea versus just --

12 CHAIRMAN GLIMCO: Yeah.

13 COMMISSIONER WINEGAR: -- you know, an
14 advertising sign.

15 COMMISSIONER JOHANN: Right. Thank you is a
16 good idea.

17 MR. OLK: Yes, I would be happy to do that.

18 DIRECTOR VALONE: So for size for the thank
19 you from Western Springs Little League, what would
20 we be looking at there?

21 CHAIRMAN GLIMCO: Four equal quadrants on the
22 back.

23 DIRECTOR VALONE: I understand that, but
24 the --

1 CHAIRMAN GLIMCO: Oh, the thank you Western
2 Springs.

3 COMMISSIONER JOHANN: Would that be in the
4 triangle up above?

5 COMMISSIONER DEPROSPERIS: Yeah, whatever is
6 in the red.

7 DIRECTOR VALONE: So you would be looking that
8 it would just fill the space that was in the
9 polygon, or would you also be including the two
10 side triangles? I'm not necessarily sure the two
11 side triangles could fit any text, but --

12 CHAIRMAN GLIMCO: Or right along that white
13 line right -- pretty straight across the top.
14 Something no wider than the width of the sign.

15 DIRECTOR VALONE: What about the same size as
16 the "champions" on the front of the sign? And
17 Kelsey is going to pull up a photo just really
18 quick. Would that be a size that would be
19 suitable?

20 CHAIRMAN GLIMCO: That would be very nice.

21 COMMISSIONER JOHANN: That would be great.

22 DIRECTOR VALONE: Or no larger than --

23 COMMISSIONER HANSON: That would look great.

24 DIRECTOR VALONE: So no larger than kind of

1 the lettering that we see for the "champions?"

2 CHAIRMAN GLIMCO: Right.

3 COMMISSIONER JOHANN: Yeah, at least that size
4 so that it's very visible.

5 CHAIRMAN GLIMCO: Right.

6 DIRECTOR VALONE: And then, just to clarify,
7 so the -- it sounds like on the table for
8 discussion is four --

9 CHAIRMAN GLIMCO: No larger than four equal
10 quadrants that can go smaller.

11 DIRECTOR VALONE: So that would be just about
12 68 square feet a piece and they would be temporary,
13 so they would only be up from April to --

14 CHAIRMAN GLIMCO: No.

15 COMMISSIONER TURNER: No.

16 DIRECTOR VALONE: That's why I'm clarifying
17 because I'm trying to --

18 CHAIRMAN GLIMCO: This is -- they can paint
19 these signs. This is permanent.

20 COMMISSIONER HANSON: That's not what I'm
21 recommending, though. I would recommend a
22 temporary.

23 CHAIRMAN GLIMCO: No, I know what you two are
24 recommending, but what we talked about was this is

1 a permanent sign.

2 COMMISSIONER TURNER: Yes.

3 CHAIRMAN GLIMCO: Is that not what you
4 understood?

5 COMMISSIONER WINEGAR: Four equal quadrants.
6 It changes every year. You're not going have the
7 same four every year.

8 CHAIRMAN GLIMCO: Or you could have the same
9 one for five years in a row and you don't change
10 it, and it's painted and --

11 COMMISSIONER HANSON: Take it down and put it
12 up like you do on the fence.

13 CHAIRMAN GLIMCO: Because it's painted.

14 COMMISSIONER HANSON: Put banners up there
15 then.

16 CHAIRMAN GLIMCO: I'm just -- I'm in favor of
17 not spending a lot of money and making a lot of
18 money for the program, you know what I mean?

19 MR. OLK: From a logistics standpoint, it
20 would be -- you know, we would have to rent a
21 scissor lift, get up there. To put them up is a
22 production. We paid a couple thousand dollars to
23 put them up.

24 COMMISSIONER WINEGAR: What if it was banner

1 material and not wood?

2 UNIDENTIFIED SPEAKER: It's a wood sign. It
3 would look cheap.

4 MR. SALVINO: That would look terrible.

5 CHAIRMAN GLIMCO: It's painted. The big ones
6 are painted.

7 COMMISSIONER HANSON: The big ones are
8 permanent.

9 MR. SALVINO: It looks nice. I mean, you
10 don't want it looking cheap.

11 CHAIRMAN GLIMCO: Yeah, it's painted and
12 they --

13 COMMISSIONER JOHANN: Do they -- when they
14 make that purchase, is that a one time --

15 MR. SALVINO: Every year. So we have to pay
16 every year or else we come off, but then it looks
17 professional as opposed to cheap, like, flapping in
18 the wind and --

19 COMMISSIONER JOHANN: Right. I do agree with
20 that.

21 MR. SALVINO: That's going to look crappy.

22 MR. OLK: We did spend a lot of time and
23 discussion about making sure it looks tasteful, a
24 lot of time, because we knew -- I mean, it's still

1 our park. Again, I referenced earlier, like we
2 could have gone to Bud Light or McDonalds and been,
3 like, hey, here is a place to sponsor, we didn't do
4 that. We wanted a tasteful sign. Again, like was
5 said earlier, we can't limit it, but we tried to
6 work with a people in the neighborhood.

7 COMMISSIONER JOHANN: If we do agree to the
8 four so that I don't forget or so that we don't
9 have two people saying can I buy these two and then
10 make one, right, or can we make sure that that --

11 MR. OLK: Yeah, if that's --

12 COMMISSIONER JOHANN: Because otherwise it's
13 not four, right?

14 MR. OLK: Yeah, we can do that.

15 ATTORNEY SKRODZKI: Can we also clarify the
16 bottom of the sign, if the sign currently has an
17 identifying text at the bottom, can we clarify
18 whether that will stay and/or whether that will be
19 anticipated to be (inaudible) at any point?

20 MR. OLK: So the Jeff Thiede memorial, that
21 will come down. I mean, I think Jeff is, like,
22 pretty adamant and I agree with him, I wouldn't
23 want my name up there either. We can take that
24 down.

1 CHAIRMAN GLIMCO: Do you intend to use it like
2 you use the front of the sign for four smaller
3 advertising spaces?

4 MR. OLK: I mean, I had never contemplated.
5 We could, but we don't have to.

6 CHAIRMAN GLIMCO: If you ever plan to do it
7 any day in the future, I would say now would be the
8 time to put it into the plan.

9 MR. OLK: Yes, if we could have it in the plan
10 to be able to use it, then that would be great.

11 CHAIRMAN GLIMCO: So anyone have a problem
12 with that, like it's on the front, there's four
13 smaller spots along the bottom?

14 COMMISSIONER JOHANN: For what again? I
15 spaced out.

16 CHAIRMAN GLIMCO: I don't think they're going
17 to sell this spots any time soon.

18 COMMISSIONER JOHANN: Oh, the four along the
19 bottom?

20 CHAIRMAN GLIMCO: Right.

21 COMMISSIONER JOHANN: I would say no to that.

22 CHAIRMAN GLIMCO: You would say no to that?

23 COMMISSIONER JOHANN: Yeah, I think that --

24 CHAIRMAN GLIMCO: Yeah, just the four spots

1 out. Just the four on the back. That's it.

2 COMMISSIONER TURNER: With the top.

3 CHAIRMAN GLIMCO: Yeah.

4 COMMISSIONER JOHANN: Yeah, the tanks on the
5 top.

6 CHAIRMAN GLIMCO: Yes.

7 MR. SALVINO: Can I request, Peter, that we --
8 obviously when that sign went up and then it got
9 covered with a tarp, lick, quickly and we paid a
10 lot of money and Western Springs Little League said
11 you can get your money back and I said I don't want
12 my -- I mean, I don't want to take money from them,
13 so my question is: Could we uncover it and then,
14 in the new season, do this four thing as opposed
15 to -- so we got nothing out of this, so could we
16 uncover the thing and then in 2026 when they come
17 and say we want to do it again, then we do the --
18 so could we do the four when we do the new season
19 in the spring is, I guess, how --

20 CHAIRMAN GLIMCO: I would love to say yes, but
21 I'm going to get a lot of grief.

22 MR. SALVINO: Well, I guess the point is, can
23 it at least stand --

24 CHAIRMAN GLIMCO: I think it's going to have

1 to be covered until they get the four sponsorships
2 ready to be painted.

3 Does anyone -- am I --

4 MR. SALVINO: Well, there aren't four --

5 COMMISSIONER HANSON: I think you're reading
6 it wrong.

7 COMMISSIONER DEPROSPERIS: So you're saying if
8 they have two it's a no go?

9 MR. SALVINO: Well, there's only two right now
10 because, by the way --

11 COMMISSIONER DEPROSPERIS: But if we have four
12 and you're saying it's only two, it's a no go; is
13 that -- am I saying that correctly?

14 COMMISSIONER JOHANN: Well, right now the two
15 are covered up.

16 CHAIRMAN GLIMCO: It doesn't bother me at all,
17 I'm just trying to satisfy --

18 COMMISSIONER DEPROSPERIS: Okay. So if
19 there's one -- whatever. So if they don't fill the
20 spots, the bottom line you're saying is --

21 UNIDENTIFIED SPEAKER: So, no, his question --

22 CHAIRMAN GLIMCO: Hold on. Hold on. Hold on.
23 Hold on. If you want to speak, you got to come up,
24 there's a court reporter who is really --

1 UNIDENTIFIED SPEAKER: Sorry.

2 CHAIRMAN GLIMCO: -- trying hard to capture
3 every single word we're all saying, so we can't
4 talk at the same time, and this is really -- it's
5 time for this Commission to deliberate. We
6 understand your question, Tom. Let us consider it
7 and talk about it.

8 ATTORNEY SKRODZKI: Do you want me to clarify,
9 though, the Commissioner's question?

10 So they would be able to sell less
11 than the four spots, they would just be divided
12 into four spots. So there couldn't be somebody who
13 had half of the sign, but if they only sold one,
14 two, or three of the four spots, as long as they
15 were no bigger than the space allowed, it would be
16 fine.

17 COMMISSIONER DEPROSPERIS: Got it.

18 ATTORNEY SKRODZKI: So it's not --

19 CHAIRMAN GLIMCO: They could do nine on the
20 back if they choose, just no bigger than four.

21 COMMISSIONER DEPROSPERIS: Understood.

22 MR. OLK: I think the request we would like to
23 make is could we essentially have the rest of this
24 year --

1 CHAIRMAN GLIMCO: We understand the question
2 completely fine. Totally clear on the question.
3 Appreciate it. Just need these guys to tell me
4 what they want to do. Thank you.

5 COMMISSIONER TURNER: I'm okay with
6 maintaining the status quo until next year and we
7 impose our four equal quadrant conditions next
8 year.

9 COMMISSIONER WINEGAR: I can live with it.

10 CHAIRMAN GLIMCO: You can live with it?

11 COMMISSIONER JOHANN: So you go four -- you
12 would be ready with the four when the season
13 starts?

14 MR. OLK: Yes.

15 ATTORNEY SKRODZKI: But they have to keep the
16 two until then.

17 COMMISSIONER JOHANN: But leave the two for
18 now until that time comes?

19 MR. OLK: So this would be for the new season?

20 COMMISSIONER JOHANN: Yes.

21 CHAIRMAN GLIMCO: I can totally live with
22 that.

23 COMMISSIONER DEPROSPERIS: Yes.

24 CHAIRMAN GLIMCO: Good questions.

1 COMMISSIONER JOHANN: Okay.

2 MR. OLK: Thanks.

3 And we can specify that it's four
4 unique --

5 COMMISSIONER JOHANN: Right. Right.

6 MR. OLK: It's not Budweiser, Bud Light --

7 COMMISSIONER TURNER: Have we covered all the
8 signs, then?

9 CHAIRMAN GLIMCO: So, Heather, I think this
10 might be a good time to see if you have got a good
11 idea of what this signage plan -- good enough,
12 anyway. I know Kelsey has been taking copious,
13 copious notes here.

14 MS. FAWELL: Yeah, I'm probably going to need
15 a few minutes to organize them --

16 CHAIRMAN GLIMCO: Gather your thoughts.

17 MS. FAWELL: -- but I do want to clarify. For
18 the -- for the banners or for the sponsorship signs
19 on the Champions wall, you guys do not want them to
20 be a temporary canvas or plastic material, you want
21 them painted on or did you guys not have a --

22 CHAIRMAN GLIMCO: We don't want to dictate
23 either way.

24 COMMISSIONER TURNER: Either way.

1 MS. FAWELL: Okay. Okay. Just want to make
2 sure.

3 MR. OLK: But the canvas that is covering it
4 now can come down?

5 CHAIRMAN GLIMCO: Correct.

6 MR. OLK: Or tarp or whatever it's called.

7 CHAIRMAN GLIMCO: While you're gathering your
8 thoughts, Kelsey, I'm just going to take a minute
9 with the Commission and go through some of the
10 conditions for the approval of a conditional use.

11 So, if you bear with me, and we can
12 kind of consider the things that we are supposed
13 to -- the standards for the approval of amendments
14 to conditional uses. I'm going to kind of go
15 through them quickly and only stop when you guys
16 want to talk about one.

17 That the established maintenance or
18 operation of the conditional use will not be
19 detrimental to or endanger the public health,
20 safety, morals, comfort or general welfare.

21 Anybody want me to stop there?

22 No. 2, that the conditional use will
23 not be injurious to the uses and enjoyment in the
24 immediate vicinity for the purposes already

1 permitted, nor substantially diminish and impair
2 property values within the neighborhood in which it
3 is to be located.

4 No. 3, that the establishment of the
5 conditional use will not impede the normal and
6 orderly development and improvement of the
7 surrounding property for uses permitted in the
8 district.

9 No. 4, that adequate public
10 utilities, access roads, drainage and/or necessary
11 facilities have been or will be provided.

12 We have talked about the path, the
13 ADA, we talked about the parking, I think we have
14 addressed that one pretty much ad nauseam.

15 No. 5, that adequate measures have
16 been or will be taken to provide ingress or egress
17 so designed as to minimize traffic congestion in
18 the public streets.

19 Very little they can do about that.

20 No. 6, that the proposed conditional
21 use is not contrary to the objectives of the
22 current Comprehensive Plan for the Village.

23 And, No. 7, that the conditional use
24 shall, in all other respects, conform to the

1 applicable regulations of the district in which it
2 is located, except as such regulations may, in each
3 instance, be modified pursuant to the
4 recommendations of the Plan Commission and approved
5 by the Village Board.

6 I think that we have kind of
7 addressed all those tonight in our discussions.
8 Anyone --

9 COMMISSIONER TURNER: I think so.

10 CHAIRMAN GLIMCO: Okay. That's all the time
11 you get, Kelsey. You ready?

12 DIRECTOR VALONE: So do you want to do this as
13 two motions or one? Do you want to do one motion
14 related to field itself and those conditions and
15 then do a secondary motion for the signage, or do
16 you want to do it all as one?

17 CHAIRMAN GLIMCO: I think we're fine doing it
18 as one unless you think that the Village Board
19 would prefer otherwise.

20 DIRECTOR VALONE: No. So, just to clarify,
21 conditions 1, 2, 3, 4, 5 are included as part of
22 the recommendation and Kelsey is working on an
23 amended condition No. 8.

24 CHAIRMAN GLIMCO: Great.

1 ATTORNEY SKRODZKI: And 6 and 7 are excluded.

2 DIRECTOR VALONE: Correct. I did not list
3 them as they're not included in your current
4 on-the-table discussions.

5 MR. OLK: Can I ask for a clarification?

6 One of them says sponsorship banners
7 displayed on the field fencing are only permitted
8 along those portions of fencing facing south. Is
9 that getting taken out?

10 ATTORNEY SKRODZKI: Yes.

11 CHAIRMAN GLIMCO: We revised that in prior
12 discussions tonight, Tom.

13 MR. OLK: Okay. Thanks. I just didn't want
14 to get tripped up down the line later.

15 DIRECTOR VALONE: She made it to the back, so
16 we're almost there.

17 ATTORNEY SKRODZKI: I think F and G are
18 staying.

19 CHAIRMAN GLIMCO: Yes, F and G are staying.

20 ATTORNEY SKRODZKI: C and A and D will be
21 modified. B is out completely and D will be
22 modified a little bit.

23 CHAIRMAN GLIMCO: D is modified, you say?

24 ATTORNEY SKRODZKI: Yeah. So it will be

1 permitted both sides and on any --

2 DIRECTOR VALONE: Okay. Kelsey is going to
3 read back what we have for the signs along the
4 fences, the scoreboard, the sign below and the
5 front and back of Champion.

6 ATTORNEY SKRODZKI: And these are going to be
7 standards for -- we are --

8 CHAIRMAN GLIMCO: Conditions.

9 ATTORNEY SKRODZKI: I'm assuming we are
10 recommending the completed sign plan and then these
11 will be the modified conditions?

12 MS. FAWELL: Correct. Okay. So related to
13 the baseball and softball fields chain link fence
14 on the Park District we are going to remove 8(e)
15 regarding a spacing, they can place as many signs
16 as they can fit on the fence as they can. The
17 signs cannot be higher than the fence, the signs
18 must only be displayed during the season and must
19 be removed no later than 30 days after the season.

20 For the scoreboard signs, as they are
21 existing is okay.

22 DIRECTOR VALONE: Sorry, I'm going to back up,
23 Kelsey.

24 So it would be permitted from April

1 of the year to 30 days after the end of the season.

2 ATTORNEY SKRODZKI: And we're also keeping
3 that they won't be illuminated, correct?

4 CHAIRMAN GLIMCO: Correct.

5 MS. FAWELL: Yes. I was going to -- they will
6 not be illuminated.

7 ATTORNEY SKRODZKI: Correct. Will not be.

8 COMMISSIONER TURNER: Wouldn't it be easier
9 just to reference the season in case the season is
10 prolonged?

11 ATTORNEY SKRODZKI: That is what we're going
12 to do, so we're going to do the season plus 30.

13 COMMISSIONER TURNER: Okay.

14 MR. OLK: I asked for the 30 days just to give
15 us a chance to get out there.

16 COMMISSIONER TURNER: I thought she was going
17 to do --

18 CHAIRMAN GLIMCO: April.

19 DIRECTOR VALONE: So April to the end of the
20 season plus 30 days to remove it. We are not
21 specifying when the end of the season is because it
22 could be they go to a championship, they don't go
23 to a championship --

24 COMMISSIONER TURNER: Okay. All right.

1 CHAIRMAN GLIMCO: His point is we don't want
2 to say when the beginning of the season is either.

3 COMMISSIONER JOHANN: It could be March.

4 CHAIRMAN GLIMCO: So just during the season
5 and 30 days after.

6 MS. FAWELL: Okay. On to the scoreboards.

7 They can remain as existing. The
8 scoreboards can mirror each other, meaning that the
9 Brookfield Bank sign -- or the other scoreboard can
10 have a sign on top of it like the Brookfield Bank
11 sign. They are allowed signs below, they must be
12 the same width on each scoreboard, correct? Okay.
13 Perfect.

14 COMMISSIONER WINEGAR: No wider than --

15 MS. FAWELL: No wider than the scoreboards,
16 correct.

17 COMMISSIONER WINEGAR: Correct.

18 MS. FAWELL: No wider than the width of the
19 scoreboards.

20 MS. SKRODZKI: And I thought we had determined
21 a height for the -- height restriction as well
22 between the fence -- the top of the fence and the
23 bottom of the sign.

24 MS. FAWELL: For which --

1 DIRECTOR VALONE: I don't believe I heard
2 that. I'm sorry. I did not hear that. Can you --

3 ATTORNEY SKRODZKI: Yeah. I believe that we
4 had an agreement with regards to permanent
5 scoreboard signing height, that the signs below the
6 scoreboard be no lower than the top of the fence to
7 no higher than the bottom of the sign -- scoreboard
8 sign, so I thought we had also -- besides the
9 width, the width not being wider than the existing
10 sign structure, that we also had a height mentioned
11 being between the fence and the --

12 COMMISSIONER JOHANN: Yes.

13 ATTORNEY SKRODZKI: Correct me if I'm wrong,
14 but --

15 CHAIRMAN GLIMCO: Nope. You're right.

16 ATTORNEY SKRODZKI: -- I got my notes up here
17 and we got a check, so...

18 CHAIRMAN GLIMCO: Team work.

19 MS. FAWELL: Okay. For the Championship sign
20 on the front, the existing can remain exactly as is
21 and you guys are okay with the sponsorship at the
22 bottom of the sign on the front. For the back of
23 the sign only as few as four sponsorship signs are
24 allowed, but no more than nine, they must all be

1 the same size. One ad is allotted one space at a
2 time, and you can keep -- and -- oh, and no bottom.
3 No signage along the bottom on the back like the
4 front, and the Little League is allowed to keep the
5 two signs that are existing today until the start
6 of next season.

7 CHAIRMAN GLIMCO: Yes. And they can also put
8 a banner across the top.

9 MS. FAWELL: And a thank you across the top,
10 and then no signs can be illuminated.

11 DIRECTOR VALONE: The thank you across the top
12 is supposed to be same size as the champions on the
13 front.

14 MS. FAWELL: Okay. That's everything.

15 DIRECTOR VALONE: So as Kelsey read this out,
16 it was rather detailed, but since Kelsey read it
17 out and we agreed on them, it could be -- I would
18 make a motion as to -- to recommend approval or
19 denial with the conditions as Senior Planner Fawell
20 read out.

21 COMMISSIONER TURNER: That would be the
22 motion?

23 CHAIRMAN GLIMCO: That would be the motion.

24 Do I have a motion?

1 COMMISSIONER TURNER: I --

2 COMMISSIONER HANSON: Motion to accept.

3 CHAIRMAN GLIMCO: To approve. Recommend
4 approval.

5 ATTORNEY SKRODZKI: Motion to recommend
6 approval.

7 COMMISSIONER TURNER: As stated.

8 CHAIRMAN GLIMCO: Subject to the conditions
9 that we have talked about tonight and read by Staff
10 so graciously.

11 COMMISSIONER HANSON: Well stated.

12 COMMISSIONER TURNER: Second.

13 CHAIRMAN GLIMCO: All those in favor?
14 (Chorus of ayes.)

15 CHAIRMAN GLIMCO: Do a roll call?

16 DIRECTOR VALONE: Yeah, we're going to do a
17 roll call.

18 MS. FAWELL: Commissioner DeProsperis?

19 COMMISSIONER DEPROSPERIS: Yes.

20 MS. FAWELL: Commissioner Hanson?

21 COMMISSIONER HANSON: Yes.

22 MS. FAWELL: Commissioner Johann?

23 COMMISSIONER JOHANN: Yes.

24 MS. FAWELL: Commissioner Turner?

1 COMMISSIONER TURNER: Yes.

2 MS. FAWELL: Commissioner Winegar?

3 COMMISSIONER WINEGAR: Yes.

4 MS. FAWELL: And Chairman Glimco?

5 CHAIRMAN GLIMCO: Yes.

6 DIRECTOR VALONE: And then we would need a
7 motion to modify the recommendations to reflect
8 tonight's meeting and your recommendation just
9 made.

10 COMMISSIONER JOHANN: Motion to approve that.

11 COMMISSIONER TURNER: Second.

12 DIRECTOR VALONE: So, again, we need direction
13 from the Commission to modify the draft
14 recommendation that was in your packet tonight to
15 reflect the discussion tonight.

16 COMMISSIONER JOHANN: So what are you asking?

17 CHAIRMAN GLIMCO: Can I get a motion to modify
18 the recommendation that's in our packet to reflect
19 the conditions that we have discussed this evening?

20 COMMISSIONER JOHANN: Motion to approve.

21 COMMISSIONER HANSON: Second.

22 CHAIRMAN GLIMCO: All in favor?

23 (Chorus of ayes.)

24 CHAIRMAN GLIMCO: And now that would end the

1 public hearing portion of our meeting.

2 If I can get a motion to close the
3 public hearing?

4 COMMISSIONER TURNER: Motion to close.

5 CHAIRMAN GLIMCO: Is there a second?

6 COMMISSIONER HANSON: Second.

7 CHAIRMAN GLIMCO: All in favor?

8 (Chorus of ayes.)

9 CHAIRMAN GLIMCO: Thank you.

10 The next item on the agenda is other
11 business.

12 Heather, do you want to talk about
13 any other business?

14 DIRECTOR VALONE: We have no other business
15 other than that we have a ancillary meeting
16 scheduled for October 28th.

17 CHAIRMAN GLIMCO: October 28th. Okay.

18 With that, the next item on the
19 agenda would be to adjourn.

20 COMMISSIONER TURNER: Motion to adjourn.

21 COMMISSIONER DEPROSPERIS: Second.

22 CHAIRMAN GLIMCO: All those in favor?

23 (Chorus of Ayes.)

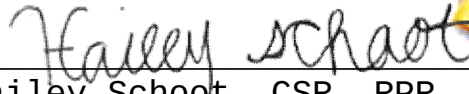
24 CHAIRMAN GLIMCO: Thank you, everyone.

174

(Whereupon the meeting was
adjourned at 10:11 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

1 I, Hailey M. Schoot, CSR, RPR, being
2 first duly sworn, on oath says that she is a court
3 reporter doing business in the State of Illinois;
4 and that she reported in shorthand the proceedings
5 of said meeting and that the foregoing is a true and
6 correct transcript of her shorthand notes so taken
7 as aforesaid, and contains the proceedings given at
8 said meeting.

9
10
11
12 
13 Hailey Schoot, CSR, RPR
14 Illinois CSR License 084-004897
15
16
17
18
19
20
21
22
23
24





AGENDA ITEM SUMMARY

PLAN COMMISSION

Plan Commission: October 28, 2025

AGENDA ITEM D.1.

To: Plan Commission

From: Heather Valone, AICP, Director of Community Development, Kelsey Fawell, Senior planner

CC: Ellen Baer, Village Manager, Casey Biernacki, Deputy Village Manager, Michael Jurusik, Jeff Koza, Village Engineer, Village Attorney, Anne Skrodzki, Village Attorney

RE: PC-2025-04 – Application for Text Amendments to the Development Control Ordinance

Summary

The Community Development Department is proposing updates to revise portions of the Village's Development Control Ordinance ("DCO"). The DCO was adopted by the Village in 1993. Individual sections have been amended since the original adoption. The purpose of these proposed changes is to ensure that the regulations are consistent with current development practices and the Village Downtown Market Assessment. The proposed changes are categorized as follows: General Development, Residential, and Commercial and Mixed Uses. Attachment 1 contains the detailed mark-up of the DCO text for all proposed amendments.

General Development

Chapter 8 of the DCO includes provisions for applicants seeking a planned development. The purpose of a planned development is to allow for large-scale development of innovative design by permitting some relaxation of the requirements of the underlying zoning district and subdivision regulations. The guidelines require that the minimum area of a planned development be five acres in any zoning district (commercial, office, industrial, residential or etc.). However, based on the past planned development approvals going back to the 1990's, Timber Trails is the only development that met that five acre minimum. Table 1 includes information related to recent planned development approvals. Given the built-out status of the Village and the infill nature of the development that has recently occurred, this minimum is not aligned with the trend of development and parcel sizes. Staff is proposing to remove this language and modify the purpose statement to remove the reference to "large-scale development".

Table 1

Development Description	Development Parcel Size (ac.)	Approval Year
Heritage Springs	2.53	1995
Timber Trails	105.91*	2005
17 Ogden Ave.	0.32	2022
Heritage Crossing	2.76	2025

* Includes both single family and townhome acreage.

Residential

Village staff are proposing changes to the variation, non-conforming structures sections of the DCO to streamline minor variation requests and accessory structures. Variations are requests that seek relief from the DCO related to a hardship. Non-conforming structures are improvements that were built under a previous DCO regulation that has changed since the structure was originally built.

There are a number of small variation requests that are related to setbacks of detached garages, six foot front porches, building coverage, and gross floor area that have been requested in the recent past. Staff would be proposing that these minor variations requests related to these four categories could be approved by the Director of Community Development through an administrative adjustment process. An applicant would be required to submit an application, fee, notice to the neighbors within 150 ft. would be given and if there were no objections from the neighbors and the application met the standards, the Director of Community Development could approve them. Staff are only proposing that minor requests could be approved administratively. Larger requests would still be required to be reviewed and approved by the Board of Zoning Appeals or Village Board. Staff are proposing that the following minor variations could be granted through the administrative adjustment process detailed above:

- Replacement garage setbacks less than the required five feet, but not less than one foot from the property lines;
- Six foot depth front porches;
- A 100 square foot adjustment to building coverage; and
- A 100 square foot adjustment to gross floor area.

Changes to the non-conforming structures are also proposed to be permitted as-of-right. The Village has a number of older homes constructed long before the current DCO that do not conform to setback requirements. Village staff are proposing that if a non-conforming residence wanted to add a second floor (vertical extension) and match the existing non-conforming setback that it would not be considered an expansion of the non-conformity. Similarly, staff are proposing that a horizontal extension of a non-conforming house wall (i.e. first floor addition that maintains the existing setback) could be extended to accommodate an addition without being considered an expansion of the non-conforming structure. Both changes would streamline the process for improvements.

Accessory structures include a wide range of structures from A/C units, to patios, to garages. There are portions of the existing accessory structures regulations that need clarification to more clearly communicate to residents and contractors what the existing requirements are. Attachment 1 contains a mark-up of the proposed changes. There is one substantive change proposed to the accessory structures Chapter related to corner lots. Staff are proposing that regulations related to rear yard coverage be reduced for corner and reverse corner lots. The proposed amendment would still require the property to comply with

maximum impervious coverage, but it would allow for structures to cover more of the rear yard than traditional interior lots. All corner lots have a reduced rear yard area because they are corner lots as shown in Figure 1.

REQUIRED YARDS -- ILLUSTRATED

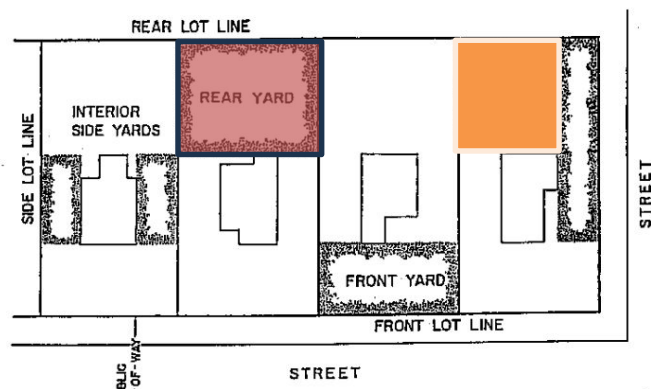


Figure 1 As depicted in the green square the corner side yard reduces the rear yard area for the corner lot as compared to the interior lot's rear yard as shown in the orange square.

Draft language related to beekeeping is also included. Staff has received inquiries related to beekeeping. Chicken keeping is a permitted temporary use. Staff is proposing similar temporary use restrictions for beekeeping.

Commercial

C-1 Village Center Commercial District, C-2 Community Shopping Center , and MXD Mixed Use Commercial Residential District

As a result of the Village's updated Downtown Market Study approved in February, staff are seeking revisions to the permitted uses for the properties within the core downtown area. The core area being defined as the two blocks

of Burlington Avenue between Wolf Road and Grand Avenue and the two blocks of Hillgrove between Johnson Avenue and Lawn Avenue zoned C-1 and the property at the southeast corner of the intersection of Wolf Road and Burlington Avenue zoned MXD (Figure 2). The Village engaged Teska

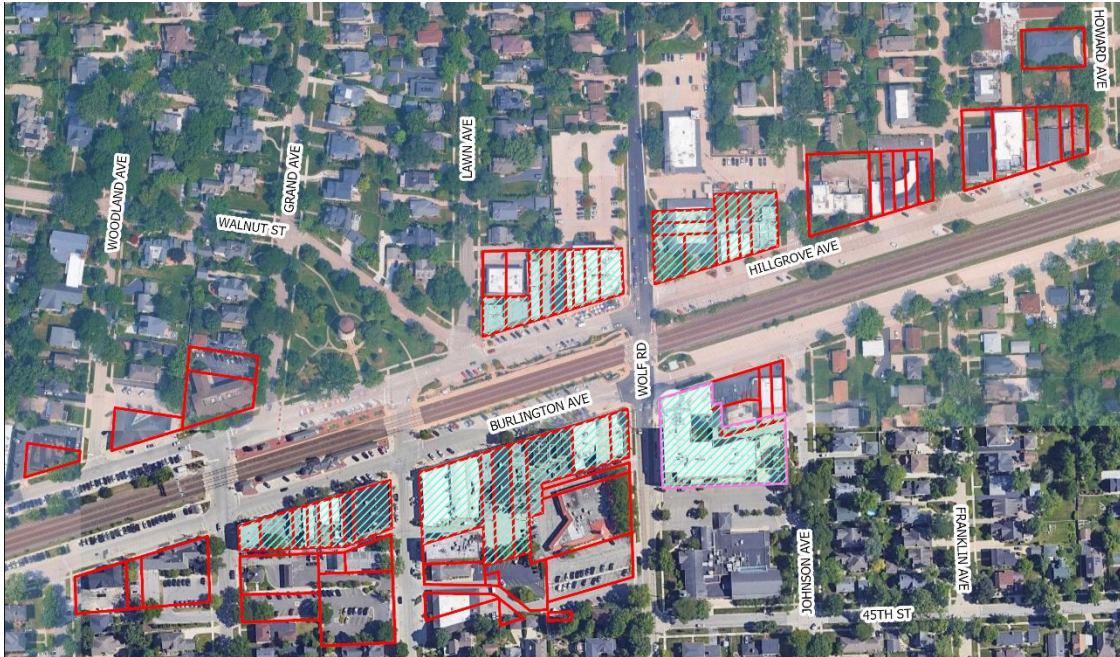


Figure 2 The red outlines indicate C-1 zoned parcels. The pink outline indicates the MXD zoned parcel. The teal hatch indicates the parcels that are proposed in the Downtown Pedestrian Overlay District.

Associates to review the existing DCO and the Market Assessment and recommend changes to the commercial districts. Attachment 2 contains the Village's consultant's recommendations related to the permitted and conditional uses. Changes to the C-2 Community Shopping District are proposed to clarify requirements and differentiate between the C-1 and C-2 Districts and modernize the uses classifications. Attachment 1 contains a draft use table that has been created to encourage a pedestrian oriented core downtown area and clarify use restrictions across all non-residential districts. In addition to updates to permitted and conditional uses, staff is proposing amendments related to mobile food vendors (e.g. commercial food truck) operations, considering local demand, zoning issues, public health standards, and the preferences of residents and businesses. The Village engaged Teska Associates to review the existing DCO and the neighboring communities and provide recommendations on mobile food vendors regulations. Attachment 3 contains their recommendations related to food trucks. These recommendations align with the recommendations included in the recent Market Assessment Update.

Medical Cannabis

In 2014, the State of Illinois required that all non-Home Rule municipalities allow for medical cannabis retail establishments in their zoning regulations. The Village placed a pause on defining how medical cannabis would be allowed. Staff are proposing to create a medical cannabis overlay district that would have locational and other restrictions that if a medical cannabis only use would locate in Western Springs it would more easily blend with the existing commercial uses. The proposed location by staff is the commercial area located southwest of the intersection of Wolf Road and 55th Street (Figure 3).



Figure 3 The teal hatched area indicates the proposed Medical Cannabis Overlay District.

With respect to recreational cannabis dispensary, the Village is allowed to opt-in or opt-out, unlike medical cannabis. Staff is proposing text amendments to clarify that recreational cannabis uses are not permitted in the Village.

Text Amendment Standards

Subsection 10-3-12(F)(2) (Standards) of the DCO for approval of amendments to text amendments are as follows:

- a. The degree to which the proposed amendment has general applicability within the village at large and is not intended to benefit specific property.**

The text amendments have applicability within the Village at large and are not intended to benefit a specific property. The text amendments related to residential districts clarify and streamline the approval process for common accessory structures and variation requests.

The commercial district changes modernize the commercial uses permitted in the Village's C-1, C-2, and MXD Districts. The amendments also ensure compliance with State regulations related to medical cannabis. The change to the minimum acreage requirement for a planned development makes more properties eligible to apply for this specialized conditional use, as the remaining single properties within the Village exceeding five acres are limited.

b. The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations.

Section 10-1-2 (Purpose and Intent) of the DCO lists fifteen purposes intended to promote health, safety, and orderly and beneficial development within the Village. Protecting the character and stability of the residential, business, and industrial areas of the Village—a stated purpose—is achieved through several of the proposed amendments. The residential amendments propose to allow existing houses to be modernized while maintaining the character of their neighborhoods. The clarification of accessory uses and bulk regulations will also support the existing character of residential areas.

The changes to the C-1 and MXD Districts permitted and conditional uses will support the existing pedestrian-oriented character of the downtown and modernize uses to create more resilient commercial districts. The clarification of medical and recreational cannabis regulations will better communicate and regulate the location of these uses, consistent with the intent of the DCO. The update to the minimum planned development parcel size will prescribe more reasonable rules for the governance and subdivision of land, as intended by the DCO.

Section 10-5-2(A) lists the purpose statements of the residential zoning districts. The Village's residential districts range from A to R-5. Districts A through R-2 regulate single-family districts with progressively smaller lot sizes through R-2. The remaining residential districts apply to multi-unit residences. Generally, all purpose statements express an intent to provide stable residential environments. The proposed amendments related to single-family districts seek to clarify requirements and maintain the residential character of these districts.

Section 10-5-2(B) lists the purpose statements for the business districts. The C-1 District is intended to accommodate a range of compatible retail, financial, service, governmental, professional, and residential uses in a setting conducive to and safe for pedestrian activity. It states that the C-1 District is intended principally for retail uses. The amendments include amendments to the purpose statement for the MXD District to support the vibrancy of the downtown area. The proposed Downtown Pedestrian Overlay District is designed to strengthen the retail core of the downtown area while balancing service, financial, and other commercial uses.

c. The degree, if any, to which the proposed amendment would create nonconformity.

The proposed text amendments would not create nonconformities. The proposed text amendments related to residential uses seek to reduce nonconformities and clarify

regulations across the residential districts. The proposed commercial use amendments may have minimal impact on nonconformities within the C-1 and MXD Districts.

d. The consistency of the proposed amendment with the comprehensive plan.

The Comprehensive Land Use Plan Update (2003) ("the Plan") identifies a number of opportunities related to both commercial and residential development. The residential goals of the Comprehensive Plan include enhancing and protecting the overall single-family residential character of the Village. The proposed administrative adjustment and nonconformity amendments will allow existing homes to be modernized while maintaining neighborhood character. The removal of the 30% rear lot restriction for corner lots is intended to maintain corner lots as a viable lot type, rather than being overly restrictive and requiring variations for improvements that interior lots can complete without them. The accessory structure amendments also seek to support residential uses.

The commercial goals of the Plan include maintaining a physically and economically vital downtown area. The proposed commercial text amendments for the C-1 and MXD Districts will increase the vitality of the downtown area by modernizing permitted uses and clarifying the purpose statement of the district. The existing use regulations do not reflect the current commercial market or enhance the area as a pedestrian corridor. The establishment of a defined core area within the downtown will allow for more vibrant and diverse pedestrian-oriented businesses to locate in the heart of the district and spur additional reinvestment.

e. The degree, if any, to which the proposed amendment contradicts village policy as established in previous rulings on petitions involving similar circumstances.

The proposed text amendments are intended to support current Village policy and previous rulings on similar petitions. The proposed administrative adjustments align with current variation trends for residential uses and buildings. The amendments also streamline the approval process for common requests that have been consistently approved in the past. The accessory structure amendments are consistent with recent approvals by the Board of Zoning Appeals within the last five years.

The proposed commercial amendments within the C-1 and MXD Districts comply with the Village's adopted *Downtown Market Assessment* and *Downtown Redevelopment Plan* for the pedestrian-oriented downtown. The proposed planned development amendment related to minimum parcel size reflects recent approvals, as most of the Village's planned developments did not meet the current minimum parcel size requirement, with the exception of one qualifying property.

Public Comment

Written public comment was submitted in support of the Village adopting regulations that allow beekeeping (Attachment 5).

Conclusion

Staff are seeking the proposed text amendments to clarify a number of residential and commercial regulations. The amendments will also maintain neighbor character and reduce barriers to reinvestment in current residential lots. The proposed amendments seek to implement the recommendations of the Downtown Market Assessment.

The Plan Commission has a number of options in recommending approval or denial of the requested text amendments:

1. Approval as presented for substantial conformity with the provisions of the DCO.
2. Approval as above with modifications to the proposed language.
3. Denial of the plans as presented for failure to be in substantial conformity with the DCO.

Attachment 4 contains a draft recommendation to facilitate the discussion.

Attachments

1. Proposed DCO Mark-Up
2. Memorandum - Commercial Zoning Districts - Working Concepts prepared by Teska Associates, Inc dated May 22, 2025
3. Memorandum - Best Practices in Municipal Mobile Food Vendor Regulations prepared by Teska Associates, Inc dated May 23, 2025
4. Draft Recommendation -Plan Commission Recommendation 2025-04: Application for Text Amendments to the Development Control Ordinance
5. Public Comment

Attachment 1: Proposed DCO Mark-Up

**** Red text indicates proposed changes. Strikethrough indicates deletions, bold & underlined text indicates additions.**

CHAPTER 2: DEFINITIONS AND RULES OF WORD USAGE

10-2-1: Word Usage:

[...]

10-2-2: Definitions:

ADULT-USE CANNABIS BUSINESS ESTABLISHMENT: An adult-use cannabis craft grower, cultivation center, dispensing organization, infuser organization, processing organization, or transporting organization, per the Cannabis Regulation and Tax Act.

ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act.

ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act.

ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER: An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act.

ANIMAL HOSPITAL: ~~Any building or portion thereof designed or used for the care, observation, or treatment of domestic animals.~~ A business designed or used for the care, observation, or treatment of domestic animals. “Animal Hospital” does not include kenneling or pet boarding of animals.

ART GALLERY: A commercial establishment engaged in the sale of paintings, sculptures, video art or other works.

AUTOMOBILE REPAIR: ~~The general repair, engine rebuilding or reconditioning of motor vehicles, collision service such as body, frame and fender straightening and repair, and painting of motor vehicles.~~ A business that performs general repair, reconditioning, and painting of motor vehicles. Services offered may include the changing of motor oil, installation of tires, batteries and minor accessories, minor automobile repairs, and greasing or washing of individual automobiles.

AUTOMOBILE SERVICE STATION: ~~Any building or premises used for dispensing or sale of automobile fuels, lubricating oil or grease, tires, batteries, or minor automobile accessories. Services offered may include the changing of motor oil, installation of tires, batteries and minor accessories, minor automobile repairs, and greasing or washing of individual automobiles.~~ An establishment used for dispensing or sale of automobile fuels. It is common for the sale of limited convenience goods and automotive accessories incidental to the sale of fuels to also exist on the premises. Accessory Auto Repair may be included as part of this use.

BAKERY/COFFEE SHOP: A retail establishment that sells baked goods prepared on- or off-site and/or a store which sells and/or brews specialty coffee, tea, frozen, or related beverages.

BANKS AND FINANCIAL INSTITUTIONS: A business providing financial services, including but not limited to, banks, credit unions, savings and loan institutions, wealth management, and mortgage companies.

BREWERY: See Microbrewery, Microdistillery, or Micro-winery.

BREWPUBS: An establishment that includes a microbrewery, microdistillery, or micro-winery in conjunction with a restaurant and a bar.

CANNABIS REGULATION AND TAX ACT: The Cannabis Regulation and Tax Act, (410 ILCS 705/1 et seq.), as amended from time-to-time, and regulations promulgated thereunder.

CAR WASH: ~~A building, or portion thereof, containing facilities for washing one or more automobiles at any one time, using production line methods such as a chain conveyor, blower, steam cleaning device, or other mechanical devices; or providing space, water, equipment, or soap for the complete or partial cleaning of such automobiles, whether by operator or by customer.~~ An establishment containing facilities for washing one or more automobiles at any one time, using production line methods such as a chain conveyor, blower, steam cleaning device, or other mechanical devices; or providing space, water, equipment, or soap for the complete or partial cleaning of such automobiles, whether by operator or by customer.

CLINIC, MEDICAL OR DENTAL: ~~An organization of specializing physicians or dentists or both, who have their offices in a common building. A clinic shall not include inpatient care.~~ A business organization of specializing physicians or dentists or both, who operate a walk-in medical facility that provides unscheduled, ambulatory care for minor illnesses and injuries, outside of a hospital.

CLUB OR LODGE, PRIVATE (NONPROFIT): ~~A nonprofit association of persons, who are bona fide members paying dues, which owns, hires, or leases a building, or portion thereof, the use of such premises being restricted to~~

members and their guests. The affairs and management of such "private clubs or lodge" are conducted by a board of directors, executive committee, or similar body chosen by the members. It shall be permissible to serve food, meals and beverages on such premises. A membership association of dues paying persons, which owns, hires, or leases a building, or portion thereof, the use of such premises being restricted to members and their guests. It is common to serve food, meals, and beverages on such premises.

COMMERCIAL LEARNING CENTER: A school that extracurricular tutoring and training at a small-scale facility. "Commercial Learning Centers" may include such uses as driving schools or tutoring centers.

COMPASSIONATE USE OF MEDICAL CANNABIS PROGRAM ACT: The Compassionate Use of Medical Cannabis Program Act (410 ILCS 130/1 et seq.), as amended from time-to-time, and regulations promulgated thereunder.

CONVALESCENT, NURSING OR REST HOME: An establishment for the care of the aged or infirm, or a place of rest for those suffering bodily disorders. Such home does not contain equipment for surgical care or for the treatment of disease or injury. A business for the care of the aged or infirm, or a place of rest for those suffering from bodily disorders. Such home does not contain equipment for surgical care or for the treatment of disease or injury.

CONVENIENCE STORE: An establishment where the direct retail sale of food items such as meats, cereals, grains, produce, baked goods, dairy products, and prepared food products, beverages, cleaning supplies, pet food and supplies, pharmaceuticals, over-the-counter medicines, personal products, household goods, books and magazines, plants, and other sundry and similar items are available to be purchased by the consumer.

DAYCARE CENTER: An institution or place in which are received three (3) or more children, not of common parentage, apart from their parent or guardian, for part or all of the hours between six o'clock (6:00) A.M. and nine o'clock (9:00) P.M. The term "daycare center" includes, but is not limited to, the following: nursery schools, childcare centers, day nurseries, kindergartens and play groups, but does not include bona fide kindergartens or nursery schools operated by public or private elementary or secondary school systems. A use in which are received three (3) or more children, not of common parentage, apart from their parent or guardian, for part or all of the hours between six o'clock (6:00) A.M. and nine o'clock (9:00) P.M. The term "daycare center" includes, but is not limited to, the following: nursery schools, childcare centers, day nurseries, kindergartens and play groups, but does not include kindergartens or nursery schools operated by public or private elementary or secondary school systems.

DRIVE-THROUGH; ESTABLISHMENT: A place of business, being operated for the sale and purchase at retail of food and other goods, services or entertainment, which is laid out and equipped so as to allow its patrons to be served or accommodated while remaining in their automobiles. An accessory use to a restaurant, bakery/coffee shop, bank/financial services, or other retail use.

DWELLING, SINGLE-FAMILY ATTACHED: One which is joined to another single-family dwelling at one or both sides by party walls. A dwelling that is joined to another single-family dwelling at one or more sides by party walls.

DWELLING UNIT, ABOVE GROUND FLOOR: A dwelling unit located above the ground floor of a building.

EVENT SPACE: A business consisting of a room(s) or hall(s) available for rent for banquets, exhibitions, and/or meetings that may include the provision of food, drink, and/or entertainment.

FOOD STORE/GROCERY: An establishment that retails a general line of food, such as canned and frozen foods, fresh fruits and vegetables, and fresh and prepared meats, fish, and poultry. Included in this class are meat and seafood markets, delicatessen-type establishments, and establishments retailing baked goods (not for immediate consumption and/or made off-premises).

FUNERAL HOME: A business that prepares the dead for burial or interment and conducts funerals (i.e. providing facilities including chapels for wakes, arranging transportation for the dead, selling caskets and related merchandise).

GARDEN CENTER: A retail establishment whose principal activity is the selling of plants, gardening equipment and supplies, these uses typically have seasonal outside storage, growing or display.

GAS/FUEL STATIONS: See *Automotive Service Station*.

GOVERNMENT BUILDINGS AND FACILITIES: A use owned and operated by a municipal, state, federal, or other taxing body institution in which governmental services are provided or conducted.

HOTEL OR MOTEL: An establishment which is open to transient guests, in contradistinction to a boarding, rooming or lodging house, and is commonly known as a hotel in the community in which it is located; and which provides customary hotel services such as maid service, the furnishing and laundering of linen, telephone and secretarial or desk service, the use and upkeep of furniture and bellboy service. ~~An establishment that is open to transient guests, which provides customary hotel services such as housekeeping, front desk services, and common amenities.~~ Restaurants and meeting rooms are common accessory uses.

INDOOR ATHLETIC FACILITIES: A business or facility used for and providing indoor recreation facilities, gym and fitness facilities, and sport courts, swimming pools, or similar uses that are enclosed in buildings.

INDOOR ENTERTAINMENT FACILITIES: A business with predominantly leisure or spectator uses conducted within an enclosed building including, but not limited to, movie theaters, bowling alleys, arcades, and concert venues. This does not include any adult uses as defined in Section 10-2-2 in the Village Code.

KENNEL: Any business, premises, or portion thereof, in which more than three (3) dogs or other domestic animals over three (3) months of age are boarded for compensation, bred, cared for, or kept for sale. ~~Any business in which more than three (3) dogs or other domestic animals over three (3) months of age are cared for or boarded for compensation.~~

LIQUOR STORE: A retail establishment where the direct sale of packaged wine, beer, spirits, and non-alcohol beverages is available to be purchased by the customer for off-site consumption.

MEDICAL CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is registered by the applicable State of Illinois agency designated to oversee said facility to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis in accordance with the laws of the State of Illinois.

MEDICAL CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is registered by the applicable State of Illinois agency designated to oversee said facility to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or

related supplies and educational materials to registered qualifying patients, individuals with a provisional registration for qualifying patient cardholder status, or an Opioid Alternative Pilot Program participant in accordance with the laws of the State of Illinois.

MEDICAL CANNABIS ORGANIZATION: This term refers to Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations as they are defined in the Compassionate Use of Medical Cannabis Program Act.

MICROBREWERY, MICRODISTILLERY, AND MICRO-WINERY: An alcoholic beverage production establishment that does not exceed 50,000 gallons a year with a retail space and publicly accessible tap room.

MOBILE FOOD VEHICLE: A commercially manufactured, motorized mobile food unit in which ready-to-eat food is cooked, wrapped, packaged, processed, or portioned for service, sale or distribution.

MOBILE FOOD VEHICLE (NONMOTORIZED): A commercially manufactured mobile food unit which may be affixed onto a vehicle, such as a trailer, in which ready-to-eat food is cooked, wrapped, packaged, processed, or portioned for service, sale or distribution.

MOBILE FOOD VEHICLE VENDOR: The owner of mobile food vehicle or the owner's agent; hereinafter referred to as "vendor".

MUSEUMS OR CULTURAL FACILITIES: A business, use, or structure designed, intended, or used primarily for dance, dramatic, music or other performances, or a library, museum or gallery operated primarily for the display, rather than the sale, of works of art. A "cultural facility" does not include a performance entertainment venue.

OFFICE, MEDICAL AND DENTAL: A business where appointment-based medical services activities are conducted, which may include medical laboratories, psychological counseling, physical therapy, or other medical services to patients. This use may include retail sales of related items such as eyeglasses or medical devices.

OFFICE, PROFESSIONAL AND BUSINESS: A professional organization, or an administrative unit of business enterprise, including, but not limited to, offices of accountants, financial brokers, insurance agents, architects, engineers, planners, medical arts (such as dentists, physicians, and optometrists), attorneys, real estate and title companies. An office includes activities which are limited to the administrative professional functions of business, and excludes sales of merchandise, manufacturing, product testing or other nonadministrative functions. A business where professional activities are conducted and/or business or professional services are made available to the public, including but not limited to, accounting, architecture, legal services, professional consulting, real estate services.

PARKING FACILITY, PRIVATE: An accessory use reserved or used for parking or storage of motor vehicles for a permitted commercial or residential development.

PARKING FACILITY, PUBLIC: A use or area reserved or used for parking or storage of motor vehicles that is publicly available to customers, commuters, or other visitors to an area.

PERSONAL SERVICES: A business where services are offered directly to customers, including, but not limited to, beauty services, hair cutting and styling, spa services, dry cleaning, and tailoring.

PET BOARDING: See *Kennel*.

PET CARE SERVICES: A business that provides services to animals (except veterinary) such as clipping, bathing and training. Boarding of animals is not a part of this use.

PET STORES: A retail establishment primarily involved in the sale of domestic animals and pet-related supplies.

PLANNED DEVELOPMENT: A parcel of land or contiguous parcels of land of a size sufficient to create its own environment, controlled by a single landowner or by a group of landowners in common agreement as to control, to be developed as a single entity, the environment of which is compatible with adjacent parcels, and the intent of the zoning district or districts in which it is located; the developer or developers may be granted relief from specific land use regulations and design standards and may be awarded certain premiums in return for assurances of an overall quality of development, including any specific features which will be of exceptional benefit to the community as a whole; and is a subdivision approved as a conditional use. **A tract of land that is developed as a unit under single ownership or control pursuant to the requirements of the Planned Development specifications of Chapter 8.**

RELIGIOUS INSTITUTION: A use, together with its accessory buildings and uses, where people regularly assemble for religious purposes and related social events and which, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes.

RESEARCH AND DEVELOPMENT (R&D): A business that engages in research, or research and development of computer software, information systems, communication systems, transportation, geographic information systems, multimedia and video technology. R&D does not include manufacturing. The use or storage of hazardous materials as determined by the fire department shall not be permitted. **A business which focuses on non-manufacturing research and/or development of products, including but not limited to, computer software, information systems, medicine, communication systems, transportation, geographic information systems, multimedia and video technology.**

RESTAURANT: A business establishment within which food is offered for sale and consumption only within the structure on the premises. **An establishment within which food is offered for sale and consumption within the building on the premises or as a carry-out option for consumption elsewhere.**

RETAIL STORE: An establishment for the display and sale of merchandise directly to the ultimate consumer. **This use may include stocks of goods, wares or merchandise incidental to the primary business.**

TAVERN: An establishment where liquor is sold to be consumed on the premises. **This use may include limited food service, but does not include restaurants (where the principal business is the serving of food).**

TEMPORARY RETAIL USES: Retail stores operating under short term leases for seasonal sales, testing retail potentials, or meeting other commercial opportunities, with no more than 120 days per customer-facing commercial operation.

TOWNHOME: See *Dwelling Units, Single-family Attached*.

VEHICLE SALES: An establishment that sells or leases new or used automobiles, trucks, vans, trailers, recreational vehicles, boats, motorcycles, or other similar motorized transportation vehicles. **A vehicle dealership may include inventory of the vehicles for sale or lease and on-site facilities for the repair and service of vehicles.**

CHAPTER 3: ADMINISTRATIVE BODIES AND PROCEDURES

[...]

5. Administrative Variations: Variations that can be granted administratively by the Director of Community Development are established below, provided the standards applicable to the request are met. These administrative variations are for zoning lots classified in the A Single Family Residence, R1 Single Family Residence, and R2 Single Family Residence and improved with a single family detached dwelling.

a. Required Setback for Detached Garage. An administrative variation to allow an existing detached garage accessory to a single family detached dwelling to be renovated or replaced in its existing location, subject to the conditions that: (1) the garage may not be closer than one foot to any side yard line or one foot to any rear lot line, and (2) the adjustment will not result in undue adverse effect on abutting property.

b. Front and Corner Side Yards for Front Porch. An administrative variation from a required front yard of corner side yard, or both, to allow an attached, covered, and unenclosed front porch on an existing single family detached house to encroach into that yard by not more than the following distances: six feet into a front yard, or 6 feet into a corner side yard. The administrative variation may only be approved if the Director of Community Development determines that the encroachment will not result in an adverse change in the character of the front yard depths on the block in which the subject property is located

c. Maximum Building Coverage. An administrative variation increasing by not more than 100 square feet, the maximum building coverage on a zoning lot for the purpose of renovating a single family detached dwelling originally construction prior to January 1, 1993. This administrative variation may appple to the expansion of the footprint of the single family detached dwelling or an increase of the building coverage attributable to construction of a detached garage in replacement of an attached garage.

d. Maximum Gross Floor Area. An administrative variation increasing by not more than 100 square feet, the maximum gross floor area on a zoning lot for the purpose of renovating a single family detached dwelling originally construction prior to January 1, 1993. This administrative variation may appple to the expansion of the footprint of the single family detached dwelling or an increase of the building coverage attributable to construction of a detached garage in replacement of an attached garage.

CHAPTER 4: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

- A. Conformance To District Requirements: No structure shall be built nor shall a lot be developed, used, or occupied unless it meets the lot area, lot width, yards, building height, maximum building coverage, gross floor area and storm water management requirements established in the applicable district regulations, except where specifically permitted in this ordinance or by variation to this ordinance.
- B. Allowable Obstructions: Accessory uses and structures, and projections of the principal structure, may be located in a required yard only as indicated in table 4-1 of this section. In no case shall any obstruction be allowed within three feet (3') of a lot line.

Table 4-1: ALLOWABLE OBSTRUCTIONS

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
<u>Air conditioning condenser / compressor; subject to the provisions of subsection 10-4-4(G) of this chapter</u>			X
Air conditioners which are window units projecting not more than 18 inches into the required yard	X	X	X
Arbors and trellises	X	X	X
Awnings and canopies, extending not more than 2½ feet into front or side yards and not more than 5 feet into rear yards	X	X	X
Balconies projecting not more than 5 feet			X
Bay windows which project 2 feet or less on the first or second floors, but not both	X		X
Breezeways and open porches			X
Central air conditioning systems, heating, ventilating, pool and filtering equipment, the outside elements of which extend not more than 4 feet into the yard. (See 10-4-4: “Accessory Uses and Structures” for additional regulations that may apply.)			X
Chimneys projecting 18 24 inches or less into the yard	X	X	X
Decks (open), 2 feet high or less			X
Eaves, not including gutters projecting 3 feet or less into the yard	X	X	X
Fallout shelters (completely underground)			X
Fences or walls subject to applicable height restrictions of subsection 10-4-4F of this chapter	X	X	X
<u>Fire escapes projecting 4 feet or less</u>	-	-	X
Flagpoles	X	X	X
Garages, detached, subject to the provisions of subsection 10-4-4A of this chapter			X
Laundry drying equipment (clothesline and poles)			X

Parking, carports and covered parking spaces			X
Porches (attached, covered and unenclosed) projecting 5 feet or less. In the case of existing homes where the average block face setback exceeds the minimum front yard setback for that zoning district, open unenclosed porches may encroach into the required front yard setback (block face average) to a maximum of 8 feet provided that the encroachment does not exceed the front building face of the adjoining properties by more than 8 feet or exceed the minimum allowed encroachment of the district of 5 feet in a 30 foot setback	X		X
Recreational equipment, provided that basketball standards and backboards shall be allowed in all yards			X
Satellite dish antennas			X
Signs, subject to the Western Springs sign ordinance	X	X	X
Steps 4 feet or less above grade which are necessary for access to a permitted building or for access to a zoning lot from a street or alley projecting to within 6 feet of the lot line	X	X	X
Terraces which are open and not over 3 feet above the average level of the adjoining ground (does not include permanently roofed over terrace or porch)	X	X	X

Note: "X" denotes where obstructions are allowed.

[...]

10-4-4: ACCESSORY USES AND STRUCTURES:

A. General Provisions:

1. Authorization: All accessory uses and accessory buildings and structures shall conform to the applicable requirements of the development control ordinance and all other applicable regulations set forth in the village code, including, but not limited to, the building code, the electrical code, and the fire prevention code. The provisions of this chapter set forth below establish additional requirements and restrictions for particular accessory uses and structures. Except as otherwise provided in this chapter, no accessory use or structure shall be approved, established, or constructed before the principal use or structure is approved, established, or constructed. (Ord. 01-2171, 6-25-2001)

2. Area Limitation: Enclosed accessory uses and structures shall comprise no more than a total of ten percent (10%) of the lot area. In addition, accessory uses, whether within enclosed structures or not, shall comprise not more than thirty five percent (35%) of a required yard of a lot in a residence district, **except this provision shall not apply to the required rear yards of corner and reverse corner lots.** In the case of driveways, not more than twenty percent (20%) of the lot area in a residence district may be devoted to a driveway. In addition, the size of driveway area in the required front or corner side yard shall be no more than one thousand one hundred (1,100)

square feet in the A and R-1 districts and not more than six hundred sixty (660) square feet in any other residence district, or forty four percent (44%) of said required yards in any residence district, whichever is greater. In no case shall driveway width in required front or corner side yards exceed twenty two feet (22') with the exception of three (3) car garages which may have a width of thirty three feet (33'). (Ord. 97-2011, 6-16-1997)

[...]

10-4-5: TEMPORARY USES:

9. Beekeeping on single-family residential lots are allowed in accordance with the following regulations:

a. Beekeeping is only permitted on single-family residential lots in the A, R-1, and R-2 Districts.

b. No more than two (2) colonies shall be located on one lot and no more than one (1) apiary on one lot.

c. Setbacks: Bees and beekeeping shelters are prohibited in the required front, corner side, and interior side yards. No colony shall be kept closer than ten feet (10') from any lot line.

d. Fencing Or Flyways: The owner shall establish and maintain a flyway barrier at least six feet (6') in height consisting of a solid wall, fence, dense vegetation or combination thereof. The flyway barrier shall be parallel to the property line, located only upon such property line as is closest to the colony, and extend ten feet (10') beyond the colony in each direction so that all bees are forced to fly at an elevation of at least six feet (6') above the ground level over the property lines in the vicinity of the hive. In instances where more than one hive is kept, a flyway shall be installed and maintained per hive. This flyway barrier requirement shall not apply if the setback between any colony and the closest lot line is twenty five feet (25') or more.

e. General Maintenance: Owners shall keep all Beekeeping equipment in good condition and secure unused equipment from weather, potential theft, vandalism or occupancy by migratory Colonies. Each owner shall ensure that no bee comb or other materials are left upon the grounds of the property where a hive is maintained. Upon their removal from the hive, all such materials shall promptly be disposed of in a sealed container or placed within a building or other beeproof enclosure.

f. Queens: In any instance in which a colony exhibits unusually aggressive characteristics by stinging or attempting to sting without due provocation, or exhibits an unusual disposition toward swarming, it shall be the duty of the beekeeper to requeen the colony. Queens shall be selected from stock bred for gentleness and nonswarming characteristics.

g. Noncommercial Use: No commercial use or retail sales of bees, honey, honeycomb or other bee products or beekeeping products shall be permitted from any residential property.

h. Water: Each beekeeper shall ensure a convenient source of water is available to the bees at all times during the year so the bees will not congregate at swimming pools, pet watering

bowls, birdbaths, or other water sources where they may cause human, bird, or domestic pet contact. A permit may be required depending on the proposed source, see Title 9 of this Code for more information.

i. Registration: The beekeeper must register the colonies and maintain valid registration with the Illinois Department of Agriculture or as otherwise required by the State of Illinois.

j. Signage. A weatherproof sign no great that twelve (12) inches by ten (10) inches must be posted on all property lines facing abutting properties and outside the apiary fencing stating “State Registered Beehive(s) on Property” or similar wording approved by the Director of Community Development.

k. Compliance: All beekeepers shall be in compliance with the Illinois Bees and Apiaries Act, including, but not limited to having all hives accessible for State inspectors to check on a routine basis on their practice and schedule or as needed. Owners must have their Beehives inspected by the State of Illinois Apiary Inspector at least every other year.

l. Permit Required: Beekeeping shall require a permit from the Village. Permit submittals must demonstrate compliance with all requirements of this Subsection. At the time of application for a Beekeeping Permit, the applicant shall: 1) Submit a scaled site plan of the proposed Apiary showing placement of the Beehive(s), the flyway barrier and fences and compliance with all applicable requirements outlined in this Article; 2) Provide a Certificate of Insurance from property owner's homeowner's insurance company verifying that Beekeeping is covered by the insurance policy covering the property where the apiary will be located; 3) Provide a certificate of completion or similar documentation, from a Beekeeping training course. Owners are required to stay current and demonstrate their knowledge of colony health and management; 4) Submit written consent from all neighbors on residential property that abuts the proposed location, in a form provided by the Village. Notification is not required for renewals; 5) Submit a properly executed hold harmless agreement between the applicant, (if the location of the Apiary is owned by a 3rd party, then the property owner as well) and the Village, waiving any liability for any loss or injury resulting from the design, construction or operation of the apiary, in lieu of any zoning or building permits that may be associated with the construction of an apiary; 6) Pay a nonrefundable initial permit fee as determined by the current published fee schedule; 7) Provide written consent of the property owner, if the apiary will be located on residential property not owned by the applicant. The property owner will be required to sign the application as well; 8) State Registration. The owner must, within 30 days of installation of a colony into a Beehive, register their Beehive(s) with the Illinois Department of Agriculture or as otherwise required by the State of Illinois. State Registration must be maintained for the life of the Beehive; 9) Expiration and Renewal. Beekeeping Permits shall be valid for up to one year. All Beekeeping Permits expire on March 31st of each calendar year. Beekeepers must submit their renewal application at least thirty (30) days prior to the expiration date. A renewal permit shall be subject to the requirements in this section, with payment of a permit renewal fee as determined by the current published fee schedule.

[...]

G. Mobile Food Vending:

1. Licensing, Health and Safety Requirements:

a. It shall be unlawful for any person to operate a mobile food vehicle within the Village without first having obtained a Mobile Food Vending License for that purpose.

B. Any person wishing to operate a mobile food vehicle within the Village shall complete an application and receive a Mobile Food Vehicle Vending License from the Village. Each application must include:

1. A copy of the vendor's food handler certification card provided by the Illinois Department of Public Health.

2. A copy of a valid driver's license of vendor or operator of the vehicle.

3. Vendor's certification of the mobile food vehicle's compliance with the Illinois Food Code.

4. A preliminary health inspection or in possession of a current health inspection passing mark from the Cook County Department of Public Health.

5. A signed hold harmless agreement and proof of comprehensive general liability insurance coverage of \$1,000,000 per occurrence and \$2,000,000 in aggregate.

6. Umbrella coverage (\$1,000,000 per occurrence and \$1,000,000 in aggregate).

7. Workers Compensation – Statutory.

8. Village listed as certificate owner.

9. A list of food items offered and schematic drawing showing safe usage of energy source and waste disposal.

10. Proposed location of vehicle, identifying the locations for the vehicle, power source(s), and customer queuing. If the vehicle is planned to be parked in different locations in the Village over 12 months, these proposed locations must be identified before each operation.

C. A Mobile Food Vehicle Vending License shall be valid for 12 months from the date of issuance.

1. An licensing fee of \$100 must be paid to the Village upon issuance of a license.

2. A license certificate will be issued to the vendor for use on the approved vehicle and must be on display at all times.

3. Licenses are not transferable between vehicles or vendors.

D. The Village reserves the right to rescind licensure if provided information is found to be embellished, falsified, or otherwise misleading.

E. Vendors must detail plans for the mitigation of litter and disposal of grease, food waste, and other items associated with the preparation of food.

2. Operation:

A. Mobile food vendors shall pay Village sales tax and submit receipts from sales, if open to the general public.

B. Mobile food vendors seeking to operate within the public right-of-way must notify the Village, and provide all required information, a minimum of 14 business days prior to the proposed date of operation.

C. Mobile food vending may occur between 9 a.m. and 9 p.m., unless operating as part of a separately permitted, Village-sanctioned event.

D. Alcohol sale by food vendors is not permitted.

E. Mobile food vending may not occur within 500 feet of a school, except one hour after dismissal. Food trucks may be permitted on school property if part of a separately-permitted school event.

F. Mobile food vending shall occur from the side of the vehicle closest to the curb.

G. Mobile food vending on a private property for private events may occur a maximum of one (1) day per year for a property in residential zoning districts.

H. Mobile food vending on a private property for private events may occur a maximum of two (2) days per month for a private property in a commercial district.

1. Mobile food vending must be hosted by or otherwise affiliated with a local business or entity.

2. When hosting a food vendor, the local business shall be responsible for obtaining licensure for the mobile food vending operation, submitting a mobile food vending application, and providing adequate notice to the Village.

I. Mobile food vending to the general public may occur on public right-of-way a maximum of one (1) day per year adjacent to a property in residential zoning districts, per license holder, excluding Village sanctioned events.

J. Mobile food vending to the general public may occur on public right-of-way a maximum of two (2) days per month adjacent to a private property in a commercial district, per license holder, excluding Village-sanctioned events.

K. No more than two (2) mobile food vending operations may operate on the public right-of-way at the same time in the C-1 zoning district, excluding during Village-sanctioned events.

L. Vendors must pay the municipal parking fees (if any) of permit spaces they occupy.

M. At least one State-certified food handler must be within the vehicle when serving occurs.

3. Location

A. Mobile food vending shall not obstruct the flow of traffic, the ease of pedestrian or cycle movement, or the visibility of intersections, crosswalks, curb cuts, drive aisles, or alleys.

B. Licensed vendors shall submit an application for location on a public right-of-way no less than 14 business days prior to the planned event.

C. Vendor is required to provide barricades and property safety measures to ensure safety and visibility of the site. For downtown diagonal parking spaces, three contiguous spaces will be reserved. (Note: The Village can consider preparing a location map for permitted downtown vending locations)

D. Mobile food vendors must submit proof of access to a restroom with handwashing facilities within 300 feet of the proposed location.

E. Mobile food vendors may not operate within 300 feet of the lot line of an existing restaurant, unless having received written consent from that entity.

1. Mobile food vendors may not exchange money or other gifts for approval from restaurant owners.

4. Enforcement:

A. Village Law Enforcement Services and Fire and Emergency Medical Services will approve planned locations within the public right-of-way as applications are sent in.

B. Vendors must prominently display the active Village license on the passenger side of the front windshield.

C. Violation of Village codes will result in a \$750 per day fine.

D. Falsified information in the license or public right-of-way application will result in the immediate suspension of a Village license.

CHAPTER 5: ZONING DISTRICTS

[...]

B. Business Districts:

1. C1 - Village Center Commercial District: ~~This district constitutes the town center or downtown of Western Springs and is intended to accommodate a range of compatible retail, financial, service, governmental, professional and residential uses in a setting conducive to and safe for pedestrian activity. This district is intended principally for retail commercial uses.~~ This district constitutes downtown Western Springs and supports a range of harmonious activities in a safe environment for pedestrians. Appropriate uses in the district generally include retail, service, governmental, professional and multiple family residential. As a vibrant downtown district, the area may also see a variety of secondary or accessory functions to permitted uses that attract more people to a particular business and to the area generally. While this district is intended principally for retail commercial uses on the first floor, it is understood that some other first-floor uses can fit into the fabric of the district, provided the area maintains its retail commercial emphasis.

2. C2 - Community Shopping District: ~~This district is intended to provide for those commercial activities that require locations along arterial or collector streets with larger lots and greater vehicular~~

access. This district provides for commercial activities serving the Village and surrounding areas, and that typically located on sites along arterial or collector streets with comparatively large lots, high visibility, and easy vehicular access. Development in this district should support auto-oriented commercial uses on sites with designs and amenities that incorporate well landscaped on-site parking, adequate signage, pedestrian safety, outdoor dining, and plazas or seating areas.

3. Downtown Pedestrian Overlay District (POD): This overlay district promotes retail and service-based ground floor uses in the central portion of downtown Western Springs along Burlington and Hillgrove Avenues. The district reserves first-floor commercial spaces primarily for retail or personal service uses that will foster a vibrant, pedestrian-oriented shopping, dining, and services district. Upper stories are appropriate for office, medical, and residential uses.

The design of buildings should promote pedestrian access from the street with prominent front door entrances, clear and transparent windows, and pedestrian-oriented signage. Design elements that limit pedestrian character are not in keeping with the desired character of this area (such as tinted or mirrored windows, curb cuts, and monolithic front facades).

6. MXD - Mixed Use Commercial-Residential District: This district is intended to provide opportunities for development of sites with new or rehabilitated buildings that contain a mix of commercial and residential uses. The first floor of such buildings should provide space for commercial, ~~office, retail and service uses~~ uses that support the vibrancy of the downtown area and that are easily accessible to the public. First floor residential uses are permitted but should be located in areas that are secondary to the commercial spaces. The first floor of the building also should include other related ancillary services and amenities that support the building occupants, such as internal pedestrian accessways and elevator areas, storage areas, concierge or security desk, mechanical and utility rooms, restrooms, meeting rooms and common areas that serve some or all of the building uses. The properties that are eligible to be rezoned to this district are located at the southeast corner of the Burlington Avenue and Wolf Road intersection and are identified as: property index numbers 18-05-305-011, 18-05-305-028 and 18-05-305-029 (formerly the Tischler's Grocery Store site and the Breen's Drycleaner Store site); property index numbers 18-05-305-009, 18-05-305-010 and 18-05-305-023 (the Benak Auto Repair Shop site); and property index numbers: 18-05-305-026 (the Commonwealth Edison site) (see also, plan commission recommendation no. 15-01).

CHAPTER 7: BUSINESS DISTRICT REGULATIONS

10-7-1: PERMITTED AND CONDITIONAL USES

A. Business District Use Table: Table 7-1 below establishes the uses allowed in each business district.

1. Permitted Use ("P"): A "P" indicates that a use is a permitted use allowed by-right within the designated zoning district provided all applicable standards are met.

2. Conditional Use (“C”): A “C” indicates the use requires the approval of a conditional use permit in order to be allowed within the designated zoning district.

3. No designation: The absence of a letter (a blank space) or the absence of the use from the table indicates that the use is not allowed within the designated zoning district.

TABLE 7-1: BUSINESS DISTRICT USE TABLE

<u>Use</u>	<u>C-1</u>	<u>C-2</u>	<u>O</u>	<u>ORI</u>	<u>DT</u>	<u>MXD</u>
<u>Accessory / compatible uses – up to 30% of total square footage</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory / compatible uses – greater than 30% of total square footage</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Adult uses</u>				<u>C</u>		
<u>Animal hospitals</u>		<u>C</u>				
<u>Art gallery and artists’ studios</u>	<u>P*</u>	<u>P</u>				<u>P*</u>
<u>Automobile repair</u>	<u>C</u>	<u>C</u>				<u>C</u>
<u>Automobile service stations</u>	<u>C</u>	<u>C</u>				<u>C</u>
<u>Bakeries/Coffee Shops</u>	<u>P</u>	<u>P</u>				<u>P</u>
<u>Banquet halls</u>	<u>C</u>	<u>C</u>				<u>C</u>
<u>Banks and Financial Institutions</u>	<u>P</u>	<u>P</u>	<u>C</u>			<u>P</u>
<u>Commercial schools</u>	<u>C</u>	<u>P</u>				<u>C</u>
<u>Daycare centers</u>	<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>
<u>Drive-throughs, as part of a permitted use</u>	<u>C</u>	<u>C</u>				<u>C</u>
<u>Dwelling units, above ground floor</u>	<u>P</u>		<u>P</u>			
<u>Dwelling units, multiple-family</u>		<u>C</u>				
<u>Food stores/Grocery Stores</u>	<u>P</u>	<u>P</u>				<u>P</u>
<u>Food stores/Grocery stores greater than 4,000 sf</u>	<u>C</u>	<u>P</u>				<u>C</u>
<u>Funeral homes</u>		<u>C</u>				
<u>Garden centers</u>		<u>P</u>				
<u>Gas/fueling stations</u>	<u>C</u>	<u>C</u>				<u>C</u>
<u>Government buildings and facilities</u>	<u>C</u>	<u>C</u>		<u>P</u>	<u>C</u>	<u>C</u>
<u>Hotels/motels</u>	<u>C</u>	<u>C</u>				<u>C</u>
<u>Indoor athletic facilities</u>	<u>C</u>	<u>C</u>				<u>C</u>

<u>Indoor entertainment and amusement facilities</u>	<u>C</u>	<u>C</u>				<u>C</u>
<u>Kennel/animal boarding facility</u>		<u>C</u>				
<u>Laundry facilities</u>		<u>P</u>		<u>C</u>		
<u>Libraries</u>			<u>C</u>			
<u>Libraries, publicly owner not for profit</u>					<u>C</u>	
<u>Light assembly</u>						
<u>Medical Clinic</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>		<u>C</u>
<u>Medical/dental offices above ground floor</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
<u>Medical/dental offices on first floor</u>	<u>P*</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P*</u>
<u>Membership clubs</u>	<u>C</u>	<u>P</u>				<u>C</u>
<u>Microbreweries</u>	<u>P</u>					<u>P</u>
<u>Museum or cultural facilities</u>	<u>C</u>	<u>C</u>				<u>C</u>
<u>Nursing and convalescent centers</u>		<u>C</u>				
<u>Offices, professional and business above ground floor</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
<u>Offices, professional and business on first floor</u>		<u>P</u>	<u>P</u>	<u>P</u>		
<u>Outdoor eating facilities, in connection with restaurants, provided the owner or operator shall provide daily littler cleanup within one hundred fifty feet (150') of the property along the rights of way of public streets abutting the property</u>	<u>P</u>	<u>P</u>				<u>P</u>
<u>Outdoor storage yards which are accessory to permitted uses conducted principally within enclosed buildings</u>				<u>P</u>		
<u>Parking lots – private, associated with and adjacent to allowed use</u>	<u>C</u>				<u>C</u>	<u>C</u>
<u>Parking lots - public</u>	<u>C</u>				<u>C</u>	<u>C</u>
<u>Personal services</u>	<u>P*</u>					<u>P*</u>

<u>Pet care services</u>	<u>C</u>					<u>C</u>
<u>Pet stores</u>	<u>P</u>					<u>P</u>
<u>Planned developments</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Private utilities including substations, transmission facilities and related facilities and telecommunication towers, antennas, and personal wireless services facilities, but prohibiting transmitting or receiving telecommunication towers greater than forty five feet (45') in height</u>						<u>C</u>
<u>Public parks and playgrounds</u>			<u>C</u>			<u>C</u>
<u>Privately owned parking lots, provided that the parking lot is exclusively used in conjunction with an adjacent building located in the C1 - village center commercial district as a convenience for patrons, employees, tenants and owners of the building. As a condition of the issuance of the conditional use permit, the property owner shall file with the office of the Cook County recorder of deeds a covenant against title to the commercial building and parking lot properties, which has been approved by the village attorney, requiring that title to said properties always be held by the same owner. A copy of the recorded covenant shall be filed with the village. The private parking lot shall not be operated as a commuter parking lot.</u>	<u>C</u>					

<u>Religious institutions</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>C</u>
<u>Research and development facilities</u>				<u>P</u>		
<u>Restaurants/brewpubs</u>	<u>P</u>					
<u>Retail sales of firearms and ammunition</u>				<u>C</u>		
<u>Retail stores</u>	<u>P</u>					
<u>Schools, public and private including elementary, junior high, and high schools, but excluding colleges, universities, and trade schools.</u>			<u>C</u>			<u>C</u>
<u>Single-family attached dwellings, up to four (4) dwelling units per building</u>						<u>C</u>
<u>Storage, within enclosed buildings including self-storage facilities</u>						
<u>Taverns/pubs</u>	<u>P</u>					
<u>Theaters</u>				<u>C</u>		
<u>Two-family dwellings</u>					<u>P</u>	
<u>Vehicle sales, indoor sales only (new and used, including automobiles, motorcycles, and recreational vehicles)</u>						
<u>Veterinary offices</u>	<u>C</u>	<u>C</u>				
<u>Village government offices and buildings and telecommunication towers, antennas, and personal wireless services facilities, but prohibiting telecommunication towers greater than forty five feet (45') in height, except for monopoles owned by a state, federal or local government body that are used primarily for governmental or public safety communications, provided that the monopole has a maximum</u>	<u>C</u>	<u>C</u>				

<u>height of one hundred feet (100') and conforms to the regulations set forth in chapter 4, part V of this ordinance.</u>						
--	--	--	--	--	--	--

*If this use is located within the Downtown Pedestrian Overlay District (for those properties located along Burlington Avenue from Grand Avenue to Johnson Avenue, and along Hillgrove Avenue from Lawn Avenue to Johnson Avenue), then the use is subject to the following conditions: if the use is proposed on the first/ground floor, the full width of the storefront must be devoted exclusively to retail sales to a depth within the store of not less than an average of 15 feet as measured from the storefront windows.

10-7-1: 10-7-2: C1 - VILLAGE CENTER COMMERCIAL DISTRICT:

~~—A. Permitted Uses:~~

~~Bakeries:~~

~~Culinary schools:~~

~~Dwelling units located on the second floor or above, provided the minimum floor area per dwelling unit meets the requirements of subsection 10-6-5I of this ordinance.~~

~~Offices:~~

~~Restaurants, except drive-in and drive-through restaurants:~~

~~Retail stores (excluding retail sales of firearms and ammunition), including, but not limited to, food stores, candy shops, clothing and shoe stores, sporting goods stores (excluding retail sales of firearms and ammunition), fabric shops, furniture and home furnishings stores, camera and photographic shops, appliance stores, florists, jewelry stores, hardware stores (excluding the retail sale of firearms and ammunition), drugstores and gift stores:~~

~~Service uses including, but not limited to, laundry and dry cleaning facilities, beauty parlors, travel agencies, financial institutions and shoe repair:~~

~~—B. Conditional Uses:~~

~~All retail establishments, financial institutions and service uses that include drive-through facilities:~~

~~Automobile service stations:~~

~~Commercial/residential mixed use development:~~

~~Fire and police stations:~~

~~Municipally owned parking lots, commuter or otherwise:~~

~~Music, art and dance schools:~~

~~Outdoor eating facilities, in connection with restaurants, provided the owner or operator shall provide daily litter cleanup within one hundred fifty feet (150') of the property along the rights of way of public streets abutting the property.~~

~~Post offices:~~

~~Privately owned parking lots, provided that the parking lot is exclusively used in conjunction with an adjacent building located in the C1 -- village center commercial district as a convenience for patrons, employees, tenants and owners of the building. As a condition of the issuance of the conditional use permit, the property owner shall file with the office of the Cook County recorder of deeds a covenant against title to the commercial building and parking lot properties, which has been approved by the village attorney, requiring that title to said properties always be held by the same owner. A copy of the recorded covenant shall be filed with the village. The private parking lot shall not be operated as a commuter parking lot.~~

~~Village government offices and buildings and telecommunication towers, antennas, and personal wireless services facilities, but prohibiting telecommunication towers greater than forty five feet (45') in height, except for monopoles owned by a state, federal or local government body that are used primarily for governmental or public safety communications, provided that the monopole has a maximum height of one hundred feet (100') and conforms to the regulations set forth in chapter 4, part V of this ordinance. (Ord. 92-1855, 12-14-1992; amd. Ord. 93-1885, 12-20-1993; Ord. 94-1921, 12-12-1994; Ord. 00-2113, 1-24-2000; Ord. 00-2114, 1-24-2000; Ord. 03-2250, 7-14-2003; Ord. 04-2294, 5-24-2004; Ord. 07-2432, 1-22-2007; Ord. 11-2637, 6-27-2011; Ord. 21-3044, 6-28-2021)~~

~~A. C.~~ Minimum Lot Area: None.

~~B. D.~~ Minimum Lot Width: None.

~~C. E.~~ Minimum Yard Requirements:

- ~~1. Front yard: None required.~~
- ~~2. Corner side yard: None required.~~
- ~~3. Interior side yard: None required.~~
- ~~4. Rear yard: Ten percent (10%) of the lot depth or ten feet (10'), whichever is less.~~

~~D. F.~~ Transitional Yard Requirements: Where the lot line of a lot in the C1 district abuts a lot in a residence district, a transitional yard will be provided as outlined below:

- ~~1. Front yard: None required.~~
- ~~2. Corner side yard: Where the rear lot line of a corner lot abuts a lot in a residential district, or is located across a street right of way from a residential lot, a five foot (5') corner side yard shall be provided.~~

3. Interior side yard: Equal to that of the abutting residential district, but not less than five feet (5').
4. Rear yard: Ten percent (10%) of the lot depth or twenty feet (20'), whichever is less.

E. G. Maximum Building Height:

1. Permitted uses: Thirty five feet (35') or two and one-half (2¹/₂) stories, whichever is less.
2. Conditional uses: Forty five feet (45') or three and one-half (3¹/₂) stories, whichever is less.
3. Conditional uses for Commercial/Residential Mixed Use Developments: Forty-five feet (45') or four (4) stories, whichever is less, provided that the fourth story is set back a minimum of fifteen feet (15') from the front building parapet wall." (collectively, the "Code Amendments"); and

F. H. Maximum Building Coverage: The amount of lot area covered by permitted or accessory buildings or structures shall not exceed ninety percent (90%). (Ord. 92-1855, 12-14-1992; amd. Ord. 21-3044, 6-28-2021; amd. Ord. 22-3075, 4-25-2022)

10-7-2: 10-7-3: C2 - COMMUNITY SHOPPING DISTRICT:

~~—A. Permitted Uses:~~

~~Art gallery and artists' studios.~~

~~Automobile service and repair to include gasoline sales and outdoor sales and display limited to the sales of tires, motor oil and other typical automobile service goods.~~

~~Bakeries.~~

~~Culinary schools.~~

~~Garden centers and florists, including outdoor sales where such outdoor sales areas are separated and screened from parking areas and public streets.~~

~~Laundry and dry cleaning facilities.~~

~~Offices.~~

~~Restaurants, except drive-in restaurants and restaurants with drive-through facilities.~~

~~Retail stores as listed under the C1--village center commercial district.~~

~~Service uses as listed under the C1--village center commercial district.~~

~~—B. Conditional Uses:~~

~~All retail establishments, financial institutions and service uses that include drive-through facilities.~~

~~Animal hospitals, veterinarians' offices.~~

~~Car washes.~~

~~Churches, synagogues and other places of religious worship, including any related parsonage, convent or retreat house.~~

~~Daycare centers.~~

~~Drive-in restaurants and restaurants with drive-through facilities.~~

~~Hotels and motels.~~

~~Nursing homes and convalescent centers.~~

~~Planned developments.~~

~~Police and fire stations.~~

~~Vehicle sales, new and used, including automobiles, motorcycles and recreational vehicles.~~

~~Village government offices and buildings and telecommunication towers, antennas, and personal wireless services facilities, but prohibiting telecommunication towers greater than forty five feet (45') in height, except for monopoles owned by a state, federal or local government body that are used primarily for governmental or public safety communications, provided that the monopole has a maximum height of one hundred feet (100') and conforms to the regulations set forth in chapter 4, part V of this ordinance. (Ord. 92-1855, 12-14-1992; amd. Ord. 93-1885, 12-20-1993; Ord. 00-2113, 1-24-2000; Ord. 00-2114, 1-24-2000; Ord. 01-2167, 5-21-2001; Ord. 04-2294, 5-24-2004; Ord. 07-2432, 1-22-2007)~~

~~A~~ A ~~C~~. Minimum Lot Area: Twenty thousand (20,000) square feet.

~~B~~ B ~~D~~. Minimum Lot Width: One hundred fifty feet (150').

C ~~E~~. Minimum Yard Requirements:

1. Front yard: Fifty feet (50').
2. Corner side yard: Fifty feet (50').
3. Interior side yard: Fifteen feet (15').
4. Rear yard: Twenty five feet (25').

D ~~F~~. Minimum Open Space: The minimum amount of open space (lot area not covered with buildings, paving or other impervious surface materials) shall not be less than twenty percent (20%) of lot area.

E ~~G~~. Maximum Building Height: No building shall exceed thirty five feet (35') or two and one-half (2¹/₂) stories in height, whichever is less. (Ord. 92-1855, 12-14-1992)

~~10-7-3:~~ 10-7-4: O - LIMITED OFFICE DISTRICT:

~~A.~~ A. ~~Permitted Uses:~~

~~Multi-family dwelling units, located above the first floor.~~

~~Professional offices, including, but not limited to, offices for attorneys, physicians, dentists, architects, consulting engineers, insurance agents, and village government offices. (Ord. 92-1855, 12-14-1992)~~

~~—B. Conditional Uses:~~

~~Churches, synagogues and other places of worship.~~

~~Financial institutions that may or may not include drive-through facilities.~~

~~Libraries.~~

~~Planned developments.~~

~~Public parks and playgrounds.~~

~~Schools, public and private including elementary, junior high and high schools but excluding colleges, universities and trade schools. (Ord. 04-2299, 6-28-2004)~~

A ~~G~~: Minimum Lot Area: Six thousand two hundred (6,200) square feet.

B ~~D~~: Minimum Lot Width: Fifty feet (50').

C ~~E~~: Minimum Yard Requirements: Yard requirements shall be the same as those in the adjacent or nearest residential district, provided that in the front yard, no parking shall be allowed.

D ~~F~~: Minimum Open Space: The minimum amount of open space (lot area not covered with buildings, paving or other impervious surface materials) shall not be less than forty percent (40%) of lot area.

E ~~G~~: Maximum Building Height: Thirty five feet (35') or two and one-half (2¹/₂) stories, whichever is less.

F ~~H~~: Maximum Building Coverage:

1. Corner lots: Thirty five percent (35%) of lot area.
2. Interior lots: Forty percent (40%) of lot area. (Ord. 92-1855, 12-14-1992)

~~10-7-4:~~ 10-7-5: ORI - OFFICE RESEARCH AND LIMITED INDUSTRIAL DISTRICT:

A. Permitted Uses: Permitted uses shall consist of office, research and light industrial uses operated within entirely enclosed buildings which do not produce nuisances in terms of noise, smoke, light, odor, vibration, fumes, dust or traffic and are compatible with adjacent public, residential or business uses; ~~including, but not limited to, the following: as listed in Table 7-1.~~

~~Accessory uses and buildings, incidental to and on the same zoning lot as the principal use.~~

~~Contractors' offices.~~

~~Light assembly.~~

~~Offices.~~

~~Public service buildings and uses.~~

~~Research and development.~~

~~Storage, within enclosed buildings including self-storage facilities. (Ord. 09-2530, 3-23-2009)~~

~~—B. Conditional Uses:~~

~~Adult uses.~~

~~Laundry facilities.~~

~~Outdoor storage yards which are accessory to permitted uses conducted principally within enclosed buildings.~~

~~Retail sales of firearms and ammunition.~~

~~Theaters.~~

~~Village government offices and buildings and telecommunication towers, antennas, and personal wireless services facilities, but prohibiting telecommunication towers greater than forty five feet (45') in height, except for monopoles owned by a state, federal or local government body that are used primarily for governmental or public safety communications, provided that the monopole has a maximum height of one hundred feet (100') and conforms to the regulations set forth in chapter 4, part V of this ordinance. (Ord. 03-2266, 10-27-2003; amd. Ord. 07-2432, 1-22-2007)~~

A ~~C~~. Minimum Lot Area: Twenty thousand (20,000) square feet.

B ~~D~~. Minimum Lot Width: One hundred feet (100').

C ~~E~~. Minimum Yard Requirements:

1. Front yard: Fifteen feet (15').
2. Corner side yard: Fifteen feet (15').
3. Interior side yard: Six feet (6').
4. Rear yard: Twenty feet (20').

D ~~F~~. Maximum Building Height: Thirty five feet (35') or two and one-half (2¹/₂) stories, whichever is less.

E ~~G~~. Maximum Building Coverage: Sixty percent (60%) of lot area. (Ord. 03-2266, 10-27-2003)

~~10-7-5: 10-7-6: 10-DT - DOWNTOWN TRANSITIONAL DISTRICT:~~

~~—A. Permitted Uses:~~

~~Accessory uses and buildings, incidental to and on the same zoning lot as the principal use.~~

~~Churches, synagogues and other places of religious worship, including any related parsonage, convent or retreat house.~~

~~Two-family dwellings. (Ord. 03-2266, 10-27-2003)~~

~~B.~~ Conditional Uses:

~~Churches, synagogues and other places of worship including any related parsonage, convent or retreat house in cases where said building or structure does not meet the minimum requirements of chapter 4, "Development Standards Of General Applicability", of this ordinance, this chapter, and chapter 11, "Floodplain And Stormwater Management", of this ordinance or where a use does not qualify as an accessory use of said church, synagogue or other place of worship.~~

~~Daycare centers located in institutional buildings (e.g., churches, schools, etc.).~~

~~Libraries, publicly owned not for profit.~~

~~Municipal utility and service uses including fire stations, police stations, waterworks, reservoir, pumping stations and filtration plants.~~

~~Planned developments.~~

~~Private utilities including substations, transmission facilities and related facilities and telecommunication towers, antennas, and personal wireless services facilities, but prohibiting transmitting or receiving telecommunication towers greater than forty five feet (45') in height.~~

~~Privately owned parking lots, provided that the parking lot is exclusively used in conjunction with an adjacent building located in the C1 village center commercial district as a convenience for patrons, employees, tenants and owners of the building. As a condition of the issuance of the conditional use permit, the property owner shall file with the Cook County recorder of deeds a covenant against title to the commercial building and parking lot properties requiring that title to said properties always be held by the same owner. A copy of the recorded covenant shall be filed with the village. The private parking lot shall not be operated as a commuter parking lot.~~

~~Public parking lots owned and operated by the village of Western Springs.~~

~~Public parks and playgrounds.~~

~~Schools, public and private including elementary, junior high, and high schools, but excluding colleges, universities and trade schools.~~

~~Single-family attached dwellings, up to four (4) dwelling units per building. (Ord. 03-2266, 10-27-2003; amd. Ord. 07-2432, 1-22-2007)~~

A ~~C.~~ Minimum Lot Area:

1. Two-family dwellings: Three thousand one hundred (3,100) square feet per dwelling unit.
2. Single-family attached dwellings: Three thousand one hundred (3,100) square feet per dwelling unit.

B ~~D.~~ Minimum Lot Width: Fifty feet (50'), except that lots platted after the effective date hereof shall be not less than sixty feet (60') in width.

CE Minimum Yard Requirements:

1. Front yard: Thirty feet (30') provided that the front yard need not be any greater than the average setback of existing dwellings along the same block face.

2. Corner side yard: Fifteen feet (15').

3. Interior side yard: For all lots, including corner lots, and reversed corner lots platted prior to October 1, 1999, the corner side yard shall be ten feet (10') or ten percent (10%) of the lot width, whichever is less. For interior lots only, the other yard shall be not less than ten feet (10') in width.

For reversed corner lots, platted after October 1, 1999, the corner side yard shall be a minimum of fifteen feet (15') and not less than the average setback of existing dwellings along the same block face yet not be required to be greater than the required front yard setback of the district.

4. Rear yard: Thirty feet (30').

DF Maximum Building Height: Thirty five feet (35') or two and one-half (2½) stories, whichever is less. In no case shall building height exceed thirty eight feet (38') as measured from the sidewalk level, or its equivalent established grade, opposite the middle front of the building at the top of the highest gable.

EG Maximum Building Coverage: The surface coverage of all principal and enclosed buildings and structures shall not exceed thirty percent (30%) of the lot area. Notwithstanding the above, the maximum allowable building coverage shall be reduced by four hundred forty (440) square feet and said reduction shall be allocated for garage space, attached or detached, present or future.

FH Floor Area, Gross (For Determining Allowable Area In Two- Family Residential Districts): Except as hereinafter provided, the sum of the gross horizontal areas of all floors of all stories and partial stories of a building, or such area devoted to a specific use, measured from the exterior face of exterior walls or from the centerline of walls separating two (2) buildings or uses. The application of the gross floor area regulations shall be in conformance with appendix B that is an integral part of this ordinance. (Ord. 03-2266, 10-27-2003)

10-7-6: 10-7-7: PERSONAL WIRELESS SERVICE FACILITY ON VILLAGE OWNED PROPERTY:

Personal wireless service facilities (including telecommunication towers and antennas) located on property owned, leased or otherwise controlled by the village are permitted in any zoning district provided a license agreement or lease agreement authorizing such personal wireless service facilities has been approved by the village and the other applicable provisions of this ordinance are complied with, except that towers and related personal wireless service support facilities are not permitted in any village public right of way within two hundred feet (200') of any habitable residential building or structure. The installation and maintenance of antennas, nontower personal wireless service facilities and related personal wireless service support facilities such as the installation of wi-fi equipment and related infrastructure on light poles or utility poles located on property owned, leased or otherwise controlled by the village is not subject to the two hundred foot (200') setback regulation. (Ord. 07-2432, 1-22-2007)

~~10-7-7:~~ 10-7-8: MXD - MIXED USE COMMERCIAL-RESIDENTIAL DISTRICT:

~~A.~~ Permitted Uses:

~~Each of the permitted uses allowed in the C1 - village center commercial district.~~

~~B.~~ Conditional Uses:

~~All retail establishments, financial institutions and service uses that include drive-through facilities.~~

~~Daycare centers.~~

~~Planned developments including commercial-residential mixed use developments.~~

~~Private utilities, including substations, transmission facilities and related facilities, and telecommunication towers, antennas and personal wireless services facilities, but prohibiting transmitting or receiving telecommunication towers greater than forty five feet (45') in height.~~

~~Privately owned parking lots, provided that the parking lot is exclusively used in conjunction with an adjacent building located in the MXD - mixed use commercial- residential district as a convenience for patrons, employees, tenants and owners of the building. As a condition of the issuance of the conditional use permit, the property owner shall file with the office of the Cook County recorder of deeds a covenant against title to the building and parking lot properties, which has been approved by the village attorney, requiring that title to said properties always be held by the same owner. A copy of the recorded covenant shall be filed with the village. The private parking lot shall not be operated as a commuter parking lot, unless the village's corporate authorities, by adoption of an ordinance, allow for the use as a commuter parking lot but not a detached multilevel enclosed parking garage.~~

A. C. Eligible Properties: The properties that are eligible to be rezoned to this district are located at the southeast corner of the Burlington Avenue and Wolf Road intersection and are identified as property index numbers 18-05-305-011, 18-05-305-028 and 18-05-305-029 (formerly the Tischler's Grocery Store site and the Breen's Drycleaner Store site); property index numbers 18-05-305-009, 18-05-305-010 and 18-05-305-023 (the Benak Auto Repair Shop site); and property index numbers: 18-05-305-026 (the Commonwealth Edison site).

B. D. Minimum Lot Area: None.

C. E. Minimum Lot Width: None.

D. F. Minimum Yard Requirements:

1. Front yard: None.
2. Corner and reversed corner side yard: None.
3. Interior side yard: None.
4. Rear yard: None.

5. Side yard: None.

E. G. Transitional Yard Requirements:

1. Front yard: None.

2. Corner side yard: None.

3. Interior side yard: Equal to that of the abutting residential district, but not less than five feet (5'); except that no interior side yard is required if the abutting property is not used for a residential purpose. The setback requirement may be waived or reduced by the village's corporate authorities as part of the approval of a development application.

4. Side yard: Equal to that of the abutting residential district, but not less than five feet (5'); except that no side yard is required if the abutting property is not used for a residential purpose. The setback requirement may be waived or reduced by the village's corporate authorities as part of the approval of a development application.

5. Rear yard: Twenty percent (20%) of the lot depth or thirty feet (30'), whichever is less; except that no rear yard is required if the abutting property is not used for a residential purpose. The setback requirement may be waived or reduced by the village's corporate authorities as part of the approval of a development application.

E. H. Minimum Required On Site Parking For Residential Dwelling Units: One on site parking stall per dwelling unit shall be provided for all multi-unit residential developments and commercial-residential mixed use developments.

G. I. On Site Parking For Commercial Spaces; Building Height Adjustment: On site parking spaces are not required to serve the commercial spaces located in a commercial-residential mixed use development; however, if on site parking spaces are dedicated for use by customers of the commercial tenant spaces, then the maximum building height of the commercial- residential mixed use development can be increased as provided in subsection J3 of this section.

H. J. Maximum Building Height:

1. Permitted uses: Thirty five feet (35'), or two and one-half ($2\frac{1}{2}$) stories, whichever is less.

2. Conditional uses: Forty five feet (45'), or three and one-half ($3\frac{1}{2}$) stories, whichever is less.

3. Conditional use with on site parking for commercial spaces: Fifty feet (50') or four (4) stories, whichever is less. For each on site parking space that is dedicated for use by customers of the commercial spaces, the forty five foot (45') maximum building height under subsection J2 of this section can be increased by one-half foot (0.5') up to a maximum of five feet (5') of additional vertical building height.

~~L. K.~~ Minimum Setback For Fourth Floor: At least fifty percent (50%) of each side of the building adjacent to a public right of way (e.g., alley, sidewalk or street) shall have its fourth floor exterior wall set back from the third floor exterior perimeter wall a distance of at least six feet (6.0').

~~J. L.~~ Maximum Building Coverage: The amount of lot area covered by a principal building shall not exceed ninety percent (90%).

~~K. M.~~ Minimum Floor Area For Dwelling Units: The minimum floor area for dwelling units is set forth below:

1. Studio units: Six hundred fifty (650) square feet.
2. One bedroom units: Eight hundred (800) square feet.
3. Two (2) bedroom units: One thousand (1,000) square feet.
4. Three (3) bedroom units: One thousand two hundred (1,200) square feet.

The minimum floor area requirement for any dwelling unit(s) may be reduced by no more than twenty percent (20%) by ordinance approved by the village's corporate authorities as part of the approval of commercial- residential mixed use development after a public hearing is conducted by the plan commission.

Major changes to a set of approved final plans for a commercial-residential mixed use development may be approved by ordinance by the village's corporate authorities at a public meeting after compliance with subsection [10-8-5D](#) of this ordinance. Minor changes to a set of approved final plans for a commercial-residential mixed use development may be approved by ordinance by the village's corporate authorities at a public meeting after compliance with subsection [10-8-5D](#) of this ordinance. The submittal requirements for any minor changes to an approved set of final plans shall be a revised set of final plans showing the proposed changes and a signed cover memorandum from the architect or applicant explaining the changes and such other relevant documents requested by the community development director and the corporate authorities of the village. Minor changes shall not result in or create nonconformities with this ordinance. Major changes and minor changes are defined in subsection [10-8-5B](#) of this ordinance.

~~L. N.~~ Exemptions For Planned Developments: Any development that is approved as a planned development under this district shall be exempt from the following regulations contained in chapter 8, "Planned Developments", of this ordinance:

1. Subsection [10-8-3E](#): The minimum area of a planned development should be five (5) acres.
2. Subsection [10-8-3F](#): Yards along the periphery of a planned development should be compatible with the yards of the adjacent properties.
3. Subsection [10-8-4A3](#): Proposed use exceptions shall not represent more than forty percent (40%) of the site area or more than forty percent (40%) of the total floor area, whichever is less. However, in a residential planned development area no more than ten percent (10%) of the site area or a total floor area

whichever is less, shall be devoted to commercial use, and provided that such commercial use is integral to the nature of the planned development.

4. Subsection [10-8-4B1b](#): In residential planned developments, the maximum number of dwelling units allowed shall not exceed by more than forty percent (40%) of the number of dwelling units permitted in the underlying zoning district.

5. Subsection [10-8-4B1c](#): The area of open space provided in a planned development shall be at least twenty five percent (25%) more than that required in the underlying zoning district.

6. Subsection [10-8-4B1d](#): Along the periphery of such planned developments, yards shall be provided as required by the regulations of the underlying zoning district.

7. Subsection [10-8-4B1e](#): Building height shall not exceed thirty five feet (35'), except that utilization of a building existing on the site which is taller than thirty five feet (35') shall be permitted.

8. Section [10-4-9](#), "Landscape Requirements": All developments in this district are exempt from the landscape requirements of this ordinance, subject to compliance with subsection O of this section.

M. O. Landscape Plan: As part of the application, the applicant shall provide a detailed landscape and streetscape plan for the development for village staff review and input, which shall be subject to approval by the village board after a recommendation is received from the plan commission.

N. P. Application Submittals, Approval Process, And Exceptions:

1. Application Submittals: The required submittals for a commercial-residential mixed use development shall be as set forth in subsection P4 of this section. The required submittals for any other conditional use or any other planned development shall be the same as set forth in subsection [10-3-14C](#), "Initiation Of Conditional Use Application", or section [10-8-8](#), "Submittal Requirements", of this ordinance, as applicable; however, the village board, at any time after the application is filed or as part of any preliminary or final approval, may approve the modification and/or reduction of the required application submission materials by passage of motion, resolution or ordinance for any proposed planned development or a commercial-residential mixed use development.

2. Review And Approval Process: The procedure for consideration of an application for a commercial-residential mixed use development, a conditional use or a planned development under this district shall be the same as set forth in subsections [10-3-14E](#), "Public Hearing", and [10-3-14F](#), "Plan Commission Action", and section [10-8-5](#), "Procedure", of this ordinance, except an applicant may request a "simultaneous approval process" that combines the preliminary plan and final plan approvals as set forth in subsections [10-8-5B](#) and C of this ordinance.

3. Exceptions: At the request of the applicant, the village board may grant exceptions from any of the applicable submittal requirements, standards or the applicable provisions of this ordinance as part of the consideration of the application and/or approval of application for commercial- residential mixed use development, a conditional use or a planned development.

4. Submittals; Commercial-Residential Mixed Use Development: The required submittals for a commercial-residential mixed use development shall be as follows:

- a. Narrative description of the project, developer/applicant background and experience, and description of how the plan complies with the design guidelines of the 2011 downtown redevelopment plan.
- b. Market study (prepared by applicant or others) including unit sizes, sales projections, marketing materials, impact fees, real estate tax and sales tax projections, and land dedications and other relevant data.
- c. Project pro forma (required only if financial incentives are requested).
- d. Plat of survey.
- e. Site plan (which shows the location and dimensions of all proposed buildings, structures, driveways, easements, landscaping and site data table for bulk regulations and parking).
- f. A topographic survey and location map.
- g. Floor plans for all levels of the building.
- h. Exterior/interior color perspective drawings.
- i. Building elevation drawings.
- j. Signage plan.
- k. Sample building materials (including exterior wall and window materials, shingles, etc.).
- l. Engineering plans.
- m. Stormwater drainage calculations, SWPPP and related plans.
- n. Landscape plan (including proposed location of fences, walls, landscape and other improvements).
- o. Lighting and photometric plan.
- p. Traffic study.
- q. School impact study.
- r. Plat of condominium conforming to the Illinois condominium property act [1](#) or plat of subdivision (in recordable form) (required at the time of request for a temporary or final occupancy permit).
- s. Declaration of easements, covenants and restrictions (approved as to form and content by the village attorney) and bylaws of proposed homeowners' association (required at the time of request for a temporary or final occupancy permit).

t. Property maintenance plan (which covers the continued maintenance of the common areas, landscaped areas, driveways and exterior of the buildings, unless maintenance is covered in declaration) (approved as to form and content by the director of community development) (required at the time of request for a temporary or final occupancy permit).

u. Statement of legal ownership of the property, the ownership interest of the applicant in the property, a listing of all restrictions, lis pendens and encumbrances of record (or a title commitment), the nature of ownership to the subsequent purchasers (fee simple title, condominium, etc.) and the legal description of the property.

The village board, in its discretion and based on a recommendation from the director of community development or the village engineer, may require that additional specific documents unique to a proposed conditional use/planned development be filed as part of the application process or may waive the requirement of the preparation and filing of one or more of the above documents.

5. Submittals For Building Permit: As a condition of approval of a building permit application (or conditional use permit), the applicant shall submit to the department of community development as part of the plan review and final approval by the department or the village board, as appropriate:

- a. The final versions of the documents required under subsection P4 of this section.
- b. Grading plan with executed grading and stormwater maintenance facility agreement (on the village approved form).
- c. Engineering plans.
- d. Soil borings and test results and environmental inspection reports to assess site preparation and construction management plan and protocols.
- e. All applicable federal, state, county and local permits, licenses and approvals.

6. Improvement Standards: All improvements to real property within this district shall conform to the applicable regulations of the Western Springs municipal code, unless a waiver, variance or other development allowance is approved by ordinance by the village board.

7. Plats Of Subdivisions: Provided that no public improvements are required, any plat of subdivision or resubdivision or plat of condominium for real property in this district shall be classified as a minor subdivision, shall be processed under the minor subdivision regulations of subsection [10-10-3C](#) of this ordinance and the four (4) or fewer lot limitation for minor subdivisions shall not apply to a commercial-residential mixed use development. The village board may also grant exceptions from any of the applicable submittal requirements, standards or the applicable provisions of this ordinance as part of its approval of the plat. (Ord. 15-2786, 2-23-2015)

CHAPTER 8: PLANNED DEVELOPMENTS

10-8-1: Purpose

Planned development regulations allows for **large-scale** development of innovative design by permitting some relaxation of the requirements of the underlying zone district regulations and of the subdivision regulations. A planned development is a conditional use that may be granted by the Village Board should it determine that the planned development is in the best interest of the Village and complies with all the standards established in this Chapter. The Plan Commission and Village Board may require any reasonable condition or design consideration that will promote proper development or benefit to the community. The planned development should provide amenities not otherwise required in this Ordinance and establish facilities and open space greater than the maximum required in this Ordinance. It is not intended that the Board automatically grant the maximum use exceptions or density premiums in the case of each planned development. The Plan Commission shall recommend and the Board grant only such premiums or latitudes that are consistent with sound land use planning, Village growth policy, accrue benefits to the Village and which preserve the basic high quality single-family character of the Village of Western Springs.

As a condition of approval, each planned development must be compatible with the character and objectives of the zoning district or districts within which it is located, and each planned development shall be consistent with the official planning policies of the Village of Western Springs.

As specified in this Ordinance, planned developments shall be considered conditional uses in those zoning districts in which they are allowed. Every planned development shall conform to the intent and the character of the zoning district in which it is located. A planned development is not a vehicle to achieve a zoning change.

[...]

10-8-3: GUIDELINES:

The following guidelines will be used by the Plan Commission and Village Board to evaluate the suitability of proposed planned developments. These guidelines represent sound planning principles which the Village thinks should be incorporated into planned developments. However, it is not intended that each and every one of these guidelines be rigidly conformed to, provided that just cause for any departure from these guidelines is demonstrated.

- A. The planned development should be compatible with the character of the underlying zoning district in which it is located.
- B. The planned development should be consistent with the official planning policies and the Official Land Use Plan of the Village.
- C. The planned development should preserve the value of the surrounding residential area.
- D. Any unusual physical, topographical or historical features of the site of the planned development which are of importance to the people of the area or the community should be preserved.

~~E. The minimum area of a planned development should be five (5) acres.~~

E. F. Yards along the periphery of a planned development should be compatible with the yards of the adjacent properties. (Ord. 92-1855, 12-14-1992)

CHAPTER 9: NONCONFORMITY

[...]

10-9-3: Nonconforming Buildings and Structures

A. Authority To Continue: Any nonconforming building or structure that is devoted to a use that is permitted in the zoning district in which such building or structure is located may be continued so long as it remains otherwise lawful, subject to the provisions of this Ordinance. (Ord. 92-1855, 12-14-1992)

B. Enlargement, Repair, Alterations: Any nonconforming building or structure may be enlarged, maintained, repaired or altered; provided that, no such enlargement, maintenance, repair or alteration shall either create an additional nonconformity or increase the degree of the existing nonconformity of all or any part of such building or structure. **The vertical or horizontal extension of an existing exterior wall of a single family detached dwelling that is nonconforming with respect to a minimum required interior side, corner side, or rear yard will not be considered to increase the degree of that nonconformity so long as the extension does not encroach further into the required yard.**

Notwithstanding the above, principal buildings or structures, constructed prior to the date hereof, that are considered nonconforming solely due to the nonconforming height of the building or structure, may be extended horizontally at a height in excess of said permitted maximum height but not in excess of the roofline of the existing building or structure. (Ord. 99-2082, 4-26-1999, eff. 8-1-1999)

APPENDIX B: GROSS FLOOR AREA SUPPORTING DOCUMENTS

A. Computation Of Gross Floor Area: The gross floor area provisions of this ordinance were formalized to encourage harmony within the village's housing stock in terms of the size and bulk of buildings as perceived from adjoining properties.

Floor Area, Gross (For Determining Allowable Area In One- And Two-Family Residential Districts): Except as hereinafter provided, the sum of the gross horizontal areas of all floors of all stories and partial stories of a building, or such area devoted to a specific use, measured from the exterior face of exterior walls or from the center line of walls separating two (2) buildings or uses.

B. Calculation Requirements: The following shall be included in gross floor area calculations:

1. All gross square footage of each above grade floor of the principal structure.
2. All gross square footage of attached or detached garages.
3. That portion of unfinished or finished garage or attics seven feet (7') or more in height. For purposes of this calculation garage ceiling heights are presumed to be eight feet six inches (8'6") high.
4. Other accessory structures including sheds and gazebos.
5. Basements if the bottom of the first floor joist is more than three feet six inches (3'6") above the existing grade adjoining the foundation areas.
6. Those portions of house attics (finished or unfinished) that are seven feet (7') in height or more, even if the space is interrupted with crossties or has a truss design. Attic space shall be counted from a point nine feet (9') above the second floor line.

~~7. Open wood decks if the floor level exceeds three feet six inches (3'6") above grade.~~

~~7. 8.~~ Balconies, chimneys, bay windows, etc.

~~8. 9.~~ Portions of a second floor that cantilever over open-walled first floor yards shall count as two (2) stories.

~~9. 10.~~ Any roof overhang, not including gutters, that projects three feet (3') or more into one or more of the yards.

~~10. 11.~~ All exterior area that is surrounded on eighty five percent (85%) or more of its perimeter by the wall of any structure.

~~11. 12.~~ Elevator shafts and stairwell at each floor.

~~12. 13.~~ Floor spaces and shafts, not including roof space, used for mechanical, electrical, and plumbing equipment.

~~13. 14.~~ Penthouses; interior balconies and mezzanines.

~~14. 15.~~ Atria and roofed porches.

~~15. 16.~~ Any first floor space that has a floor to ceiling height of more than fourteen feet (14'), each fourteen feet (14') in height, and any fraction thereof in excess of fourteen feet (14') in height or a multiple thereof, shall be treated as a separate floor.

C. Exclusions: Exclude the following:

1. Those parts of attics or other floor areas less than seven feet (7') in height.

2. Basements if the bottom of the floor joist above is less than three feet six inches (3'6") above the existing grade.

3. Open wood decks, ~~sun decks, or other decks if the floor level is less than three feet six inches (3'6") above grade.~~

4. An open courtyard facing a public street.

~~5. Sun or other decks with rails no higher than three feet six inches (3'6") on a first, second or third floor.~~



Memorandum

To: Heather Valone, AICP, Director of Community Development
Kelsey Fawell, Senior Planner
From: Michael Blue, FAICP, Vice President of Planning, Teska Associates, Inc.
Andrew Dunham, AICP, Associate
Date: May 22, 2025
RE: Commercial Zoning Districts – Working Concepts

Building on our discussion of options for keeping the Village's commercial zoning current with trends and best practices, we've started updating the C-1, MXD, and C-2 Districts. The timing for this review is advantageous, as the recently-completed downtown market assessment gives us a good sense of the current commercial market, downtown business mix, and community preferences. The purpose of refining zoning districts is to consider those factors in light of community goals for its business districts.

To do this, we've prepared a first version of purpose statements and permitted and conditional use lists for Village commercial zoning districts (included with this memo as **Attachment One**). For downtown, alternative approaches were considered to meet Village objectives to emphasize retail and restaurant uses downtown, while maintaining a good base of personal, business, and medical service office uses. In the interest of testing preliminary ideas and keeping the effort on point, initial ideas and drafts are shared below.

- 1) **Update or draft an update to zoning district purpose statements**, which are meant to convey the Village's land use and community character objectives for the districts. These short statements convey intent for the area so that any future zoning determinations are in keeping with Village expectations.
- 2) Draft **permitted and conditional use lists** specify the activities allowed in each district. They further define and exemplify the intent and application of the districts. As part of the update, a modernized definition of each use would be prepared.
- 3) Options have been developed to **advance the goal of encouraging a pedestrian orientated area** of retail and restaurant uses. A **Downtown Pedestrian Overlay District (DPOD)** is offered that would not allow office uses on the ground floor in the downtown core. This approach would zone the full downtown as C-1 and place a zoning overlay along Burlington Avenue (roughly bounded by Grand Avenue and Wolf Road) and Hillgrove Avenue (between Lawn Avenue and Johnson Avenue), but only applying to storefronts facing Burlington and Hillgrove Avenues. Existing office or medical uses in the overlay become existing legal nonconforming uses.

ATTACHMENT ONE

- 4) The C-2 Community Shopping District is updated to reflect zoning best practices. The purpose statement is meant to characterize a business area providing a range of business activities that serve the Village and beyond; the use list follows that objective. The draft use list update maintains the current approach of considering “use categories” for retail and office functions. However, it removes the cross reference to allowing those uses from the C-1 District (this is called “cumulative zoning” and no longer considered an effective approach). Rather, the use list intentionally specifies all appropriate permitted and conditional uses.

We look forward to reviewing these drafts with you further.

**Village of Western Springs
Commercial Zoning Districts – Working Concepts
REVIEW DRAFT**

Draft Purpose Statements & District Boundaries

C-1: Village Center Commercial District

This district constitutes downtown Western Springs and supports a range of harmonious activities in a safe environment for pedestrians. Appropriate uses in the district generally include retail, service, governmental, professional and multiple family residential. As a vibrant downtown district, the area may also see a variety of secondary or accessory functions to permitted uses that attract more people to a particular business and to the area generally. While this district is intended principally for retail commercial uses on the first floor, it is understood that some other first-floor uses can fit into the fabric of the district, provided the area maintains its retail commercial emphasis.

C-2: Community Shopping District

This district provides for commercial activities serving the Village and surrounding areas, and that typically locate on sites along arterial or collector streets with comparatively large lots, high visibility, and easy vehicular access. Development in this district should support auto-oriented commercial uses on sites with designs and amenities that incorporate well-landscaped on-site parking, adequate signage, pedestrian safety, outdoor dining, and plazas or seating areas.

Downtown Pedestrian Overlay District (DPOD)

This overlay district promotes retail and service-based ground floor uses in the central portion of downtown Western Springs along Burlington and Hillgrove Avenues. The district reserves first-floor commercial spaces primarily for retail or personal service uses that will foster a vibrant, pedestrian-oriented shopping, dining, and services district. Upper stories are appropriate for office, medical, and residential uses.

The design of buildings should promote pedestrian access from the street with prominent front door entrances, clear and transparent windows, and pedestrian-oriented signage. Design elements that limit pedestrian character are not in keeping with the desired character of this area (such as tinted or mirrored windows, curb cuts, and monolithic front facades).

ATTACHMENT ONE

NOTE: This overlay is mapped for and keeps office uses out of the downtown core.

Draft Updated Use Lists

C-1: Village Center Commercial District

and

MXD: Mixed Use Commercial-Residential District (unless specified)

Permitted Uses

Accessory / compatible uses - up to 30% of total square footage

Bakeries / coffee shops

Banks and financial institutions (not in MXD District OR only if xx feet from similarly classified uses)

Dwelling units, above ground floor retail

Food stores / grocery stores

Medical/dental offices on upper floor

Medical/dental offices on first floor (not in MXD District OR only if xx feet from similarly classified uses)

Microbreweries

Offices, professional and business on upper floor

Offices, professional and business on first floor (not in MXD District OR only if xx feet from similarly classified uses)

Personal services

Restaurants / brewpubs

Retail stores

Taverns/pubs

Temporary retail uses (within specified conditions and approved by Director of Community Development)

ATTACHMENT ONE

C-1 / MXD Conditional Uses

Accessory / compatible uses - greater than 30% of total square footage

Automobile repair

Automobile service stations

Banquet halls

Commercial schools

Daycare centers

Drive thrus, as part of a permitted

Food stores / grocery xx,000 sf and greater

Gas/fueling stations

Government buildings and facilities

Hotels / motels

Indoor athletic facilities

Indoor entertainment and amusement facilities

Medical clinic

Membership clubs (ie. Elks, VFW, etc)

Museums or cultural facilities

Parking lots – private, associated with and adjacent to allowed C1 use

Parking lots - public

Pet care services

Pet stores

Planned developments

Veterinary offices

C-2 – Community Shopping District

Permitted Uses

Accessory uses

ATTACHMENT ONE

Art gallery and artists' studios.

Bakeries / coffee shops

Banks and financial institutions

Commercial schools

Food store / grocery

Garden centers

Indoor entertainment and amusement facilities

Laundry facilities

Medical/dental offices

Membership clubs

Offices, professional and business

Personal services

Restaurants / brewpubs

Retail stores

Retail sales of goods, accessory (up to 50% of total square footage)

Taverns/ pubs

C-2: Conditional Uses

Animal hospitals

Automobile repair

Automobile service stations

Banquet halls

Car washes

Daycare centers

Drive thru, as part of a permitted use

Dwelling units, multiple-family

ATTACHMENT ONE

Funeral homes

Gas/fueling stations

Government buildings and facilities

Hotels / motels

Indoor athletic facilities

Indoor entertainment and amusement facilities

Kennel/ animal boarding facility

Medical clinic

Membership clubs

Museum or cultural facility

Nursing and convalescent centers

Pet care services

Pet stores

Planned development

Religious institutions

Research and development facilities

Vehicle sale, indoor sales only (new and used, including automobiles, motorcycles and recreational vehicles)

Veterinary offices



Memorandum

To: Heather Valone, AICP, Director of Community Development
Kelsey Fawell, Senior Planner
From: Andrew Dunham, AICP, Associate
Michael Blue, FAICP, Vice President of Planning, Teska Associates, Inc.
Date: May 23, 2025
RE: Best Practices in Municipal Mobile Food Vendor Regulations

Street vending in the form of food trucks, trailers, or pushcarts has been a common feature in American cities for centuries; however, a renewed national interest in specialty foods and creative culinary entrepreneurs seeking a foothold in a community has created a resurgence in street vending. These fixtures of street life are no longer only found in dense, urban neighborhoods, but now can appear in downtowns, office parks, shopping centers, and festivals, in communities of all sizes.

In the context of Western Springs, food trucks are the most common form of potential mobile food vending. Food trucks may regularly serve customers at a set location for a predefined or indefinite period of time, they may occupy a location at certain times weekly or monthly, or they can operate for only a few days at farmers markets, festivals, or other events. These operations can occur on public right-of-way or on private property. Certain private events may also bring in a food truck to cater to attendees of an event, rather than serving to the general public.

Food truck / mobile food vending regulations generally address four main categories: location, operations, health and safety, and enforcement. These various considerations are set forth to mitigate adverse impacts of food trucks, allow a level playing field for existing brick-and-mortar food service businesses, ensure safe food practices and licensure, and maintain fairness in enforcement.

Regulating Location

Defining the location of mobile food vending is a key consideration when contemplating a comprehensive series of regulations. Regulations should address operations both on public and private property, as well as providing clarity on event-based vending.

Food truck regulation on public property varies from defined intervals to first-come, first-served operations. Ellis Avenue on the University of Chicago campus, for example, is largely unregulated and food trucks regularly jockey for space to serve the large potential student customer base; this results in a competitive market with private automobiles (usually that of an employee of the food truck business) often occupying parking spaces during the nighttime hours to “hold” prime parking spaces for daytime vendors.

Some municipalities prohibit all food vending on public property, whereas others utilize standard business licensing, street parking fees and regulations, and right-of-way regulations to support and regulate food trucks. Mobile vending regulations in regional communities include:

Brookfield: Regulations do not differ between whether food trucks are available to the public or reserved for private events, during an event or not, or on Village streets or private property. Brookfield requires vendors comply with parking time limits and local regulations; these parking time limits mitigate potential conflicts with nearby businesses by requiring vendors to move after parking time expires, so as not to set up for too long in front of a brick-and-mortar restaurant.

Clarendon Hills: The Village of Clarendon Hills restricts the hosting of food vending operations to liquor establishments in the community, like taprooms and bottle shops, for food truck events (these establishments may bring in whatever vendor they choose). As a result, only two establishments are permitted to host a food truck and only three locations in and near the downtown are permitted sites for operation. Following an application, the Village will cordon off street parking for the event. [See application.](#)

Elmhurst: Mobile food vending regulations are geared towards traditional ice cream trucks and the like. Mobile vending must not occupy any block in Elmhurst for more than 30 minutes, may not traverse the same block more than twice per day, and may not occur near schools near dismissal time. Vending must occur when the vehicle is parked on the right side of the street and sales must be made from the right-hand side of the vehicle.

Downers Grove: Food trucks are permitted solely within [business and office parks](#) in the community. Mobile food vending must occur a minimum of 500 feet from the property line of a licensed food service business, school, or festival. Sales must occur from whichever side of the vehicle is closest to the curb. No more than three (3) food trucks may operate concurrently on a private lot.

Evanston: The City of Evanston requires mobile food vendors to submit information about the food truck itself, including the proposed location and layout, vehicle schematics, power sources, and other logistic and technical information. On public right-of-way, mobile vending locations must be approved by the Public Works department; these locations must be: a minimum of 100 feet from an existing restaurant (unless permission is granted without compensation), away from accessible parking spaces or loading areas, set back from intersections to provide visibility, within three (3) feet of the curb, allowing for six (6) feet of pedestrian right of way, and 500 feet away from any festival (except those businesses approved to operate at said festival). A maximum of one (1) food cart is permitted per parking lot, when vending occurs on private property. Vending locations near schools on school days is prohibited. Mobile food vending locations are on a first come first serve basis. [See location regulations.](#) [See permitted locations map.](#)

La Grange Park: Food vending locations are beholden to applicable parking codes and location is approved by the Village. Mobile food vending on the public right-of-way must not substantially obstruct a public right-of-way, as determined by the Village; must not impair the movement of vehicles or pedestrians or pose a hazard to public safety; and must be located three (3) feet or farther from a driveway or curb cut, and 30 feet or farther from intersections. The Village can also determine if a food truck is in close proximity to a vehicular access drive, sidewalk, or railroad track so as to create a safety hazard. [See location regulations](#) (Page 2).

Regulating Operation

The regulation of mobile food vending operations are key steps that a community can take to welcome these business operations without creating a public nuisance. Hours of operation regulations can ensure such operations do not generate noise into the evening; these regulations can also prevent the sale of alcohol. Operational regulations can also ensure the presence of nearby restrooms, handwashing facilities, trash receptacles, and public seating.

Though the depth and breadth of mobile food vending operations regulations vary between communities, language that restricts alcohol sales and defined hours of permitted operation is common; however, an operator may receive certain licenses or relief if vending occurs at larger events, like festivals (in which case a special liquor license is provided).

Clarendon Hills: Food truck operational guidelines are communicated to participating business owners via the website and online application. Other prospective mobile vending operations must complete a [special events application](#).

Downers Grove: Operating provisions set by the Village of Downers Grove limit operations between 7 am and 10 pm. [See Village requirements](#).

Evanston: The City of Evanston limits mobile food vending sales to 8 am to 9 pm. The City also requires mobile food vendors to be located within 200 feet of a restroom accessible to employees where they may wash their hands.

La Grange Park: The Village of La Grange Park does not list permitted hours of operation in its code, but this may be determined through correspondence between the Village and the prospective vendor. Alcohol sales are restricted unless expressly permitted as part of a Village approved event.

Health and Safety

The primary focus of food and food service regulations is public health and safety. Ensuring proper sanitation, preparation, storage, and handling practices is a community focus for brick-and-mortar restaurants and food stores, and these should remain a primary focus for mobile food vending. These regulations are particularly important for food trucks that freshly prepare food. Health inspections for mobile food vending can occur as part of the licensing process or may occur periodically, should a food truck regularly operate in the Village. Health and safety regulations also apply to the provision of handwashing facilities, waste receptacles, and the safe storage, use, and disposal of restaurant equipment, like propane tanks or cooking oil.

Health and safety regulations should also differ based on the type of vending operations; for example, vendors selling freshly-prepared food (like a burger or taco truck) should be held to different standards than conveyors of packaged goods (like an ice cream truck). Ensuring proper health and safety practices during licensing is an effective approach in protecting public health and safety; licenses should also be non-transferable and should require health and safety certifications from outside entities, like the State or County. These certifications include the Illinois Department of Public Health Food Handler Accreditation or County Public Health Department mobile food unit inspection and permitting.

Brookfield: Food truck operators must apply for a license that requires documentation of local, County, and State food preparation and handling standards, liability insurance, and compliance with fire and life safety standards. The annual fee for a license is \$50.

Evanston: Food truck applications require the proof of necessary permits from State health and transportation authorities, insurance coverage of at least \$1 million and a hold harmless agreement, proof of access to restrooms for handwashing in locations where the food truck is parked for more than two hours, location of approved commercial supply source, as well as the food preparation method and anticipated volume of sale. The City reserves the right to inspect food vehicles and request records of food and supplies purchased, received, or used. The City defers to Illinois Department of Public Health requirements for food storage, preparation, distribution, and vehicle standards and requirements; food must be sourced from City-

approved commercial sources and off-site food preparation must occur in facilities that are either licensed by the City or facilities that meet key City standards. Annual licenses fees are \$500.

Downers Grove: The Village requires a submission of waiver to a background check, hold harmless agreement, and a copy of a permit from the DuPage County Health Department. The Village issues ten permits at a time at a first come first served basis at a fee of \$100 with a \$25 renewal fee per year. [See requirements.](#)

La Grange Park: The Village requires an application that includes a copy of a current County health inspection. An annual food vendor license fee is \$50. [See licensing requirements.](#)

Enforcement

Enforcement of mobile food vending is generally uniform throughout many municipalities in the region. License applications and municipal codes generally reserve the municipality's right to suspend or revoke licensure in the event of noncompliance or discovery of omissions, fraudulent, or deceptive statements in the application. Penalties are generally assessed in per violation; Evanston, for example, fines operators a minimum of \$500 for each violation, whereas other communities apply penalties in the same manner as restaurants.

Prominently displaying the municipally-issued license is another common requirement for food truck operators. In certain municipalities, a vehicle decal may be issued to operators to ensure that licenses are not transferred to different vehicles. Any transfer of licenses must be approved by the municipality.

Conclusion

As Western Springs continues efforts to enliven and enhance its commercial districts, food trucks can play a role in attracting visitors, introducing culinary variety, and incubating potential new businesses. The recent modernization of the Village's liquor code has increased the need for private businesses to have access to mobile food options. Additionally, events, both private and public, would see efficiencies in creating a more streamlined annual process. Mobile food vending in the Village should be regulated in a manner that allows for favorable locations without adversely affecting existing restaurants in its business districts. A potential draft code section may include the following.

Definitions: Mobile Food Vending.

Mobile food vehicle. A commercially manufactured, motorized mobile food unit in which ready-to-eat food is cooked, wrapped, packaged, processed, or portioned for service, sale or distribution.

Mobile food vehicle (nonmotorized). A commercially manufactured mobile food unit which may be affixed onto a vehicle, such as a trailer, in which ready-to-eat food is cooked, wrapped, packaged, processed, or portioned for service, sale or distribution.

Mobile food vehicle vendor. The owner of mobile food vehicle or the owner's agent; hereinafter referred to as "vendor."

Section 1: Licensing, Health, and Safety Requirements

- A. It shall be unlawful for any person to operate a mobile food vehicle within the Village without first having obtained a Mobile Food Vending License for that purpose.
- B. Any person wishing to operate a mobile food vehicle within the Village shall complete an application and receive a Mobile Food Vehicle Vending License from the Village. Each application must include:
 - 1. A copy of the vendor's food handler certification card provided by the Illinois Department of Public Health.
 - 2. A copy of a valid driver's license of vendor or operator of the vehicle.
 - 3. Vendor's certification of the mobile food vehicle's compliance with the [Illinois Food Code](#).
 - 4. A preliminary health inspection or in possession of a current health inspection passing mark from the Cook County Department of Public Health.
 - 5. A signed hold harmless agreement and proof of comprehensive general liability insurance coverage of \$1,000,000 per occurrence and \$2,000,000 in aggregate.
 - 6. Umbrella coverage (\$1,000,000 per occurrence and \$1,000,000 in aggregate).
 - 7. Workers Compensation – Statutory.
 - 8. Village listed as certificate owner.
 - 9. A list of food items offered and schematic drawing showing safe usage of energy source and waste disposal.
 - 10. Proposed location of vehicle, identifying the locations for the vehicle, power source(s), and customer queuing. If the vehicle is planned to be parked in different locations in the Village over 12 months, these proposed locations must be identified before each operation.
- C. A Mobile Food Vehicle Vending License shall be valid for 12 months from the date of issuance.
 - 1. An licensing fee of \$100 must be paid to the Village upon issuance of a license.
 - 2. A license certificate will be issued to the vendor for use on the approved vehicle and must be on display at all times.
 - 3. Licenses are not transferable between vehicles or vendors.
- D. The Village reserves the right to rescind licensure if provided information is found to be embellished, falsified, or otherwise misleading.
- E. Vendors must detail plans for the mitigation of litter and disposal of grease, food waste, and other items associated with the preparation of food.

Section 2: Operation

- A. Mobile food vendors shall pay Village sales tax and submit receipts from sales, if open to the general public.
- B. Mobile food vendors seeking to operate within the public right-of-way must notify the Village, and provide all required information, a minimum of 14 business days prior to the proposed date of operation.
- C. Mobile food vending may occur between 9 a.m. and 9 p.m., unless operating as part of a separately-permitted, Village-sanctioned event.
- D. Alcohol sale by food vendors is not permitted.
- E. Mobile food vending may not occur within 500 feet of a school, except one hour after dismissal. Food trucks may be permitted on school property if part of a separately-permitted school event.
- F. Mobile food vending shall occur from the side of the vehicle closest to the curb.
- G. Mobile food vending on a private property for private events may occur a maximum of one (1) day per year for a property in residential zoning districts.

- H. Mobile food vending on a private property for private events may occur a maximum of two (2) days per month for a private property in a commercial district.
 - Mobile food vending must be hosted by or otherwise affiliated with a local business or entity.
 - When hosting a food vendor, the local business shall be responsible for obtaining licensure for the mobile food vending operation, submitting a mobile food vending application, and providing adequate notice to the Village.
- I. Mobile food vending to the general public may occur on public right-of-way a maximum of one (1) day per year adjacent to a property in residential zoning districts, per license holder, excluding Village-sanctioned events.
- J. Mobile food vending to the general public may occur on public right-of-way a maximum of two (2) days per month adjacent to a private property in a commercial district, per license holder, excluding Village-sanctioned events.
- K. No more than two (2) mobile food vending operations may operate on the public right-of-way at the same time in the C-1 zoning district, excluding during Village-sanctioned events.
- L. Vendors must pay the municipal parking fees (if any) of permit spaces they occupy.
- M. At least one State-certified food handler must be within the vehicle when serving occurs.

Section 3: Location

- A. Mobile food vending shall not obstruct the flow of traffic, the ease of pedestrian or cycle movement, or the visibility of intersections, crosswalks, curb cuts, drive aisles, or alleys.
- B. Licensed vendors shall submit an application for location on a public right-of-way no less than 14 business days prior to the planned event.
- C. Vendor is required to provide barricades and property safety measures to ensure safety and visibility of the site. For downtown diagonal parking spaces, three contiguous spaces will be reserved. (Note: The Village can consider preparing a location map for permitted downtown vending locations)
- D. Mobile food vendors must submit proof of access to a restroom with handwashing facilities within 300 feet of the proposed location.
- E. Mobile food vendors may not operate within 300 feet of the lot line of an existing restaurant, unless having received written consent from that entity.
 - 1. Mobile food vendors may not exchange money or other gifts for approval from restaurant owners.

Section 4: Enforcement

- A. Village Law Enforcement Services and Fire and Emergency Medical Services will approve planned locations within the public right-of-way as applications are sent in.
- B. Vendors must prominently display the active Village license on the passenger side of the front windshield.
- C. Violation of Village codes will result in a \$750 per day fine.
- D. Falsified information in the license or public right-of-way application will result in the immediate suspension of a Village license.

Attachment 4.

THE CONTENT OF THIS DRAFT RECOMMENDATION, INCLUDING ALL FACTS, STATEMENTS, CONCLUSIONS AND RECOMMENDATIONS, IS PROVIDED FOR YOUR REVIEW, CONSIDERATION AND AMENDMENT. AS A COLLECTIVE BODY, THE PLAN COMMISSION SHOULD REACH AGREEMENT ON THE FINAL CONTENT OF THIS DOCUMENT AND THEN TAKE FINAL ACTION ON THE APPLICATION.

**WESTERN SPRINGS PLAN COMMISSION
REPORT AND RECOMMENDATION NO. 25-04**

PLAN COMMISSIONERS PRESENT:

ABSENT:

OTHER:

DATE: October 28, 2025

**FINDINGS AND RECOMMENDATIONS TO THE VILLAGE PRESIDENT
AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS**

RE: PC-2025-04: Application for Text Amendments to the Development Control Ordinance (DCO).

[APPROVAL/DENIAL] of Amendments to DCO

Applicant: Western Springs Department of Community Development

I. BACKGROUND FACTS

1. On September 28, 2025, the Village's Department of Community Development (the "Applicant") filed a General Information Application for Land Use and Development in the Village with supporting documents (the "Application") for text amendments to the Development Control Ordinance Sections 10-2, 10-3, 10-4, 10-5, 10-7, 10-9 and Appendix B.

2. The Applicant submitted the Application and supporting documents to petition for the following amendments to the DCO: 1) Subsection 10-2-2 (Definitions and Rules of Word Usage; Definitions) to create definitions for various commercial uses; 2) Subsection 10-3-11 (Administrative Bodies and Procedures; Variations) to create an administrative approval process for specific and minor variations; 3) Section 10-4 (Development Standards of General Applicability) to make updates to Table 4-1 (Allowable Obstructions) and remove rear yard accessory structure coverage requirements from corner and reverse corner lots; 4) Section 10-4-5 (Temporary Uses) to include regulations for beekeeping and commercial food trucks; 5) Section 10-5 (Zoning Districts) for the inclusion of a Downtown Pedestrian Overlay District and business overlay district including for potential medical cannabis businesses as well as updated purpose statements; 6) Section 10-7 (Business District Regulations) to updates to commercial use standards and requirements for the proposed Downtown Pedestrian Overlay District and business districts; 7) Section 10-8 (Planned Developments) to remove references to "large-scale" development and remove minimum area requirement for planned developments; Subsection 10-9-3 (Nonconformity; Nonconforming Buildings and Structures) to allow for the vertical or horizontal extension of a nonconforming single-family structure in specific instances; Appendix B (Gross Floor Area Supporting Documents) to remove decks from required gross floor area calculations; and other related minor amendments.

3. The Application consists of information supporting the requested text amendment and redlined code exhibit, copies of which are incorporated by reference into this Report and Recommendation as **Group Exhibit “A”** and made a part hereof.

4. Based on the regulations set forth in the Village’s DCO, the requested text amendments have to be considered by the Plan Commission at a public hearing and then the Village Board must approve the amendments.

5. Pursuant to notice published and posted as required by State law and the Western Springs Municipal Code, on **October 28, 2025**, the Plan Commission conducted a public hearing to consider the Zoning Relief requested in the Application (the “Public Hearing”).

6. At the Public Hearing, the Plan Commission considered and accepted into the public record written and oral testimony, including documents that were marked as exhibits for identification purposes, which were submitted and/or presented by the **Applicant and the Applicant’s representative (INSERT)**, Village Attorney Anne Skrodzki, the **Interested Parties (INSERT)**, the Community Development Director (Heather Valone), the Senior Planner (Kelsey Fawell), and the public. All of the written and oral testimony, exhibits and a transcript of the Public Hearing were incorporated in and made a part of this Recommendation. Each of the documents accepted into the record and identified by an exhibit number are identified below:

- A. The Application with its attachments (incorporated by reference as **Group Exhibit “A”**).
- B. The Public Hearing Notice, the Newspaper Publisher’s Certificate dated **October 2, 2025**, the Affidavit of Newspaper Publication dated **[INSERT DATE]** submitted by Heather Valone in accordance with State law (incorporated by reference as **Exhibit “B”**).
- C. Village Staff Memorandum dated **October 28, 2025**, and prepared by Community Development Director Heather Valone and Senior Planner Kelsey Fawell (“Village Staff Memo”) and (incorporated by reference as **Exhibit “C”**).
- D. The Village’s Official Land Use Plan adopted by Ordinance No. 03-2226 dated February 24, 2003, as amended by Ordinance No. 11-2643 dated August 22, 2011 (the “2011 Western Springs Downtown Redevelopment Plan” or “2011 Downtown Plan”) (incorporated by reference as **Group Exhibit “D”**).
- E. The Official Zoning Map of the Village (incorporated by reference as **Group Exhibit “D”**).
- F. The Western Springs Municipal Code, including the Development Control Ordinance (“DCO”) (incorporated by reference as **Group Exhibit “D”**).
- G. The transcript of the October 28, 2025, Public Hearing prepared by a court reporter (**INSERT**) (incorporated by reference as **Exhibit “E”** and retained on file with the Community Development Department).
- H. Additional documents submitted to the Plan Commission during the Public Hearing (each being incorporated by reference into this Recommendation and retained on file with the Community Development Department), consisting of:
 - Supplemental Application Materials (**Group Exhibit “F”**): **[INSERT]**.
 - Village Supplemental Materials (**Group Exhibit “G”**): **[INSERT]**.
 - Materials Submitted by Interested Parties (**Group Exhibit “H”**): **[INSERT]**.

7. Copies of all the Exhibits identified in this Recommendation are on file with the Village's Department of Community Development and are incorporated by reference in this Recommendation.

8. The Village's Code Officer, Community Development Director Heather Valone, and Senior Planner Kelsey Fawell have submitted the Village Staff Memo, which reviews the Application, the applicable provisions of the DCO and the requested text amendments, and concludes that the petition meets the applicable DCO provisions for purposes of conducting the Public Hearing and consideration of approval of the requested amendments. See, **Group Exhibit "C"**.

9. Subject to the amendments requested, the Application and other submittals by the Applicant conform to the applicable requirements of the Western Springs Municipal Code, including Title 10 (Development Control Ordinance), Chapter 3 (Administrative Bodies and Procedures), Subsection 12 (Amendments).

II. FINDINGS OF FACT

Based upon the information contained in the Application, all the documents received into the record and the testimony heard during the Public Hearings, the Plan Commission makes the following findings of fact relative to its recommendation to the Village Board regarding the text amendments requested in the Application:

- A. Text Amendments** Based upon the Petition and the testimony and evidence presented at the Public Hearing, the Plan Commission has considered each of the five standards set forth in Title 10 (Development Control Ordinance); Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-12 (Amendments) of the Village Code and made the finds as follows:

Standards for Approval of Text Amendments

The Findings of Fact relative to Subsection 10-3-12(F)(2) (Standards) of the DCO for approval of amendments to text amendments are as follows:

- a. The degree to which the proposed amendment has general applicability within the village at large and is not intended to benefit specific property.**

The text amendments **have / do not** have applicability within the Village at large and are not intended to benefit a specific property. The text amendments related to residential districts clarify and streamline the approval process for common accessory structures and variation requests. The commercial district changes modernize the commercial uses permitted in the Village's C-1, C-2, and MXD Districts. The amendments also ensure compliance with State regulations related to medical cannabis. The change to the minimum acreage requirement for a planned development makes more properties eligible to apply for this specialized conditional use, as the remaining single properties within the Village exceeding five acres are limited.

- b. The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations.**

Section 10-1-2 (Purpose and Intent) of the DCO lists fifteen purposes intended to promote health, safety, and orderly and beneficial development within the Village. Protecting the character and stability of the residential, business, and industrial areas of the Village—a stated purpose—is achieved through several of the proposed amendments. The residential amendments propose to allow existing houses to be modernized while maintaining the character of their neighborhoods. The clarification of accessory uses and bulk regulations will also support the existing character of residential areas.

The changes to the C-1 and MXD Districts permitted and conditional uses will support the existing pedestrian-oriented character of the downtown and modernize uses to create more resilient commercial districts. The clarification of medical and recreational cannabis regulations will better communicate and regulate the location of these uses, consistent with the intent of the DCO. The update to the minimum planned development parcel size will prescribe more reasonable rules for the governance and subdivision of land, as intended by the DCO.

Section 10-5-2(A) lists the purpose statements of the residential zoning districts. The Village's residential districts range from A to R-5. Districts A through R-2 regulate single-family districts with progressively smaller lot sizes through R-2. The remaining residential districts apply to multi-unit residences. Generally, all purpose statements express an intent to provide stable residential environments. The proposed amendments related to single-family districts seek to clarify requirements and maintain the residential character of these districts.

Section 10-5-2(B) lists the purpose statements for the business districts. The C-1 Village Center Commercial District is intended to accommodate a range of compatible retail, financial, service, governmental, professional, and residential uses in a setting conducive to and safe for pedestrian activity. It states that the C-1 District is intended principally for retail uses. The amendments include amendments to the purpose statement for the MXD District to support the vibrancy of the downtown area. The proposed Downtown Pedestrian Overlay District is designed to strengthen the retail core of the downtown area while balancing service, financial, and other commercial uses.

The Plan Commission finds that the proposed text amendments **are / are not** consistent with the objectives of this ordinance and the intent of the applicable zoning districts.

c. The degree, if any, to which the proposed amendment would create nonconformity.

The Plan Commission finds that the proposed text amendments **would / would not** create nonconformities. The proposed text amendments related to residential uses seek to reduce nonconformities and clarify regulations across the residential districts. The proposed commercial use amendments may have minimal impact on nonconformities within the C-1 and MXD Districts.

d. The consistency of the proposed amendment with the comprehensive plan.

The Comprehensive Land Use Plan Update (2003) ("the Plan") identifies a number of opportunities related to both commercial and residential development. The residential goals of the Comprehensive Plan include enhancing and protecting the overall single-family residential character of the Village. The proposed administrative adjustment and

nonconformity amendments will allow existing homes to be modernized while maintaining neighborhood character. The removal of the 30% rear lot restriction for corner lots is intended to maintain corner lots as a viable lot type, rather than being overly restrictive and requiring variations for improvements that interior lots can complete without them. The accessory structure amendments also seek to support residential uses.

The commercial goals of the Plan include maintaining a physically and economically vital downtown area. The proposed commercial text amendments for the C-1 and MXD Districts **will / will not** increase the vitality of the downtown area by modernizing permitted uses and clarifying the purpose statement of the district. The existing use regulations do not reflect the current commercial market or enhance the area as a pedestrian corridor. The establishment of a defined core area within the downtown will allow for more vibrant and diverse pedestrian-oriented businesses to locate in the heart of the district and spur additional reinvestment.

The Plan Commission finds that the proposed text amendments **are / are not** consistent with the Comprehensive Plan.

- e. **The degree, if any, to which the proposed amendment contradicts village policy as established in previous rulings on petitions involving similar circumstances.**

The proposed text amendments are intended to support current Village policy and previous rulings on similar petitions. The proposed administrative adjustments align with current variation trends for residential uses and buildings. The amendments also streamline the approval process for common requests that have been consistently approved in the past. The accessory structure amendments are consistent with recent approvals by the Board of Zoning Appeals within the last five years.

The proposed commercial amendments within the C-1 and MXD Districts comply with the Village's adopted *Downtown Market Assessment* and *Downtown Redevelopment Plan* for the pedestrian-oriented downtown. The proposed planned development amendment related to minimum parcel size reflects recent approvals, as most of the Village's planned developments did not meet the current minimum parcel size requirement, with the exception of one qualifying property.

The Plan Commission finds that the proposed amendments **will not / will** contradict Village policy or previous rulings on petitions involving similar circumstances.

III. OTHER REQUESTED RELIEF: None.

IV. RECOMMENDATIONS

Subject to Section V (Conditions) set forth below, the Plan Commission recommends **[APPROVAL/DENIAL]** of the Application and the Requested Text Amendments as follows:

V. CONDITIONS

The recommendation of **[APPROVAL/DENIAL]** of the Applicant's request for the text amendments to the DCO conditioned upon and subject to **[INSERT]**;

Motion to APPROVE the Application made by [INSERT]; seconded by [INSERT] (Votes in Favor of Motion: [INSERT]; Votes Not in Favor of Motion: [INSERT]; and Absent from Meeting / Voting: [INSERT])

APPROVED by a vote of the Members of the Plan Commission on this 28 day of October, 2025.

Village of Western Springs Plan Commission

By: _____
Peter Glimco, Chair

DRAFT

Exhibit List

From Public Hearing for Approval of Text Amendments to the Development Control Ordinance

Group Exhibit “A”

(attached)

Exhibit “B”

Newspaper Publisher's Certificate dated **[INSERT DATE], 2025**, the Affidavit of Newspaper Publication dated **[INSERT DATE], 2025** submitted by **[INSERT]**
(attached)

Exhibit “C”

Village Staff Memorandum dated **October 28, 2025**, and prepared by Community Development Director Heather Valone and Senior Planner Kelsey Fawell (“Village Staff Memo”)
(attached)

Group Exhibit “D”

The Village’s Official Land Use Plan and Official Village Zoning Map
(on file with the Community Development Department)

Exhibit “E”

The transcript of the October 28, 2025 Public Hearing prepared by a court reporter
(**[INSERT]**)

Group Exhibit “F”:

Supplemental Application Materials

Group Exhibit “G”

Village Supplemental Materials

Group Exhibit “H”

Materials Submitted by Interested Parties
(attached)

Attachment 5

Kelsey Fawell

From: THOMAS KELLEHER <tekelleher >
Sent: Wednesday, October 22, 2025 10:19 AM
To: Kelsey Fawell
Cc: President.cdoba@ kathleenkelleher
Subject: Suburban Beekeeping

Kelsey,

I have been researching beekeeping on the internet and the details regarding the "benefits" are pretty consistent. The following is a summary generated by Google AI:

A backyard beehive provides significant benefits for your garden and the local ecosystem, including enhanced pollination for higher crop yields, improved plant biodiversity, and support for threatened bee populations. Keeping a beehive also offers personal rewards, such as harvesting fresh honey and an engaging, educational hobby.

Benefits for your garden and the local ecosystem

- *Enhanced pollination: Honeybees are highly efficient pollinators that can forage within a three-mile radius of their hive. Their tireless work leads to a more abundant harvest of fruits and vegetables, and a more vibrant, diverse garden of flowers and plants.*
- *Increased food production: Many crops rely heavily on bees for pollination. A backyard hive can lead to higher yields of garden produce, including fruits like apples, berries, and cucumbers.*
- *Support for the bee population: Honeybees play a critical role in the global food supply, but face threats from habitat loss and pesticides. A backyard beehive provides a safe sanctuary for these insects, contributing to their preservation and health.*
- *Boosted biodiversity: By pollinating a wide variety of native plants, your honeybees help support a diverse ecosystem. This benefits other local wildlife, such as birds and insects, that depend on those plants for food and shelter.*
- *Environmental awareness: [Beekeeping](#) offers a hands-on way to connect with nature and fosters a deeper appreciation for the role of pollinators in the environment.*

Personal benefits for beekeepers

- *Fresh, local honey: One of the most satisfying rewards is harvesting your own raw honey. This honey is a unique "floral fingerprint" of your location and is often prized for its rich, unfiltered taste.*
- *Additional hive products: In addition to honey, you can harvest other useful byproducts. Beeswax can be used for candles and cosmetics, while propolis—a sticky substance bees use to build hives—is used in some natural remedies.*
- *Educational experience: Keeping a beehive is a living science project for all ages. It offers a fascinating glimpse into the complex social system of a bee colony, including watching nurse bees, forager bees, and the "waggle dance" used for communication.*

- *Stress relief: Many beekeepers find observing their hive to be a calming and meditative experience. It provides a peaceful escape from daily stress and a grounding connection to the natural world.*
- *Community connection: Beekeeping can connect you with a passionate community of fellow hobbyists through local clubs and associations. You can share your experiences and knowledge, fostering a sense of camaraderie.*
- *Contribution to sustainability: Raising your own honey and creating your own beeswax products helps reduce reliance on commercial goods, aligning with sustainable living practices.*
-

The following article is direct from the website <https://frankthebeeman.com>

On the site there is a very good article regarding the specifics of backyard beekeeping.

Go to: [Suburban Bees: Keeping Bees in Residential Areas - Frank the Beeman](#)

Keeping Bees in Residential Areas

Suburban Bees

Backyard beekeeping is increasing in popularity, leading to more people having honey bees as their next-door neighbors. According to the 2017 American Housing Survey, about 52 percent of people in the United States describe their neighborhood as suburban, while only 27 percent describe their neighborhood as urban, and 21 percent as rural. This means that new beekeepers are likely to live in a suburban neighborhood. Additionally, since a typical Langstroth hive only requires a few square feet, almost every backyard has more than enough space for a hive, so just about anyone with a yard could potentially keep bees.

To successfully keep bees in suburbia does require more than just the physical space for the hives, as keeping bees in close proximity to people has its own set of guidelines that should be followed. First, before you even purchase bees or equipment, you should check to see if there are any community/city/country/state laws where you live that pertain to keeping bees. The laws may say whether or not you can keep bees, dictate how many hives you are allowed to have, and specify how far away the hives can be placed from property lines. The laws are put into place both to protect the beekeeper and also to protect the public. Familiarizing yourself with the laws makes it easier for you to enjoy your hobby and its sweet rewards.

Educate your neighbors about bees and pollination

Backyard beekeeping is an enjoyable and rewarding pastime. It's something the whole family can do together, or something you can do by yourself for a few moments of solitude. Having bees in your backyard means that you can grab a cup of coffee and head outside to hang with your colonies and watch your bees busy at work. There are a few extra requirements for keeping bees in suburbia, but the underlying theme and golden rule of suburban beekeeping is to respect your neighbors, your bees, and your environment.

If you're going to keep bees in your backyard, being a good neighbor is key. A general rule of thumb is that if you're on good terms with your neighbors before you get bees, then they'll be just as excited as you are about your new hobby. But, if you're on bad terms with your neighbor(s), then getting bees is like pouring gasoline on an open fire. The best thing to do is ask yourself, "What do my neighbors think of me?" If you're honest with yourself and your answer is not positive, then write down a list of things that you can do to be a better neighbor, otherwise it may be a constant struggle for you and your bees.

Establish an open line of communication with your neighbors. Give them your phone number and encourage them to call anytime they have any questions, or if any issues arise, such as concerns about stings or if a swarm of bees bivouacs in their yard. Rather than letting them panic, it's better if they call so that you can be a good bee neighbor and take care of the situation before it gets out of hand. Whenever you're speaking with your neighbors, always ask about any concerns they might have and address each one to the best of your ability. If you don't know the answer to any of their questions, you can always get back to them after you've found the answer by asking more experienced beekeepers in your area, or by searching trusted sources such as the [Cornell Pollinator Network Resources](#) page. Last, remember that it's always a good idea to utilize the beekeeper's irresistible "superpower," by giving jars of honey to each of your neighbors. Once they taste pure, local honey, they may likely become one of your biggest fans and be sweet on having bees—and free honey—close by.

Build a good relationship with your neighbors

Educating people about bees is important, as the non-beekeeping public often thinks that honey bees, yellowjackets, wasps, and hornets are all flying, sting-machines that love to make pincushions out of every human they see. Too often when someone finds out that you keep bees, they're thinking about the Bugs Bunny cartoons where all the bees come out of the hive and form a giant mallet to clobber people into the ground. Therefore, it's a good idea to educate your neighbors about honey bee behavior and explain why they don't have to worry. Key points that you can mention include the following:

- 1. Having bees next door will not increase the number of bees in their yard*
 - Honey bees travel great distances to collect food. They routinely visit flowers up to 3 miles from their hive. Bees also tend to cruise at altitudes of 30 feet and higher, well above the space that people occupy.*
 - One yard does not have nearly enough flowers to support a honey bee colony. Around two million flowers are needed to make a single pound of honey, and colonies can make upwards of 100 pounds when conditions are good.*
 - Flowers have a finite amount of nectar and pollen, so regardless of where a hive is located, bees will only visit someone's yard when the flowers are inviting them with nectar and pollen.*
 - Bees get all of their food from plants. They are not scavengers or hunters like other insects. Yellowjackets, on the other hand, are attracted to sugary sodas and some picnic foods.*
- 2. Honey bees are typically gentle insects.*
 - Honey bees only sting when provoked, and most stocks that suburban beekeepers keep have been bred for gentleness.*

- Honey bees die when they sting, so they only use their stinger when needed. This can happen if they are swatted, stepped on, or if their hive is disturbed.

Since a lot of people call any striped insect that flies a “bee,” it is a good idea to teach people the differences between honey bees and wasps, especially since most people get stung by yellowjackets. The more people know about honey bees, the less likely you and your bees will get blamed any time someone gets stung. Explain that the honey bee’s stinger is barbed like a fishhook, causing bees to die when they sting. A yellowjacket’s stinger, on the other hand, is smooth like a doctor’s syringe, allowing yellowjackets to sting repeatedly and often. It’s also good to point out that honey bees never live in a hole in the ground, or in any paper-looking nest, especially a ball-shaped one hanging from a tree. Another easy way to get people to remember the difference between the two is pointing out that honey bees are fuzzy (covered in hair) and brown, while yellowjackets are practically hairless, look smooth and shiny, and are yellow and black in color.

Additionally, talk with people about all the trees, flowers, fruits, nuts, and vegetables that depend on honey bees for pollination. Explaining to people that having bees around will help their yards to look better and their vegetable gardens grow is the fastest way to get people to welcome your bees to the neighborhood.

Set up your apiary in a location that minimizes complaints

Once you’re on good terms with your neighbors, the next important aspect to backyard beekeeping is to assess your yard as an apiary. The general suggestions of where to place your hives, such as facing hives south and on dry, flat ground, still apply. But if you have neighbors close by, there are additional best practices you must also follow. First, it’s a good idea to think about how non-beekeepers will be using your yard. While a south-facing hive is best, you also have to think about what will be happening 10-15 feet in front of your hives. One way to visualize the bees’ flight path is to stand where you’re thinking of putting your hives and spraying a hose 10 feet, 15 feet, even 20 feet in front of you. What are the chances of someone, or something, getting wet? What kind of foot traffic does that area of the yard get?

It’s also important to provide your bees with water on your property so they don’t make a neighbor’s pool, dog bowl, air conditioner, birdbath, koi pond, or other water source their own. Keep a water source within fifteen feet of your hive(s) year-round, so that they orient on the source you have provided for them before any scout bees find water sources in a neighbor’s yard.

It is equally as important to think about how your neighbors use their yard, so it is not a good idea to put a hive directly on a property line. Instead, place your hives ten feet or more from the property line. Make sure there is a fence around your hives or yard to keep any inquisitive neighbors from accidentally getting too close to your hives or walking into the bees’ flight path. Another way to keep bees and people out of one another’s way is to use a flight barrier: tall bushes, the side of your garage or shed, or anything else that forces the bees to immediately fly up into the air and away from people.

*This blog post is an excerpt of the original composition written by Frank Mortimer and originally published by the **Cornell University College of Agriculture and Life Sciences***

I hope this helps! Please let me know what else I can do. My wife Kathy has made a hobby of gathering endangered Monarch butterfly eggs from our yard and raising them indoors protected from natural predators. This year alone she helped the cause by raising and releasing over 200

butterflies! We feel that beekeeping is the next logical step for us to help another endangered species!

Yours truly,

Tom Kelleher
4424 Clausen Ave