



## AGENDA

### PLANNING AND ZONING COMMITTEE

Planning and Zoning Committee: November 18, 2025 at 7:30 PM  
Village Hall 740 Hillgrove Avenue, Western Springs, IL 60558

**A. Call to Order**

**B. Approval of Minutes**

1. October 28, 2025

**C. Public Comment**

**D. Considerations**

1. Timber Trails Subdivision Supplemental Letter Agreement for Sale and Development of Eleven Finished Lots, Seller / Developer: Timber Trails Development Company, LLC, 1625 N Burling, LLC or Brian Taylor, Buyer / Developer: McNaughton Development, LLC
2. PC 2025-04 – Village of Western Springs Community Development Department – Text Amendments

**E. New Business**

1. 2026 Professional Services Agreement with V3 Companies for Construction Observation for the Timber Trails Subdivision

**F. Other Business**

**G. Adjournment**

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

Planning and Zoning Committee  
Village Board Room  
October 28, 2025, 5:45 p.m.

**Present:** Alan Fink, (Chairman)  
Member Avakian  
Heather Valone, Community Development Director  
Heidi Rudolph, Village President  
Ellen Baer, Village Manager  
Anne Skrodzki, Village Attorney

**Electronic Attendance:** None.

**Call to Order:** Chairman Fink called the meeting to order at 5:45 pm. Member Avakian and Chairman Fink were in attendance.

**Approval of Minutes:** Chairman Fink made a motion to approve the meeting minutes from September 30, 2025. Member Avakian seconded the motion to approve. A voice vote was conducted, and the minutes were approved with both Trustees voting aye.

**Public Comment:** Chairman Fink called anyone from the public up to the dais to speak.

Thomas Salvino, Western Springs resident, provided public comment in support of the proposed Western Springs Little League softball field and sponsorship signage.

Catherine Lopez, Western Springs resident, provided public comment in support of the proposed Western Springs Little League softball field and sponsorship signage. Ms. Lopez provided information on Little League's finances and need for sponsorship.

Walt Knake, Executive Director of the Western Springs Park District, provided public comment in support of the proposed Western Springs Little League softball field and sponsorship signage.

Ellen Baer, Village Manager discussed the procedure related to public comment.

Ryan Gough, Western Springs resident, spoke in support of the promotional signs for Western Springs Little League and believes the signs support sponsorships for a program for the future children of Western Springs.

**Considerations: Western Springs Little League (WSLL) & Western Springs Park District (WSPD) – 4400 Central Avenue (Spring Rock Park)**

Senior Planner Kelsey Fawell provided a summary of the application, background information on the property, summary of Plan Commission meeting and recommendation, and staff suggested conditions.

Community Development Director Valone commented on the restriction of offsite advertising according to Village Code and indicated that the only standards the Village has to compare their request to is commercial signage.

Walt Knacke, Executive Director of the Western Springs Park District commented that parking is not an issue at the Park District, and they are not committed to paving the lot and they have a great partnership with Western Springs Little League. Walt asked if the Plan Commissions recommendation to go from 4-2 signs be reserved. Village Attorney Anne Skrodzki said the final decision will be made by the Village Board.

Village Manager commented that as always the staff is to provide information about the code and other standards of the Village. The Board will then make decisions based on their own thoughts and decisions, however Village Code needs to be provided to the Board so there is a full compliment of information.

Director Heather Valone provided a summary of the application process and the current step of the application within that process.

Jeff Theide provided information on the previous Little League sponsorship signage application from 2023 and the current application.

Questions from the Committee members were answered by Mr. Theide.

Chairman Fink commented that he likes the four signs on the rear of the Champion's Wall. Chairman Fink agreed with the Plan Commission's recommendation related to the Champion's Wall.

Member Avakian also agreed with Plan Commission's recommendation with conditions related to both the softball field and the sponsorship signage.

Chairman Fink made a motion to recommend the application as conditioned by the Plan Commission for to the Village Board. Member Avakian seconded the motion to approve. A voice vote was conducted, with both Trustees voting aye.

**New Business: 2026 Fiscal Year: Community Development Budget Proposal & Comprehensive Plan Update**

Village Manager Ellen Baer said typically at this time the budget is finalized and further that health insurance numbers were delayed so staff is continuing to work on a balanced budget.

**Adjournment:** Member Avakian made a motion to adjourn the meeting. Chairman Fink seconded the motion. A voice vote was conducted with both Trustees voting aye.

Meeting is adjourned at 7:22 p.m.

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(Signature) (Title)



## AGENDA ITEM SUMMARY PLANNING AND ZONING COMMITTEE

Planning and Zoning Committee: November 18, 2025

### AGENDA ITEM D.1.

**To:** Planning and Zoning Committee

**From:** Heather Valone, AICP, Director of Community Development

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

**RE:** Timber Trails Subdivision Supplemental Letter Agreement for Sale and Development of Eleven Finished Lots, Seller / Developer: Timber Trails Development Company, LLC, 1625 N Burling, LLC or Brian Taylor, Buyer / Developer: McNaughton Development, LLC

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#### **Recommendation**

Consider a recommendation to approve the Supplemental Letter Agreement with McNaughton Development, LLC.

#### **Summary**

On March 21, 2005, the Village Board entered into an annexation agreement with the developer of the Timber Trails subdivision. Under the terms of the annexation agreement, the developer was permitted to sell undeveloped lots to other home builders, contingent upon the purchaser also being bound by the terms of the annexation agreement. Under Section 35 of the Timber Trails Subdivision annexation agreement, the Developer (i.e., Timber Trails Development Company, LLC, 1625 N Burling, LLC, and Brian Taylor—collectively referred to as “TTDC”) may sell any of the platted residential lots within the Timber Trails Subdivision for the purpose of development in accordance with the Annexation Agreement. Upon each sale, the purchaser shall be bound by the obligations and entitled to the benefits of the Agreement.

On April 26, 2021, the Village Board approved Resolution No. 21-2611 approving an agreement for the sale of 20 lots to McNaughton Development, LLC. The lots that were sold in 2021 are identified as: Unit 1: Lots 56 and 57; and Unit 2: Lots 80, 81, 82, 83, 84, 85, 106, and 123 through 133. The agreement also outlined the required special assessment provisions, approved architecture for the lots, and fees.

On August 14, 2023, the Village Board of Trustees approved Resolution No. 23-2745 approving a second agreement for the sale of seven additional lots to McNaughton Development, LLC, which included the same provisions as the original agreement. The lots are identified as: Unit 1: Lots 54, 59, and 79; and Unit 2: Lots 101, 102, 107, and 108.

On October 28, 2024, the Village Board of Trustees approved Resolution No. 24-2846 approving a third agreement for the sale of an additional lot (Lot 78) to McNaughton Development, LLC, including the same provisions as the original agreement.

On June 16, 2025, the Village Board of Trustees approved Resolution No. 25-2920 approving a fourth agreement for the sale of 11 additional lots to McNaughton Development, LLC, also including the same provisions as the original agreement. The lots are identified as: Unit 2: Lots 103, 135, 136, 137, 138, 139, 140, 141, 142, 143, and 215.

On November 3, 2025, the Village received a request from McNaughton Development for the sale of an additional 11 lots (Lots 104, 147, 148, 149, 150, 151, 152, 153, 154, 211, and 214) located in Unit 2 (Attachment 1). On the same day, the Village received the corresponding letter from TTDC related to the requested sale (Attachment 2). Village staff, in coordination with the Village Attorney, are preparing a resolution to approve the conveyance and extend the existing agreement provisions to the lots, which will be presented at the Committee meeting for discussion.

### **Attachments**

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1. Letter from Paul McNaughton - RE: 1625 North Burling LLC to McNaughton Development 11 Lots in Timber Trails dated 11/3/2025
2. Letter from Brian Taylor - RE:1625 North Burling LLC to McNaughton Development 11 Lots in Timber Trails dated 11/3/2025

### **Financial Impact**

None.

### **Recommended Motion**

I move to recommend to the Village Board the approval of a resolution authorizing the approval and execution of the Supplemental Letter Agreement with McNaughton Development LLC.

### **Strategic Plan Alignment**

Community Planning and Economic Development.

### **File Attachments**

1. Letter from Paul McNaughton
2. Letter from Brian Taylor



November 3, 2025

Ms. Heather Valone  
Director of Community Development  
Village of Western Springs  
740 Hillgrove, Western Springs, IL 60558

RE: 1625 North Burling LLC to McNaughton Development  
11 Lots in Timber Trails

Dear Ms. Valone:

In accordance with Section 35 of the Timber Trails Annexation Agreement, McNaughton (Purchaser) is hereby providing notice to the Village that it has contracted with 1625 North Burling LLC (Seller) for the purchase and sale of 11 lots in Timber Trails, described below:

- Lot 104, 18-18-410-036, 1111 Pin Oak Dr.
- Lot 147, 18-18-414-013, 6112 Burr Oak Dr.
- Lot 149, 18-18-414-015, 6116 Burr Oak Dr.
- Lot 150, 18-18-414-016, 1122 Hickory Dr.
- Lot 151, 18-18-414-017, 1124 Hickory Dr.
- Lot 152, 18-18-414-018, 1126 Hickory Dr.
- Lot 153, 18-18-414-019, 1128 Hickory Dr.
- Lot 154, 18-18-414-020, 1130 Hickory Dr.
- Lot 211, 18-18-416-009, 1116 Hickory Dr.
- Lot 212, 18-18-416-010, 1118 Hickory Dr.
- Lot 214, 18-18-416-012, 6109 Burr Oak Dr.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McNaughton", is written over a light blue horizontal line.

Paul McNaughton

**Waterfall Glen Executive Office Center – 11S220 Jackson Street, Burr Ridge, IL 60527**  
Phone: 630-325-3400 • Fax: 630-325-3402 • Web: [McNaughtonDevelopment.com](http://McNaughtonDevelopment.com)

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## Attachment 2

November 3, 2025

Ms. Heather Valone  
Director of Community Development  
Village of Western Springs  
740 Hillgrove, Western Springs, IL 60558

RE: 1625 North Burling LLC & Timber Trails Development to McNaughton Development  
11 Lots in Timber Trails

Dear Ms. Valone:

In accordance with Section 35 of the Timber Trails Annexation Agreement, 1625 North Burling LLC (Seller) is hereby providing notice to the Village that it has contracted with McNaughton Development, LLC (Seller) for the purchase and sale of 11 lots in Timber Trails, described below:

Lot 104, 18-18-410-036, 1111 Pin Oak Dr.  
Lot 147, 18-18-414-013, 6112 Burr Oak Dr.  
Lot 149, 18-18-414-015, 6116 Burr Oak Dr.  
Lot 150, 18-18-414-016, 1122 Hickory Dr.  
Lot 151, 18-18-414-017, 1124 Hickory Dr.  
Lot 152, 18-18-414-018, 1126 Hickory Dr.  
Lot 153, 18-18-414-019, 1128 Hickory Dr.  
Lot 154, 18-18-414-020, 1130 Hickory Dr.  
Lot 211, 18-18-416-009, 1116 Hickory Dr.  
Lot 212, 18-18-416-010, 1118 Hickory Dr.  
Lot 214, 18-18-416-012, 6109 Burr Oak Dr.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

1625 North Burling, LLC

Timber Trails Development, Inc.

By: 

Brian Taylor, Manager

  
Brian Taylor, President



## AGENDA ITEM SUMMARY PLANNING AND ZONING COMMITTEE

Planning and Zoning Committee: November 18, 2025

### AGENDA ITEM D.2.

**To:** Planning and Zoning Committee

**From:** Heather Valone, AICP, Director of Community Development , Kelsey Fawell, Senior Planner

**CC:** Ellen Baer, Village Manager, Casey Biernacki, Deputy Village Manager, Jeff Koza, Director of Engineering Services, Michael Jurusik, Village Attorney, Anne Skrodzki, Village Attorney

**RE:** PC 2025-04 – Village of Western Springs Community Development Department – Text Amendments

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### Recommendation

Consider a recommendation to approve text amendments to the Village’s 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 its 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. Attachment 1 contains the detailed mark-up of the DCO text for all proposed amendments. A summarized list of amendments is as follows:

#### **General Development (Chapter 8)**

- Removal of references to “large-scale” development and minimum 5-acre area requirement for planned developments.

#### **Residential**

- Creation of an administrative adjustment policy for specific minor variations that could be approved by the Director of Community Development. Applications would be required to notify nearby properties to allow for public comment. The minor variations proposed are as follows:
  - 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;
  - A 100 square foot adjustment to gross floor area; and
  - In-line vertical/horizontal extension of an existing exterior wall, provided 1) the existing exterior wall does not encroach more than 10% into the required yard and 2) the extension may not encroach further into the required yard than the existing exterior wall.
- Exclusion of detached garages from maximum rear yard coverage on corner and reverse corner lots.
  - Creation of requirements for single-family residential beekeeping requirements.
  - Clarification of accessory use / structure regulations.
  - Update to the gross floor area regulation.

## Commercial

- Updates to commercial and mixed use district purpose statements.
- Updates to definitions related to commercial uses.
- Consolidation and creation of a permitted/conditional use table.
- Creation of requirements for mobile food vendors (e.g. commercial food truck)
- Creation of Downtown Pedestrian Overlay 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 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 1).



**Figure 1** 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.

## **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. Village staff is proposing that medical cannabis would be a conditional use, only permitted after the operator completed the process for and obtained a conditional use permit. Additionally, staff is proposing standards related to spacing from sensitive uses along with other certain restrictions to capture any externalities of the use. With respect to recreational cannabis dispensary, the Village is allowed to opt-in or opt-out, unlike medical cannabis. Village staff is proposing text amendments to clarify that recreational cannabis uses are not permitted in the Village.

The item summary report prepared by Village staff for the October 28, 2025 Plan Commission meeting is provided as Attachment 2. The Plan Commission reviewed the proposed text amendments and conducted a public hearing on October 28, 2025. At the public hearing, two members of the public were in attendance. One member of the public provided comments in support of residential beekeeping and the other member of the public attended with feedback on various amendments. The Plan Commission discussed the Application and the text amendments proposed by Village staff. The Plan Commission recommended approval of the Application with the minor modifications related to the draft language. The Plan Commission's recommendation with the minor modifications is included in Attachment 3. The recommendation was drafted based on the October 28, 2025, Plan Commission meeting. The recommendation is currently a draft pending the Chair's signature. Staff will bring a draft ordinance to the Committee meeting.

Village staff revised the text amendments based on the Plan Commission's recommendation. The revised text amendments (redlines) are included in Attachment 1. Village Staff and the Village Attorney will be present to discuss the proposed text amendments and the Plan Commission meeting.

## **Attachments**

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1. Revised DCO Redlines
2. Item Summary Report – Plan Commission Item Summary Report dated 10/28/2025 (attachments omitted but available on [Village website \[LINK\]](#))
3. Draft Recommendation – Plan Commission Recommendation PC-2025-04: Application for Text Amendments to the Development Control Ordinance (attachments omitted but available on [Village website \[LINK\]](#))

## **Financial Impact**

None.

### **Recommended Motion**

I move to recommend to the Village Board the approval of the requested DCO text amendments.

### **Strategic Plan Alignment**

Community Planning and Economic Development.

### **File Attachments**

1. Revised DCO Redlines
2. Item Summary Report
3. Draft Recommendation

# 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.**

VETERINARY OFFICES: See *Animal Hospital*.

### 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, including the exterior walls, eaves, and gutters, may not be closer than one foot to any side yard lot line or 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 apply 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 apply 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.**

**e. Vertical or Horizontal Extensions of Nonconforming Single Family Detached Dwelling. An administrative variation to allow the vertical or horizontal extension(s) of an existing exterior wall of a single family detached dwelling that is nonconforming with respect to the minimum required interior side, corner side, or rear yard, provided that 1) the extension does not increase the encroachment into the required yard and 2) the existing exterior wall does not encroach more than 10% into the required yard.**

### 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
<b>Air conditioning condenser / compressor; subject to the provisions of subsection 10-4-4(G) of this chapter</b>			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 2 <sup>1</sup> / <sub>2</sub> 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 <del>18</del> <b>24</b> 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 <a href="#">10-4-4F</a> of this chapter	X	X	X

<del>Fire escapes projecting 4 feet or less</del>	-	-	<del>X</del>
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 that detached garages within the required rear yard of a corner or a reverse corner lot shall be excluded from the maximum thirty five percent (35%).** 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 greater than twelve (12) inches by ten (10) inches must be posted on all property lines 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:

i. A copy of the vendor's food handler certification card provided by the Illinois Department of Public Health.

ii. A copy of a valid driver's license of vendor or operator of the vehicle.

iii.. Vendor's certification of the mobile food vehicle's compliance with the Illinois Food Code.

iv.. A preliminary health inspection or in possession of a current health inspection passing mark from the Cook County Department of Public Health.

v.. A signed hold harmless agreement.

vi. Proof of comprehensive general liability insurance with the following requirements: 1) Coverage of \$1,000,000 per occurrence and \$2,000,000 in aggregate; 2) Umbrella coverage (\$1,000,000 per occurrence and \$1,000,000 in aggregate); 3) Workers Compensation – Statutory; 4) Village listed as certificate owner.

vii.. A list of food items offered and schematic drawing showing safe usage of energy source and waste disposal.

viii.. 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 from January 1 to December 31 of each calendar year.

1. A 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 and institutional uses (including but not limited to Western Springs Park District facilities, and public and private schools)**

**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 district and institutional uses (including but not limited to Western Springs Park District facilities, and public and private schools), 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).

4. 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 Cannabis subject to the standards in subsection 10-7-2</u>	<u>C</u>	<u>C</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</u>	<u>P</u>	<u>P</u>			<u>P</u>

rights of way of public streets abutting the property  
Outdoor storage yards which are accessory to permitted uses conducted principally within enclosed buildings  
Parking lots – private, associated with and adjacent to allowed use  
Parking lots - public  
Personal services  
Pet care services  
Pet stores  
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  
Public parks and playgrounds  
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

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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.

Religious institutions  
Research and development facilities  
Restaurants/brewpubs  
Retail sales of firearms and ammunition  
Retail stores  
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  
Storage, within enclosed buildings including self-storage facilities  
Taverns/pubs  
Theaters  
Two-family dwellings  
Vehicle sales, indoor sales only (new and used, including automobiles, motorcycles, and recreational vehicles)  
Veterinary offices  
Village government offices and buildings and telecommunication towers, antennas, and personal wireless services facilities, but prohibiting

<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>C</u>
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<u>P</u>			<u>C</u>		<u>C</u>
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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.

\*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.

10-7-2 Standards for Medical Cannabis: Any medical cannabis dispensing organization locating within the C-1, C-2, or O Districts shall abide by all zoning regulations and restrictions of the underlying zoning district and the following requirements:

**1. Location Restrictions:**

- a. Medical cannabis dispensing organizations shall not be located within five hundred (500) feet of the property line of any pre-existing Medical Cannabis Dispensary located within or outside the Village.
- b. Single Use Properties: A dispensary may not be located within one thousand (1,000) feet from the property line of a pre-existing public or private preschool or elementary or secondary school, and five hundred (500) feet from a pre-existing religious institution, daycare center, daycare center, daycare home, group day care home, part day childcare facility.
- c. Multi-tenant or Multi-use Properties: A dispensary may not be located within one thousand (1,000) feet from a the property line of a pre-existing public or private preschool or elementary or secondary school, and five hundred (500) feet from a pre-existing religious institution, daycare center, daycare center, daycare home, group day care home, part day childcare facility.

- d. The distances in this subsection will be determined by a radius from all lot lines from the pre-existing public or private preschool or elementary or secondary school, religious institution, daycare center, daycare center, daycare home, group day care home, part day childcare facility to the lot lines of the proposed dispensary location.
2. Exterior Appearance: The exterior appearance of the building of a dispensary shall be compatible with commercial structures already constructed or under construction within the immediate neighborhood, to ensure against blight, deterioration, or substantial diminishment or impairment of property values in the vicinity.
3. Performance Standards: All medical cannabis dispensing organizations shall provide evidence of conformity to the performance standards for noise, vibration, smoke, dust, odor, heat, glare, fire hazard and other objectionable influences established by the State of Illinois and administered by the Illinois Environmental Protection Agency, the United States of America and administered by the federal environmental agency, and any ordinance of Cook County or the Village of Western Springs.
4. Exterior Lighting for Dispensaries: Dispensaries shall install lighting to illuminate the exterior of the building and all entrances and exits to the facility. Exterior lighting shall be one (1) footcandle, and shall remain on until at least one (1) hour after the closing of the dispensary. In addition, all exterior lighting shall be inwardly directed so that no direct lighting is cast off-premises.
5. Dispensary Entrance: A dispensary may have more than one (1) means of egress from the interior so as to meet building codes and public safety concerns; however, it shall have a single secure public entrance and shall implement appropriate security measures to deter and prevent the theft of medical cannabis and unauthorized entrance into areas containing cannabis. The dispensary entrance shall be located and maintained clear of any barriers, landscaping and similar obstructions that may block the view so that the entrance and pedestrian access is clearly visible from the public street, sidewalk and parking area.
6. Cannabis Paraphernalia and Product Display at Dispensaries: No retail sales of cannabis paraphernalia are permitted except as permitted by law to qualifying patients and/or designated caregivers. No medical cannabis or paraphernalia shall be displayed or kept in a dispensary so as to be visible from outside the premises.
7. On-site Use Prohibited: No cannabis shall be smoked, eaten or otherwise consumed or ingested within the medical cannabis dispensing organization.
8. Other Standards:

- a. All medical cannabis dispensing organizations shall abide by all other applicable state and village regulations and requirements.
- b. Medical cannabis dispensing organizations may not conduct any sales or distribution of cannabis other than as authorized by the Compassionate Use of Medical Cannabis Program Act (410 ILCS 130/1 et seq.).
- c. All medical cannabis dispensing organizations shall obtain and maintain at all times valid licensing, certification, and/or accreditation by appropriate local, state and national bodies charged with the regulation of medical cannabis organizations and shall adhere to all governing local, state and national codes and regulations.

**10-7-1: 10-7-3: 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 10-6-5 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. G. 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 (2<sup>1</sup>/<sub>2</sub>) stories, whichever is less.

2. Conditional uses: Forty five feet (45') or three and one-half (3<sup>1</sup>/<sub>2</sub>) 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: 10-7-4: 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 G:~~ Minimum Lot Area: Twenty thousand (20,000) square feet.

~~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 (2<sup>1</sup>/<sub>2</sub>) stories in height, whichever is less.

**~~10-7-3: 10-7-5: O - LIMITED OFFICE DISTRICT:~~**

~~—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 (2<sup>1</sup>/<sub>2</sub>) 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: 10-7-6: 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 G. 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 (2<sup>1</sup>/<sub>2</sub>) stories, whichever is less.~~

~~E G. Maximum Building Coverage: Sixty percent (60%) of lot area. (Ord. 03-2266, 10-27-2003)~~

**~~10-7-5: 10-7-7: 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.

~~**C**~~ ~~**E**~~: 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').

**D F**: Maximum Building Height: Thirty five feet (35') or two and one-half (2<sup>1</sup>/<sub>2</sub>) 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.

**E G**: 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.

**E H**: 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: 10-7-8: 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: 10-7-9: 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. G. 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<sup>1/2</sup>) stories, whichever is less.
2. Conditional uses: Forty five feet (45'), or three and one- half (3<sup>1/2</sup>) 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. T.** 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. G.** 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)

## **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.~~

Draft



## 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

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#### **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**

<b>Development Description</b>	<b>Development Parcel Size (ac.)</b>	<b>Approval Year</b>
<b>Heritage Springs</b>	2.53	1995
<b>Timber Trails</b>	105.91*	2005
<b>17 Ogden Ave.</b>	0.32	2022
<b>Heritage Crossing</b>	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:

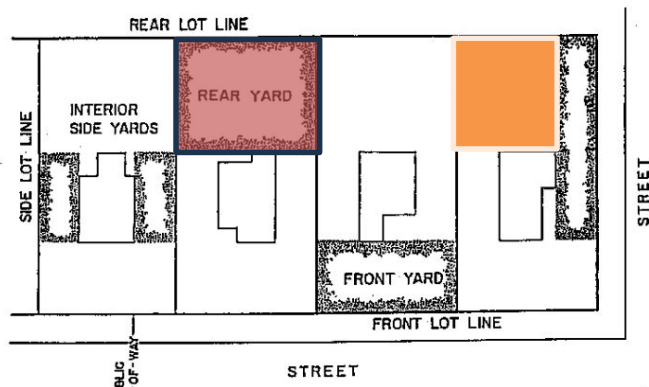
- Replacement garage setbacks less than the required five feet, but not less than one foot from the property lines;
- Six foot depth front porches;
- A 100 square foot adjustment to building coverage; and
- A 100 square foot adjustment to gross floor area.

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.

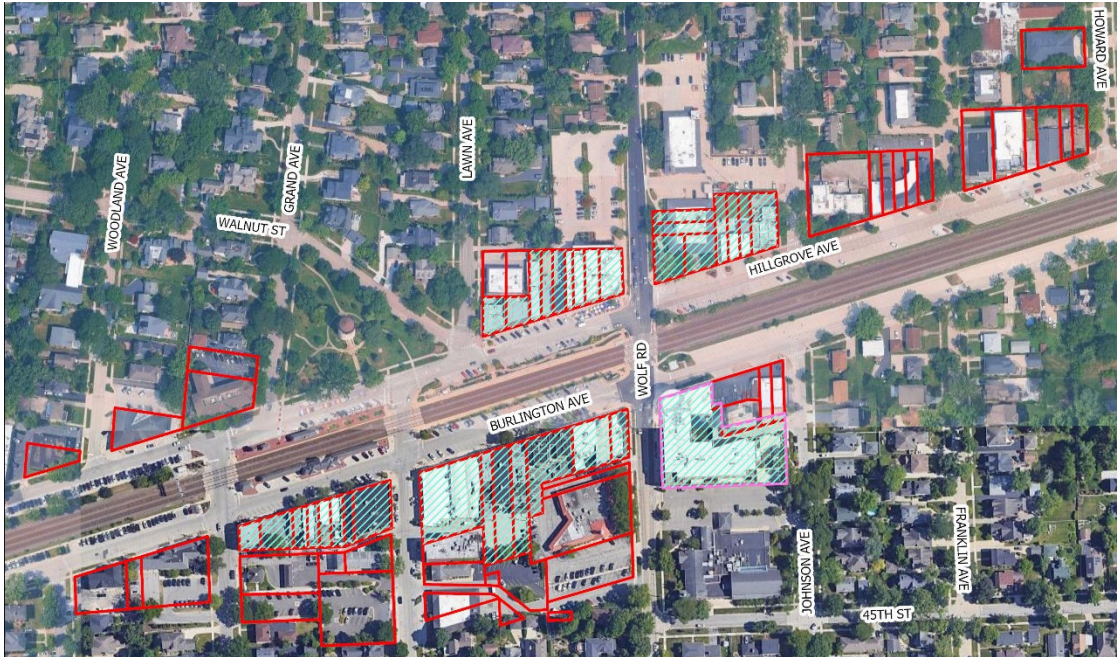
Draft language related to beekeeping is also included. Staff has received inquiries related to beekeeping. Chicken keeping is a permitted temporary use. Staff is proposing similar temporary use restrictions for beekeeping.

**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 55<sup>th</sup> 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**

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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 3.

## WESTERN SPRINGS PLAN COMMISSION REPORT AND RECOMMENDATION NO. 25-04

**PLAN COMMISSIONERS PRESENT:** DeProsperis, Hanson, Johann, Turner, Winegar, and Glimco.

**ABSENT:** Brumbaugh.

**OTHER:** None.

**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** of a Text Amendment to Subsection 10-2-2 (Definitions and Rules of Word Usage; Definitions) to create definitions for various commercial uses. [During the October 28, 2025 Public Hearing, a Motion to Approve this amendment was made by Commissioner Turner and seconded by Commissioner Glimco and the Motion passed with six (6) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing].

**APPROVAL** of a Text Amendment to Subsection 10-3-11 (Administrative Bodies and Procedures; Variations) to create an administrative approval process for specific and minor variations. [During the October 28, 2025 Public Hearing, a Motion to Approve this amendment was made by Commissioner Turner and seconded by Commissioner Winegar and the Motion passed with six (6) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing].

**APPROVAL** of a Text Amendment to Subsection 10-3-11 (Administrative Bodies and Procedures; Variations) to create an administrative approval process for the extension of nonconforming exterior walls of detached single-family homes. [During the October 28, 2025 Public Hearing, a Motion to Approve this amendment was made by Commissioner Winegar and seconded by Commissioner DeProsperis and the Motion passed with six (6) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing].

**APPROVAL** of a Text Amendment to Chapter 10-4 (Development Standards of General Applicability) to make updates to Table 4-1 (Allowable Obstructions) to modify certain accessory structure requirements. [During the October 28, 2025 Public Hearing, a Motion to Approve this amendment was made by Commissioner Turner and seconded by Commissioner Hanson and the Motion passed with six (6) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing].

**APPROVAL** of a Text Amendment to Section 10-4-4 (Accessory Uses and Structures) to exclude detached garages from the maximum rear yard coverage requirement only for corner and reverse corner lots. [During the October 28, 2025 Public Hearing, a Motion to Approve this amendment was made by Commissioner Turner and seconded by Commissioner Johann and

the Motion passed with six (6) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing].

**APPROVAL of a Text Amendment to Section 10-4-5 (Temporary Uses) to create regulations for residential beekeeping within single-family residential districts. [During the October 28, 2025 Public Hearing, a Motion to Approve this amendment was made by Commissioner DeProsperis and seconded by Commissioner Winegar and the Motion passed with six (6) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing].**

**APPROVAL of a Text Amendment to Section 10-4-5 (Temporary Uses) to create regulations for mobile food vending within the Village. [During the October 28, 2025 Public Hearing, a Motion to Approve this amendment was made by Commissioner Johann and seconded by Commissioner Hanson and the Motion passed with six (6) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing].**

**APPROVAL of a Text Amendment to Chapter 10-5 (Zoning Districts) to update the Business District purpose statements. [During the October 28, 2025 Public Hearing, a Motion to Approve this amendment was made by Commissioner Johann and seconded by Commissioner Hanson and the Motion passed with six (6) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing].**

**APPROVAL of a Text Amendment to Chapter 10-7 (Business District Regulations) to create a consolidated and detailed use table for permitted and conditional uses in Business Districts, and include use requirements for a new Downtown Pedestrian Overlay District and Restricted Business Overlay District. [During the October 28, 2025 Public Hearing, a Motion to Approve this amendment was made by Commissioner Johann and seconded by Commissioner Hanson and the Motion passed with six (6) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing].**

**APPROVAL of a Text Amendment to Section 10-7 (Business District Regulations) to include a Restricted Business Overlay District to conditionally allow medical cannabis dispensing with location, security, and distance requirements. [During the October 28, 2025 Public Hearing, a Motion to Approve this amendment was made by Commissioner Winegar and seconded by Commissioner Hanson and the Motion passed with six (6) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing].**

**APPROVAL of a Text Amendment to Chapter 10-8 (Planned Developments) to remove references to “large-scale” development and remove minimum area requirement for planned developments. [During the October 28, 2025 Public Hearing, a Motion to Approve this amendment was made by Commissioner Johann and seconded by Commissioner Hanson and the Motion passed with six (6) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing].**

**APPROVAL of a Text Amendment to Appendix B (Gross Floor Area Supporting Documents) to remove decks from required gross floor area calculations [During the October 28, 2025 Public Hearing, a Motion to Approve this amendment was made by Commissioner Turner and seconded by Commissioner Hanson and the Motion passed with six (6) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing].**

**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; 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 (Western Springs Department of Community Development)**, Village Attorney Anne Skrodzki, the **Interested Parties (Tom Kelleher and Lisa DenBesten)**, 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 **October 28, 2025** 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 Hailey M. Schoot (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”**): **None**.
  - Village Supplemental Materials (**Group Exhibit “G”**): **None**.
  - Materials Submitted by Interested Parties (**Exhibit “H”**): **[Email Public Comment from Tom Kelleher [5 pages]**

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 findings 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 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** 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 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.

The Plan Commission finds that the proposed text amendments **are** 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** 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** of the Application and the Requested Text Amendments with modifications as follows:

Approval of Text Amendments to the DCO in accordance with Exhibit A.

**V. CONDITIONS**

The recommendation of **APPROVAL** of the Applicant’s request for the text amendments to the DCO conditioned upon and subject to; **NONE**.

**Motion to APPROVE this Western Springs Plan Commission Recommendation PC-2025-04: Application for Text Amendments to the Development Control Ordinance (“DCO”) and modifications of the amendments which were agreed to by the Commissioners during the October 28, 2025 Public Hearing, made by Commissioner Winegar; seconded by Commissioner DeProsperis (Votes in Favor of Motion: DeProsperis, Hanson, Johann, Turner, Winegar, and Glimco; Votes Not in Favor of Motion: None; and Absent from Meeting / Voting: Brumbaugh)**

**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

**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 **October 2, 2025**, the Affidavit of Newspaper Publication dated **October 28, 2025** submitted by **Heather Valone**  
(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 (Hailey M. Schoot)  
(attached)

**Group Exhibit "F":**

Supplemental Application Materials

**Group Exhibit "G"**

Village Supplemental Materials

**Group Exhibit "H"**

Materials Submitted by Interested Parties  
(attached)

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VILLAGE OF WESTERN SPRINGS, ILLINOIS  
PLAN COMMISSION MEETING  
October 28, 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
- ELLEN BAER, Village Manager
- HEIDI RUDOLPH, Village President

1 CHAIRMAN GLIMCO: I would call to order the  
2 October 28th meeting of the Plan Commission. On  
3 the agenda tonight we have -- I don't have the  
4 agenda in front of me, but we have approval of the  
5 minutes from last meeting.

6 DIRECTOR VALONE: Oh, I'm going to roll call  
7 just really quick.

8 CHAIRMAN GLIMCO: Okay. We're going to --  
9 okay. We'll do roll call first.

10 DIRECTOR VALONE: All right. Brumbaugh is  
11 absent.

12 DeSprosperis?

13 COMMISSIONER DEPROSPERIS: Here.

14 DIRECTOR VALONE: Hanson?

15 COMMISSIONER HANSON: Here.

16 DIRECTOR VALONE: Johann?

17 COMMISSIONER JOHANN: Here.

18 DIRECTOR VALONE: Turner?

19 COMMISSIONER TURNER: Here.

20 DIRECTOR VALONE: Winegar?

21 COMMISSIONER WINEGAR: Here.

22 DIRECTOR VALONE: And Chairman Glimco?

23 CHAIRMAN GLIMCO: Here.

24 DIRECTOR VALONE: We have a quorum.

1 CHAIRMAN GLIMCO: Excellent. Tonight we are  
2 going to go through the minutes from last meeting,  
3 we're going to open it to public comment for  
4 anything other than the matter that we will  
5 consider tonight, which is the public hearing on  
6 PC 2025-04, The Village of Western Springs  
7 Community Development Department Text Amendments,  
8 we'll move on to other business and then we will  
9 adjourn.

10 With that I would open it up to a  
11 motion for an approval of the October 6th, 2025  
12 minutes.

13 COMMISSIONER TURNER: Motion to approve.

14 COMMISSIONER HANSON: Second.

15 CHAIRMAN GLIMCO: All those in favor?

16 (Chorus of ayes.)

17 CHAIRMAN GLIMCO: Moving on to public comment.

18 If anyone from the public wishes to  
19 make a comment about anything other than the matter  
20 under consideration tonight, now would be the time.

21 Hearing none, I would move on to the  
22 matter under consideration tonight.

23 Could I get a motion to open up the  
24 public hearing on PC 2025-04 The Village of Western

1 Springs Community Development Department Text  
2 Amendments?

3 COMMISSIONER JOHANN: Motion to open.

4 CHAIRMAN GLIMCO: Is there a second?

5 COMMISSIONER HANSON: Second.

6 CHAIRMAN GLIMCO: All in favor?

7 (Chorus of ayes.)

8 CHAIRMAN GLIMCO: I would assume, at this  
9 point, we would hear from Staff.

10 DIRECTOR VALONE: Yes, but first off --

11 ATTORNEY SKRODZKI: Can I just state for the  
12 record the hearing that we're here before tonight,  
13 I have received the affidavit of notice, so we are  
14 here for a public hearing regarding text amendments  
15 to the Village's Development Control Ordinance and  
16 those have been publicized in all of the ways  
17 required by local and state law.

18 CHAIRMAN GLIMCO: Thank you, Anne.

19 ATTORNEY SKRODZKI: Thanks.

20 DIRECTOR VALONE: All right. Well I'll get  
21 started out by also saying I want to thank the Plan  
22 Commission for their commitment over the last  
23 couple of years. I know we have had a lot of cases  
24 come through in the last almost three years and you

1 guys have been really busy and you're a wonderful  
2 group of volunteers and I just want to say thank  
3 you. I know having a double meeting this month,  
4 too, was a lot, so I just -- on behalf of myself  
5 and Kelsey and, I think, Staff, we just want to say  
6 thank you for your commitment and we appreciate you  
7 guys being here with us tonight and chatting about  
8 text amendments.

9           So Kelsey is going to start. She is  
10 going to go through basically kind of a similar  
11 overview as your memo, we're going to -- we'll stop  
12 along the way with each one. So we'll kind of go  
13 through each topic, stop along the way for each  
14 one, we'll get a recommendation that way. It is  
15 very possible -- there's a lot of text amendments  
16 on here. We haven't done text amendments in a  
17 while and there's some things on here that it's  
18 very possible that we may need to go to a second  
19 meeting. If we do, that's fine. I think we'll  
20 also talk at the end of the meeting, too, about  
21 kind of maybe some future meetings related to the  
22 Plan Commission and kind of just what we look like  
23 going into the new year.

24           So Kelsey is going to kick us off and

1 kind of chat about a few of our text amendments.

2 MS. DEN BESTEN: I'm sorry. May I ask a  
3 question? Earlier you said public comment was for  
4 things other than this.

5 CHAIRMAN GLIMCO: Correct.

6 MS. DEN BESTEN: Are you allowing for public  
7 comment during this?

8 CHAIRMAN GLIMCO: We will.

9 MS. DEN BESTEN: Okay.

10 CHAIRMAN GLIMCO: Yeah. After we hear from  
11 the staff and after the commissions kind of talk  
12 about each issue we'll open it up for public  
13 comment.

14 MS. DEN BESTEN: Thank you.

15 CHAIRMAN GLIMCO: And maybe that's a good  
16 point, ma'am. Maybe we should swear people in  
17 collectively now.

18 ATTORNEY SKRODZKI: Sure. I can do that.

19 CHAIRMAN GLIMCO: Anyone who thinks they might  
20 be talking tonight and who does want to ask a  
21 question, why don't you stand up now.

22 Anne, do you want to swear them in.

23 ATTORNEY SKRODZKI: I can do that.

24 (Members of the public sworn.)

1 CHAIRMAN GLIMCO: Thank you, Anne.

2 MS. FAWELL: All right.

3 CHAIRMAN GLIMCO: Kelsey, no pressure, but we  
4 can get this done tonight.

5 MS. FAWELL: Yes. Well, let's aim high, shall  
6 we?

7 Okay. So as Heather stated, this is  
8 an application by the Community Development  
9 Department. We are proposing a myriad of code  
10 amendments to the Development Control Ordinance  
11 related to general development, residential,  
12 commercial, and mixed use regulations.

13 Our current DCO was adopted in 1993.  
14 We amended it regularly since that date kind of  
15 here and there for specific instances, but this  
16 would be one of the more extensive overhauls in  
17 recent years.

18 Okay. So first things first, we'll  
19 talk about the residential amendments that are  
20 proposed. So currently our code does not really  
21 have anything for minor variations or minor  
22 administrative adjustments is what we're referring  
23 to it as. So this is a process that we are  
24 proposing can be done administratively for minor

1 variations, which I will go through which specific  
2 types of variations that would be for. This --  
3 going through this process would not mean that the  
4 community development director gets final say so,  
5 it would require that notification go to  
6 neighboring property owners within 150 feet to give  
7 them the chance to comment on the application like  
8 they would if it were a standard variation going  
9 through the Board of Zoning Appeals.

10 So, again, this is proposed for just  
11 minor variations. For replacement of existing  
12 detached garages that are too close to the property  
13 line, they can be replaced within the existing  
14 location, provided they're not closer than one foot  
15 to the lot line. Allowing porches to encroach six  
16 foot into the required front yard as opposed to the  
17 code's maximum of five feet currently, and then  
18 also allowing for 100 square foot adjustments to  
19 building coverage and gross floor area.

20 These situations are something that  
21 Staff kind of sees regularly. We -- it's not  
22 uncommon for us to see garages that an applicant or  
23 a homeowner is trying to replace and they're too  
24 close to the lot lines. This is also something

1 that is similar to our neighbors. We looked at  
2 communities like La Grange that has a very similar  
3 process. So this would be in line with some of the  
4 variations that we have granted, this ordinance, so  
5 trying to streamline this for residents.

6 CHAIRMAN GLIMCO: And why don't we break these  
7 down and get through them, like make a  
8 recommendation on this item right now, open it up  
9 to public comment, if that works?

10 DIRECTOR VALONE: Yeah, that's exactly --

11 CHAIRMAN GLIMCO: Were you done with your  
12 presentation?

13 MS. FAWELL: For this one, yes.

14 CHAIRMAN GLIMCO: Commissioners, do you have  
15 any questions about this particular one?

16 DIRECTOR VALONE: And just to clarify really  
17 quick. So the replacement of the garages with  
18 setbacks that are less than required feet would  
19 only be if they're existing garages. It would not  
20 allow somebody who is already code compliant to  
21 then not be code compliant.

22 We have had instances where, as  
23 Kelsey mentioned, that somebody has applied to  
24 replace their garage, but then when they were

1 actually out on the field doing it, they put it  
2 right back where it was supposed to be and then  
3 they either had to tear them up or come through the  
4 variation process.

5                   So, again, the garages would only be  
6 if they were existing. It wouldn't allow somebody  
7 who didn't have the situation before to then have  
8 it now.

9                   CHAIRMAN GLIMCO: Yeah. I guess, you know, my  
10 only question -- I think this is great and I think  
11 making things that typically get approved  
12 streamlined for our residents is efficient, we  
13 should be doing that. I have no problems. I guess  
14 what happens if you deny it and the resident  
15 doesn't like it? Is there a due process or a  
16 hearing then or do they just have to go back  
17 through the normal channels?

18                   DIRECTOR VALONE: They would just be able to  
19 go through the Zoning Board of Appeals process.

20                   CHAIRMAN GLIMCO: Okay.

21                   DIRECTOR VALONE: And our Zoning Board of  
22 Appeals is the final say on variations. So that  
23 would -- there wouldn't be, like, another  
24 intermediate step for them, they would go straight

1 to that process.

2 CHAIRMAN GLIMCO: Great.

3 COMMISSIONER WINEGAR: I have a questions.

4 So, hypothetically, you have a garage  
5 that is three feet from the property line and the  
6 ordinance is five feet. Are you allowed to  
7 completely tear that garage down, including the  
8 foundation and put an entirely new structure in  
9 that space that your old one occupied?

10 CHAIRMAN GLIMCO: Yeah.

11 COMMISSIONER WINEGAR: Is that clear in the  
12 way the ordinance is written? Okay. Are you  
13 allowed to make it taller?

14 DIRECTOR VALONE: Mm-hmm.

15 COMMISSIONER WINEGAR: Increase the volume?

16 DIRECTOR VALONE: Not above what the code  
17 allows, which is a maximum of 14 to the mean point  
18 of the hip or the gable roof, but it would allow  
19 you, if you were building a taller garage, to meet  
20 requirements.

21 COMMISSIONER WINEGAR: So within the current  
22 ordinance volume --

23 DIRECTOR VALONE: Correct.

24 COMMISSIONER WINEGAR: -- would stay the same?

1 Okay. Thank you.

2 CHAIRMAN GLIMCO: Any other questions,  
3 Commissioners?

4 Is there anyone from the public that  
5 wanted to talk about this particular text change?

6 MS. DEN BESTEN: Yes. The way it's --

7 CHAIRMAN GLIMCO: Would you do me a favor?

8 MS. DEN BESTEN: I'm sorry.

9 CHAIRMAN GLIMCO: Would you just state --

10 MS. DEN BESTEN: Yeah. It's Lisa -- Lisa --

11 CHAIRMAN GLIMCO: -- your name and spell your  
12 last name for the record?

13 MS. DEN BESTEN: It's capital D-e-n  
14 B-e-s-t-e-n. First name Lisa. First name Lisa.  
15 5305 Commonwealth.

16 I have been in your shoes, late 1990s  
17 in the Plan Commission and then I was on the  
18 Village Board after that, so I know your pain if  
19 you're having two meetings in one month.

20 Anyway, so I am familiar with the  
21 DCO, and maybe there have been some modifications  
22 since then, I'm sure, but, in any case, the garage  
23 thing, just -- it wasn't clear the way it was in  
24 what I read. Okay? And I looked for garage

1 references in the DCO and I didn't come up with a  
2 whole lot. So what I'm wondering about if it needs  
3 to be clarified if the garage is currently less  
4 than five feet from the property line, can they go  
5 to one foot from the property line or is it to  
6 whatever the existing garage is at?

7 DIRECTOR VALONE: It would be the existing.

8 MS. DEN BESTEN: Okay. Because, to me, that  
9 didn't seem very clear. It just sounded like --

10 CHAIRMAN GLIMCO: Yeah. If you look -- are  
11 you looking at Paragraph A under -- on page 191,  
12 245, it says, "the required setback for detached  
13 garage. An administrative variation to allow an  
14 existing detached garage accessory to a single  
15 family detached dwelling to be renovated or  
16 replaced in it's existing location."

17 MS. DEN BESTEN: Okay.

18 CHAIRMAN GLIMCO: "No closer than one foot" it  
19 goes on to say.

20 MS. DEN BESTEN: Okay. So I was thinking  
21 about a scenario where, let's say, two next door  
22 neighbors both have nonconforming, so then it  
23 sounds like, in that scenario, it's highly unlikely  
24 they would both be one foot away, because that

1 would only be two feet between the two garages,  
2 so --

3           DIRECTOR VALONE: Well, and additionally, too,  
4 it would not allow them to encroach on their  
5 neighbors property, like, from an air perspective  
6 either. So, hypothetically, if they were putting  
7 in something that was one foot from the garage and  
8 they were going to include eaves, they would likely  
9 have to move the property because then that would  
10 be encroaching on the air rights of their  
11 neighbors. So it would not allow any sort of new  
12 encroachment on to a neighboring property. In that  
13 case they would still have to likely move it back,  
14 but it would still maybe then allow them to only be  
15 shifting it a few feet where opposed to the  
16 existing garage was. We have a lot of these  
17 garages -- detached garages that are being replaced  
18 now that don't really have eaves or gutters, but  
19 they're becoming very attractive in having eaves  
20 and gutters and things and so, even in that case,  
21 they would still have to shift over, but it may not  
22 necessarily mean they have to go the full five  
23 feet, right, if their garage has been sitting,  
24 let's say, two and a half feet from the property

1 line before.

2 MS. DEN BESTEN: Okay. Now, what if it is,  
3 for example, one foot or even two feet and the  
4 neighbor wants to the up a fence, so there would be  
5 a fence, and then the garage would be one foot  
6 away, and then who would take care of that, you  
7 know what I mean? You wouldn't be able to get in  
8 there to clean up and there would be leaves  
9 collecting there and garbage and who knows what in  
10 that one foot space. I mean, how do you handle a  
11 possibility of that?

12 DIRECTOR VALONE: Sure. I mean, we have  
13 existing garages in town that are, in fact, less  
14 than -- actually less than one foot from the  
15 property, so we do have this existing condition.  
16 Again, the process would allow the neighbor to  
17 object. So if the neighbor have a reasonable  
18 objection to something, say the drainage or a  
19 concern like that, that would be something that  
20 would then stop the process. Generally, though,  
21 you know, what we're seeing a lot of people are  
22 putting kind of -- when they don't have a lot of  
23 area they're putting kind of low maintenance things  
24 in that area, so things that don't necessarily need

1 to be trimmed all the time. We're also seeing,  
2 occasionally, the use of stone, which does count to  
3 our lot coverage, but we are seeing people also do  
4 that.

5 So, again, neighbors would be allowed  
6 to object and if they had a reasonable objection,  
7 right, to the actual issue, then that would be  
8 something that could stop a process, which is the  
9 same of a BZA hearing as well.

10 MS. DEN BESTEN: Okay. If you guys are  
11 comfortable with it. Okay.

12 MS. FAWELL: And also I want to point out that  
13 this would not negate it going through the typical  
14 building permit process, so it would be reviewed by  
15 engineering and our building code officials, so if  
16 there is a situation where the residential code  
17 requires some additional improvements due to how  
18 close it is to the property line, that will be  
19 considered as part of --

20 MS. DEN BESTEN: Yeah, I saw that. Yeah.

21 COMMISSIONER WINEGAR: I have another  
22 question. Going back to eaves and gutters, your  
23 measurement of where the current garage sits is to  
24 the wall?

1 CHAIRMAN GLIMCO: Yes.

2 COMMISSIONER WINEGAR: So is there any  
3 provision on here -- and since we're allowing up to  
4 one foot if they design a new structure, with eaves  
5 and gutters, clearly that needs to stay within  
6 their property line, but La Grange has a very  
7 detailed eave restriction on detached garages. I  
8 can't remember the details because it has been a  
9 little while, but they did address that issue. So  
10 do we want to allow new -- a new design to have  
11 eaves that could -- and including the gutters --  
12 potentially be right on the property line or not?

13 DIRECTOR VALONE: So, again, in that situation  
14 they can't encroach on to their neighbors property.  
15 Additionally, if they have an existing garage and  
16 their design dictates that they would need to then  
17 be further away from the line, again, that would be  
18 something that would come through during permitting  
19 process. When somebody were to submit an  
20 application, for example, we would be reviewing it  
21 as a building permit process, right? And so if  
22 their design dictated it would have to be further  
23 away, it would have to be further away then. They  
24 wouldn't be able to, you know, cause any sort of

1 nuisance to the neighbor. And, again, the neighbor  
2 would have the ability to be notified, get provided  
3 a copy of the plans and make their request.

4 CHAIRMAN GLIMCO: Let me ask it a different  
5 way, Steve's question, because you're going to be  
6 the director of community development, presumably,  
7 that will hear this request.

8 Is it likely that you're going to  
9 grant a request where an eave is going to be at the  
10 property line of its neighbor or would you have  
11 reservations about doing so?

12 DIRECTOR VALONE: So it would also depend a  
13 little bit on engineering as well, too. For  
14 example, if there was a reason that additional  
15 water being over there would be an issue, that  
16 would be something we would have to look at. We  
17 would have to look at the gutters as well, so  
18 it's -- the --

19 CHAIRMAN GLIMCO: I think it would be site  
20 specific.

21 DIRECTOR VALONE: I think we're getting a  
22 little bit pigeonholed on the one foot aspect.  
23 What we're basically saying is that, you know,  
24 we're allowing something that's less than five

1 because we have existing garages that are near the  
2 property line. In the case of the eaves, too,  
3 again, like if they were to generate a nuisance to  
4 part of the neighbor or violate a different part of  
5 our building code or engineering code, then that  
6 would also impact their design and they would have  
7 to shift it. But, again, it wouldn't necessarily  
8 mean they have to go the full five feet, right, it  
9 might be shifting them, you know, a foot over for  
10 the gutter and eave overhang.

11 COMMISSIONER WINEGAR: So where I was leading  
12 is I was suggesting that maybe we make that one  
13 existing building setback include any eaves and  
14 gutters.

15 DIRECTOR VALONE: We could do that.

16 COMMISSIONER WINEGAR: So, in other words,  
17 like start with gutter line, figure out  
18 architecturally what they want to see and maybe the  
19 walls would have to move further in to accommodate  
20 that design and still allow for at least one foot  
21 between the edge of the gutter and the property  
22 line.

23 DIRECTOR VALONE: We'll work up some language  
24 on that. I think our building official would be

1 good to help us working on that just because I  
2 wouldn't -- I also wouldn't want it to be -- if for  
3 some reason someone had a really ornate -- let's  
4 say somebody had an existing eave, like an 18-inch  
5 eave, right, I wouldn't want them to think that  
6 that would then be where they could further place  
7 that structure, right, because that would be then  
8 much closer to the property line but still meeting  
9 the -- and they ended up going with someone that  
10 didn't have eaves or gutters, let's say, for  
11 example. So I wouldn't want somebody to be able to  
12 exploit that either, but I do think it is a good  
13 point --

14 COMMISSIONER WINEGAR: Having been an  
15 architect in this town for a long time, I know  
16 exactly how -- you know, you have to manipulate  
17 your design to accommodate the code restrictions,  
18 so it wouldn't be unreasonable to ask the designer  
19 to go no closer than arbitrarily one foot to the  
20 property line with a new design.

21 DIRECTOR VALONE: Yeah. I think we could  
22 update the language just to say the replacement of  
23 garage setbacks including wall foundation and eave  
24 and gutter.

1 COMMISSIONER WINEGAR: And/or.

2 DIRECTOR VALONE: Yeah. Okay.

3 COMMISSIONER WINEGAR: Yeah.

4 CHAIRMAN GLIMCO: That works for me.

5 DIRECTOR VALONE: Anything else on the other  
6 sections? The porch or the square footage of  
7 building coverage or the adjusted gross square --  
8 excuse me -- gross floor area.

9 Generally what we're trying to get at  
10 there is we have a lot of our older homes are  
11 looking to add like a mud room or a small addition  
12 and they're already likely at our maximums and they  
13 would have to make significant alterations to an  
14 existing building to add a small addition. Also,  
15 we get a lot of requests for six foot porches as  
16 opposed to five. Five is hard to put furniture on,  
17 six gives you a little bit more leeway to be able  
18 to make that a more functional front porch.

19 COMMISSIONER WINEGAR: Should we add some  
20 verbiage about you only get one shot at 100 square  
21 feet?

22 DIRECTOR VALONE: We could. We could, yes.

23 COMMISSIONER WINEGAR: Because I can see  
24 somebody taking their 100 feet, selling the house,

1 next owner wants to add another00 feet.

2 DIRECTOR VALONE: Well, so --

3 CHAIRMAN GLIMCO: They can only go 100 over --

4 DIRECTOR VALONE: Right. 100 over the  
5 calculation, right. So unless they increase the  
6 lot size.

7 CHAIRMAN GLIMCO: I don't think you need to  
8 change that.

9 DIRECTOR VALONE: Yeah.

10 COMMISSIONER WINEGAR: Okay.

11 DIRECTOR VALONE: I apologize. I thought you  
12 were saying they could either only get building  
13 coverage or only get gross floor area.

14 CHAIRMAN GLIMCO: Total of 100 beyond what's  
15 allowed by code right now.

16 COMMISSIONER WINEGAR: Right. I need to read  
17 all the words.

18 DIRECTOR VALONE: It is long, which is why,  
19 like I mentioned, if we --

20 CHAIRMAN GLIMCO: So I'm going to pause here  
21 and ask for a vote on this issue if there's a  
22 motion.

23 Oh, I'm sorry.

24 MS. DEN BESTEN: I'm sorry. On the second

1 piece that Heather just brought up, if I may?

2 CHAIRMAN GLIMCO: Yeah. Please.

3 MS. DEN BESTEN: Does this include the part  
4 about the first floor or second floor additions  
5 with nonconforming --

6 DIRECTOR VALONE: Not there yet.

7 MS. FAWELL: No, this is a different section.

8 MS. DEN BESTEN: That's separate? Okay. All  
9 right then. Sorry.

10 CHAIRMAN GLIMCO: I would like to entertain a  
11 motion if there's anyone so inclined.

12 DIRECTOR VALONE: So it would be a motion to  
13 make some modification to include eave and gutter  
14 and wall and there's an "or" in there to the garage  
15 setbacks.

16 COMMISSIONER JOHANN: Motion to approve.

17 CHAIRMAN GLIMCO: Is there a second?

18 COMMISSIONER WINEGAR: I second.

19 CHAIRMAN GLIMCO: All those in favor?

20 (Chorus of ayes.

21 DIRECTOR VALONE: Do you want me to do a roll  
22 call vote?

23 ATTORNEY SKRODZKI: Was there anyone opposed?

24 CHAIRMAN GLIMCO: No.

1           ATTORNEY SKRODZKI: I thought I saw and heard  
2 everyone there, but just for the record.

3           CHAIRMAN GLIMCO: Yes.

4           MS. FAWELL: Okay. Moving on to our next  
5 residential amendment. So this is related to  
6 non-conforming structures. So right now within our  
7 code there's something called nonconformities. It  
8 relates to use and also building and structure  
9 where it essentially is referring to structures and  
10 buildings that are not in compliance with the  
11 zoning code, but may have been constructed prior to  
12 the zoning codes development. So we have a number  
13 of -- as Heather stated -- old homes in town that  
14 were constructed long before our current DCO  
15 regulations and --

16           CHAIRMAN GLIMCO: Kelsey, can you take it to a  
17 page number?

18           DIRECTOR VALONE: I'll get you to a page  
19 number when she's --

20           CHAIRMAN GLIMCO: Okay. I'm sorry.

21           MS. FAWELL: No worries.

22                           And so as it relates right now in our  
23 code where a property has a non-conforming wall  
24 that encroaches into a corner yard, interior yard

1 or rear yard, any new encroachment, even if it's in  
2 line with what's existing -- and I'll pull up a  
3 graphic that will help clarify -- is required to go  
4 through the Board of Zoning Appeals process because  
5 it is a new encroachment into the yard that is  
6 exiting and requires an approval of a variation.

7           So what Staff is recommending is that  
8 vertical and horizontal extensions, when they are  
9 constructed in line with a non-conforming wall for  
10 the interior side, corner side, or rear yard, that  
11 that is something that just can be approved via  
12 Staff through the building permit process.

13           So here is an example on the screen.  
14 This is an existing home in blue. That red line  
15 that just appeared is the property's required 15  
16 foot corner side yard. As you can see, the home is  
17 within the corner side yard as it exists. If we  
18 were to allow an addition to the home based off our  
19 current code requirement, they would have to comply  
20 with the required corner side yard and put that  
21 addition in outside the corner side yard, so it's  
22 not going to be in line with the house. What we  
23 are proposing to amend the code is that this could  
24 be granted an extension of that non-conforming wall

1 as long as it's in line with what's existing and  
2 doesn't encroach further to the property line that  
3 is existing. This would not apply for front yards.  
4 This would only apply for interior side yards,  
5 corner side yards and rear yards. If it is a front  
6 yard extension it would require -- it would go  
7 through the BZA process for a variation.

8 DIRECTOR VALONE: So in your red lines you're  
9 going to go to the second to last page. So we're  
10 looking at 10-93. It's right before Appendix B  
11 gross floor area.

12 MS. FAWELL: And this is --

13 DIRECTOR VALONE: Let's pause and make sure  
14 they get there.

15 COMMISSIONER HANSON: Page 219?

16 DIRECTOR VALONE: Yes, I believe it's 219.  
17 We're going all the way back.

18 CHAIRMAN GLIMCO: Saying it another way,  
19 you're grandfathering in existing setback  
20 encroachments in the rear and side yards?

21 MS. FAWELL: Yes. So the property is already  
22 technically grandfathered in, but it would be  
23 allowing a new addition to follow in line with  
24 that.

1 CHAIRMAN GLIMCO: That is not unusual.

2 MS. FAWELL: Yes. That is probably one of our  
3 more common variation requests is when people are  
4 trying to add an addition that is extending their  
5 side wall and into the side yard.

6 DIRECTOR VALONE: We would also propose it  
7 would be first floor and then second floor as well.  
8 So this --

9 CHAIRMAN GLIMCO: Commissioners, any  
10 questions? I have no questions. This is pretty  
11 straightforward. Does anyone -- this is the one  
12 you wanted to comment on, I believe?

13 MS. DEN BESTEN: Yes. Thank you. I guess I  
14 was just thinking about, okay, the neighbor on the  
15 other side of the corner side yard, so when they  
16 put the addition in, depending on sunlight and all  
17 and trees and what not, couldn't that significantly  
18 impede the neighbor's, you know -- what's the word  
19 I want -- you know, well available sunlight, and  
20 especially if it's closer?

21 DIRECTOR VALONE: I mean, there could be  
22 impacts, but this does not allow them to deviate  
23 from the rear setback, so they're likely still set  
24 at least 20 to -- 25 to 30 feet away from that

1 neighbor. So it's probably -- I mean, there is  
2 impacts, right, it does have closer, but I think  
3 the actual amount of that impact is probably less  
4 given how far of a setback away they would be.

5 This is one, too, that we had  
6 considered could also be just an administrative  
7 adjustment process if there were concerns about,  
8 you know, situations somewhat like this if they  
9 were very close. We have the benefit in kind of  
10 looking at some of our aerial imagery in our  
11 building footprints the County produces for us,  
12 which have error in them, but, you know, are the  
13 best data we can get our hands on. We don't  
14 generally have a lot of homes that have an issue  
15 with the rear setback. So we're not necessarily  
16 seeing that so much, but we have a lot of older  
17 home that the lots got set down after they did or  
18 we made changes to them after the fact, so -- or we  
19 had people who buy neighboring lots and want to do  
20 additions on the neighboring homes that were built  
21 on 50 wide lots, but now are held to a ten-foot  
22 setback. So...

23 COMMISSIONER WINEGAR: So having to have had  
24 to deal with this, small setbacks like six, eight

1 inches, maybe a foot, are a real pain to design  
2 around when you encroach, you know, inches over,  
3 but I'm not sure I want to give them carte blanche  
4 for more significant setbacks. So if you have a  
5 house that's within, say, three feet of the  
6 property line, I'm not really wild about extending  
7 that nonconformity or increasing that  
8 nonconformity, I guess, with an addition. I do  
9 think this (inaudible) owners for the neighbors.

10 DIRECTOR VALONE: So, again, we could switch  
11 it to be an administrative adjustment so that we  
12 would allow it, it just would need to come through  
13 the process where the direct neighbors would have a  
14 chance to provide discussion.

15 CHAIRMAN GLIMCO: Do you have any homes that  
16 have a three foot setback?

17 DIRECTOR VALONE: We more ran into this when  
18 it's more along the lines of inches. I can't say  
19 for certain because the data that we can get that  
20 would actually give us interior side yards is  
21 just -- there's too much error related to that, but  
22 in reviewing permits since I have been here and  
23 since Kelsey has been here, it typically is more  
24 along the lines of a foot. It's not necessarily

1 that we're seeing so many feet under it. We're  
2 more seeing the inches.

3 COMMISSIONER DEPROSPERIS: Well, as it stands  
4 now, if somebody wants to permit for an addition  
5 and they already in a non-conforming zone and they  
6 want to permit into this non-conforming zone, is  
7 that 150 foot rule where the neighbors are  
8 notified, does that apply?

9 MS. FAWELL: It goes through the variation  
10 process.

11 COMMISSIONER DEPROSPERIS: Right.

12 MS. FAWELL: So -- and that would be a 250  
13 foot notice requirement because it's a public  
14 hearing.

15 COMMISSIONER DEPROSPERIS: So the neighbors  
16 would know about this in the event that someone  
17 would extend something on to a non-conforming --

18 DIRECTOR VALONE: Right. Currently, yeah,  
19 they would have to go through the BZA process. We  
20 have no other process.

21 COMMISSIONER WINEGAR: I haven't read the DOC  
22 in a while. Wasn't there a limitation in the  
23 variance request of up to ten percent nonconforming  
24 or something along those lines, one of the seven

1 things they have to meet?

2 DIRECTOR VALONE: There are limitations on  
3 some of the variations that are -- BZA are  
4 permitted to give, but if somebody wanted something  
5 greater than that, they could always seek that from  
6 the Village. Going through the BZA just like you  
7 would see something from a --

8 COMMISSIONER WINEGAR: So you're basically  
9 making that ten percent a staff decision, but  
10 beyond that I think I want them to go through the  
11 variance process.

12 DIRECTOR VALONE: Okay. We could easily make  
13 that update that it would be an administrative  
14 adjustment of up to ten percent of the required  
15 interior -- interior or corner side yard and then  
16 they would get notice to the neighbors -- the  
17 direct neighbors, right, 150 feet is probably about  
18 three lots, kind of a three lot buffer, right?  
19 Would that be --

20 COMMISSIONER WINEGAR: Yeah, if it make it  
21 easier for them to get -- not have to go through  
22 the variance process to get that decision.

23 DIRECTOR VALONE: Right. It's much cheaper  
24 and quicker.

1 COMMISSIONER WINEGAR: And faster.

2 DIRECTOR VALONE: Okay. So we will make a  
3 note to go back and add it to the administrative  
4 adjustment process. If we could get -- if you want  
5 to -- if you want to make a -- the recommendation  
6 that you would recommend it being rolled into the  
7 administrative adjustment process as discussed with  
8 the ten percent, then we can make those changes.

9 CHAIRMAN GLIMCO: Steve has got this motion.

10 COMMISSIONER WINEGAR: Uh...

11 DIRECTOR VALONE: So moved. So moved.

12 CHAIRMAN GLIMCO: Move to recommend.

13 COMMISSIONER WINEGAR: So moved.

14 DIRECTOR VALONE: Can I get a second?

15 COMMISSIONER DEPROSPERIS: Second.

16 CHAIRMAN GLIMCO: All those in favor --

17 DIRECTOR VALONE: Sorry. Was it --

18 CHAIRMAN GLIMCO: Who seconded it?

19 DIRECTOR VALONE: Ryan did?

20 COMMISSIONER DEPROSPERIS: Yeah.

21 CHAIRMAN GLIMCO: All those in favor?

22 (Chorus of ayes.)

23 CHAIRMAN GLIMCO: Opposed?

24 (No response.)

1 ATTORNEY SKRODZKI: Thanks. Thank you.

2 DIRECTOR VALONE: All right. Give Kelsey just  
3 a second. She is making some notes on her draft so  
4 that we can go back and make those.

5 MS. FAWELL: Okay. So more with our  
6 residential, our last kind of part of residential.

7 We did propose some minor amendments  
8 to the accessory use table. Those are in your  
9 packet related to rear yard accessory -- or rear  
10 yard air conditioning units and fireplace  
11 allowances. So those are standard and those are  
12 more kind of came about with our building code  
13 official about what he reviews.

14 DIRECTOR VALONE: So 10-4, that's going to be  
15 in the start of your red lines.

16 MS. FAWELL: And then Staff has been  
17 approached -- I did not mean to say it was the last  
18 one.

19 DIRECTOR VALONE: We have a lot of them.

20 MS. FAWELL: We have a lot.

21 So we also are proposing some  
22 regulations related to beekeeping on single-family  
23 residential properties within the R1 and R2  
24 district.

1 CHAIRMAN GLIMCO: Before we move on to  
2 beekeeping, do you want us to make a recommendation  
3 on the last one? It's very minor.

4 DIRECTOR VALONE: Sure. So essentially what  
5 you're looking at in the start, so that's table  
6 10-4 that's marked up. There are a lot of -- so  
7 you're going to be heading to --

8 CHAIRMAN GLIMCO: Page 191, I think.

9 DIRECTOR VALONE: I believe 191, yes. I  
10 apologize. For some reason on the digital one it's  
11 not giving me the number right now, but, yeah, so a  
12 number of those are just clean up items. So just  
13 as an example, the first one that's listed there is  
14 about air conditioners. We have a whole other  
15 section below it that actually really regulates air  
16 conditioners, but you don't know it, so we're  
17 trying to update it to make sure that you have  
18 those cross references. Also, there has been just  
19 some minor changes in construction that we're  
20 making recommendations to, like, for example, the  
21 chimneys, for example, like no one has a 12 --  
22 18-inch chimney anymore. They're having us direct  
23 that fireboxes are at least, you know, 24 inches,  
24 we don't really have fire escapes so much anymore

1 and when we have those it's also related to the  
2 fire code and so we have requirements based on  
3 that. So there are just some minor things within  
4 here to kind of clean up a few items that are just  
5 confusing. These are just really clarification  
6 items.

7 CHAIRMAN GLIMCO: I don't think these are  
8 controversial.

9 DIRECTOR VALONE: Okay.

10 CHAIRMAN GLIMCO: I would entertain a motion.

11 MS. DEN BESTEN: May I?

12 CHAIRMAN GLIMCO: Oh, go ahead.

13 MS. DEN BESTEN: Sorry.

14 The air conditioning one, if somebody  
15 has an air conditioner, condenser, compressor in  
16 their side yard or corner side yard, what happens?

17 DIRECTOR VALONE: So the 10-4(G) that we're  
18 trying to add, that actually goes down to our  
19 entire section on air conditioning units. So under  
20 the current code if you have an existing air  
21 conditioner in the side yard that does not meet the  
22 side yard requirement and you can prove it was  
23 there prior to when they changed the code related  
24 to that, you can keep it, you got to screen it,

1     though.  In theory, you could have an air  
2     conditioner on the side of your house if you had  
3     extra area outside of your setback.  We have that  
4     frequently, actually, where people will build in a  
5     couple extra feet on the side to be able to tuck  
6     those in or they'll build a little nook.  So it is  
7     possible they could and so actually --

8             CHAIRMAN GLIMCO:  This is the only one that  
9     gets into the setback.

10            DIRECTOR VALONE:  Right.  So this is actually  
11     precisely why we want to reference the lower code  
12     section because it's far removed from it and we get  
13     people all the time going I know we can do this, I  
14     swear I saw this somewhere, and you're going, like,  
15     six pages down from this table, so that's why we're  
16     trying to just kind of put that reference in so  
17     that people can find their way to whatever  
18     requirements are.

19            MS. DEN BESTEN:  That's excellent.  Yeah.  
20     Good.  Yeah.  Okay.  Thank you.

21            CHAIRMAN GLIMCO:  Is there a motion to clean  
22     up Section 10.4 relating to air conditioners and  
23     fireplaces?

24            COMMISSIONER TURNER:  So moved.

1 CHAIRMAN GLIMCO: Second?

2 COMMISSIONER HANSON: Second.

3 CHAIRMAN GLIMCO: All those in favor opposed?

4 (Chorus of ayes.)

5 CHAIRMAN GLIMCO: Opposed?

6 (No response.)

7 CHAIRMAN GLIMCO: Thank you.

8 DIRECTOR VALONE: All right. Kelsey is going  
9 to move on to beekeeping, and we actually -- I  
10 believe we have somebody in the audience here who  
11 is interested in speaking on this one.

12 MS. FAWELL: So Staff has been approached  
13 within the past year from a resident, Tom, about  
14 beekeeping. Tom provided public comment that was  
15 included in your packet. Tom is also here if he  
16 would like to speak, but as it stands the Village  
17 does not allow residential beekeeping. So as part  
18 of this application we did some research on  
19 surrounding communities to find what was in line.  
20 Some of our neighbors are a little bit more extreme  
21 in their beekeeping like Clarendon Hills where you  
22 can do it wherever, anywhere, which is interesting,  
23 but this is only proposed for single family --  
24 detached single family. There are proposed setback

1 requirements, requirements related to fencing and  
2 flyway in case the bees escape, maximum quantity of  
3 colony/hives, registration with the state and  
4 building permit process.

5 DIRECTOR VALONE: So it's at the front of your  
6 red lines. It's just below the --

7 CHAIRMAN GLIMCO: Page 194, I believe.

8 DIRECTOR VALONE: Yes.

9 So we kind of modeled this a cusp 3.  
10 A little bit from Clarendon Hills, a little bit  
11 from Elmhurst, a little bit from Lisle, and a  
12 little bit from -- who am I forgetting? Skokie?

13 MS. FAWELL: Skokie.

14 DIRECTOR VALONE: Skokie.

15 So -- we allow chickens, and so,  
16 again, we have had some interest in folks keeping  
17 bees. This is just a proposal out of some  
18 interest. Happy to, you know, chat a little bit  
19 more about it. I have not worked for a community  
20 that has kept bees, but, like I said, we reached  
21 out to our peers and kind of chatted with them  
22 about their process. Their process is very similar  
23 to our chicken keeping where they get a permit to  
24 have their hive and then they renew it every year.

1 This does require some additional monitoring and  
2 registration with the state and then, of course,  
3 there's the safety features Kelsey mentioned about  
4 the hives.

5                   So thoughts on this one? I know this  
6 one is -- I mean, this one is very different from  
7 our other ones, right? This is -- this would be a  
8 change in our code.

9           CHAIRMAN GLIMCO: Has there been any noise  
10 generated by the chickens that you know of?

11           DIRECTOR VALONE: You know, I have worked here  
12 for three years and I have yet to receive a chicken  
13 complaint.

14           CHAIRMAN GLIMCO: Oh, good.

15           DIRECTOR VALONE: I did hear, at one point,  
16 one was loose, but it was caught very quickly, but  
17 I -- I don't know. Actually, our former Village --  
18 Deputy Village clerk notified us that there was a  
19 loose chicken, but by the time we got there it had  
20 gone home, it had been collected.

21           CHAIRMAN GLIMCO: I would open it up to  
22 commissioner questions. I'm not sure I even know  
23 what to ask.

24           DIRECTOR VALONE: Any thoughts? Do we have

1 any -- you know, do we have any interest in bees,  
2 folks?

3 CHAIRMAN GLIMCO: I mean, the obvious  
4 thoughts. I think this is just going to expose my  
5 naivety, but there's people with bee allergies and,  
6 like, kids and I guess if I had a child and they  
7 had a bee allergy, I'm not so sure I would want  
8 bees next door to me or even three doors down, but  
9 I also don't have any knowledge of the hobby.

10 DIRECTOR VALONE: We do include getting  
11 approval from the neighbor, being sensitive to the  
12 fact that --

13 CHAIRMAN GLIMCO: How far are you requiring --

14 DIRECTOR VALONE: The direct neighbor.

15 CHAIRMAN GLIMCO: Okay. Direct neighbors?

16 DIRECTOR VALONE: Right.

17 CHAIRMAN GLIMCO: I would say we open it up to  
18 be educated.

19 MR. KELLEHER: Hi. I'm Tom Kelleher. I live  
20 at 4424 Clausen. I have been a Western Springs  
21 resident for 39 years, probably longer than some of  
22 you have been alive.

23 But, anyway, I am not a beekeeper.  
24 Okay? I have friends who are and know people who

1 are. The closest guy was retired, but he had  
2 bees -- three beehives in his backyard in Downers  
3 Grove for years without any issues whatsoever and I  
4 kind of got into what it is and I became  
5 interested. I retired earlier this year, I thought  
6 it would be something to do in retirement. My wife  
7 raises monarchs, so something to counter her. And  
8 I -- but I thought, first of all, it's Western  
9 Springs, I better find out if it's legal and I  
10 reached out last year and had some interaction with  
11 Kelsey back and forth and I think it was  
12 unofficially not allowed. Okay? I don't know if  
13 there's any ruling on the books, but it was told  
14 that anytime anybody asks they were told no, and if  
15 I wanted to pursue it I was going to have to front  
16 some money and, you know, come here, and I just  
17 thought all right, if I have to fight the City  
18 Hall, forget it, you know? And I kind of gave up  
19 on the idea and then Kelsey reached out to me a few  
20 weeks ago and said that it was going to be on the  
21 agenda and I said oh, okay, well, that's  
22 interesting, now I don't have to pay to come here  
23 and talk.

24 So way back when I reached out to

1 the -- it's called the Cook Dupage Beekeepers  
2 Association, so it's pretty much towns in Western  
3 Cook County and Dupage of beekeepers and I talked  
4 to the president of that association and he's a  
5 very passionate guy who was all into it, you know,  
6 willing to support the cause, and he talked about  
7 coming here tonight, but he did not. He told me --  
8 he said, "don't you try to talk about it because  
9 you don't know anything about beekeeping" and I  
10 said, "okay, neither does anybody here. I could  
11 probably say anything I want here." But, anyway,  
12 he was all passionate about it and he says, you  
13 know, they got members in LaGrange and all over the  
14 place. So he is very familiar with the whole  
15 thing. He could probably answer all your  
16 questions. I mean, that's a new one I heard,  
17 anybody who ever talked about having an allergy to  
18 a honeybee that's going to be an issue, but I don't  
19 know enough about it to say --

20 CHAIRMAN GLIMCO: I don't either.

21 MR. KELLEHER: -- good or bad. I got to say  
22 it's good because otherwise I think it would be  
23 outlawed everywhere. But, anyway, once again,  
24 don't take that as the final answer, but I think --

1 and I saw this and I saw the list of rules. I  
2 would like to defer to the association and see what  
3 they collectively think of that before it actually  
4 goes on record and how -- you know, what's there or  
5 what's not there according to what they experience  
6 all the time with the design. So I'm glad it's  
7 being considered.

8 I gave Kelsey public comments, so I  
9 went to the internet, did some research, and came  
10 up with five pages of why beekeeping is good and  
11 then there's pages also in there about what you  
12 should do with your neighbors, and you can all read  
13 it, it's all part of this, but it's pretty clear,  
14 pretty understanding about the whole thing in  
15 itself. I think, you know, people hear about  
16 swarms, they hear about the bad things, but there's  
17 really so many good things about it, you know, I  
18 think you all know that. It's an endangered  
19 species, et cetera, et cetera, so every little bit  
20 any one person can do certainly adds up.

21 My wife released 200 monarch  
22 butterflies this year. They say the population in  
23 the country doubled last year, not just because of  
24 her, but in good part because a lot of people like

1 her. Obviously everybody loves monarchs, they  
2 don't sting, and usually honeybees don't either  
3 unless you, you know, get in their way.

4           So, anyway, I thank you for your  
5 time. I think it's something that should be  
6 considered. I think it's overall a good thing.  
7 And, like I said, I think -- Kelsey, I think I'll  
8 take this information that you have in here and  
9 pass it on to the association to see what they have  
10 to say for some feedback to give to you. And, if  
11 necessary, maybe we could get them to come and talk  
12 if that meant something.

13           DIRECTOR VALONE: So under this we are  
14 recommending, again, a restriction on number, a  
15 setback, so they're not permitted to be inside.  
16 They -- again, this flyway, this safety component.

17           CHAIRMAN GLIMCO: Can you describe what that  
18 consists of, a flyway, is that a net? What are we  
19 talking about?

20           DIRECTOR VALONE: It's almost like a fence  
21 panel, essentially. What you want them to do is  
22 have to force them to fly up in the air and not  
23 just cut across, right? You want to force them up  
24 in the air so they disburse and so that they don't

1 create a problem. That's why it's required to be a  
2 certain six feet high -- oh.

3 COMMISSIONER DEPROSPERIS: It looks like a  
4 silk fence type of --

5 CHAIRMAN GLIMCO: Okay. So there's --

6 DIRECTOR VALONE: Yeah, there are a number of  
7 different ones you can do, but, again, the idea is  
8 to force it up into the air so they can't swarm and  
9 they disburse.

10 CHAIRMAN GLIMCO: Okay.

11 DIRECTOR VALONE: So it has to be a minimum of  
12 six feet high, again, so you get them up high  
13 enough, and they are not permitted to be closer to  
14 the property lines at ten feet anywhere either, so  
15 try to kind of keep them inside. General  
16 maintenance, they have to keep them in good  
17 condition, they can't just, you know, let them go  
18 into disrepair. They have to -- if they have any  
19 queens that are aggressive they have to manage that  
20 themselves. It can't be for commercial generation  
21 of honey, right, it should just be your own home.  
22 They have to have water, that's more for the bees  
23 than anything else.

24 Registration, so they must maintain

1 registration with the state of Illinois. The state  
2 of Illinois has some requirements related to  
3 beekeeping, so we would require them to show that  
4 they are in compliance with that. Signage to let  
5 the neighbors know they have hives, right?  
6 Additionally, they would have to get a permit from  
7 us to put some of these things in and make sure  
8 that they're compliant with it and then, again,  
9 within that, they have to submit written notice  
10 from neighbors that about the property that they do  
11 not object to having this there.

12 MR. KELLEHER: That's what the Downers Grove  
13 law was, that it was legal unless you had neighbors  
14 who took issue with it.

15 DIRECTOR VALONE: Yeah. So we looked at a  
16 number of them. Like I said, we kind of saw some  
17 that were, you know, I'll just say, less  
18 restrictive and then some that were very  
19 restrictive. We kind of leaned a little bit more  
20 just toward more restrictive, more because we  
21 don't -- you know, we don't have a lot of it yet.  
22 Again, the DCO is a living document that we hope to  
23 be more frequent in updating, not going three years  
24 between, so it's something that could change, this

1 really could just be a pilot program if folks are  
2 interested in allowing it.

3 COMMISSIONER JOHANN: Are there inquiries for  
4 beekeeping from the town?

5 CHAIRMAN GLIMCO: One.

6 COMMISSIONER JOHANN: Okay. Oh, that's right.  
7 Yes. Yes. Yes.

8 DIRECTOR VALONE: But I will say that we do  
9 know of at least two others that had bees, I don't  
10 want to say "had." One may still have, I'm not  
11 totally clear on. I think had.

12 COMMISSIONER DEPROSPERIS: Illegal bees.

13 MR. KELLEHER: ICE is going over there.

14 DIRECTOR VALONE: It's possible that we do  
15 have some. I will say -- and I'll let Kelsey talk  
16 about this because she did a ton of research on  
17 this --

18 CHAIRMAN GLIMCO: Yeah, you guys did a lot of  
19 research. Thank you for that.

20 DIRECTOR VALONE: Well, and she did a lot of  
21 research into our current code, and the reason that  
22 we didn't believe that bees were currently allowed  
23 is because -- and I'm going to let Kelsey talk  
24 about this because it's one of her favorite topics

1 of how they can be identified as being yours is  
2 really a high requirement in our code.

3 ATTORNEY SKRODZKI: No, this is the funniest  
4 thing you'll hear.

5 DIRECTOR VALONE: Yeah.

6 MS. FAWELL: The requirement for it to be  
7 considered a domestic animal, it has to have a  
8 collar identification and only domestic animals are  
9 allowed on a property, so since the bee does not  
10 have a collar, they are not allowed under the  
11 current code.

12 DIRECTOR VALONE: So along with this we have  
13 some minor modifications to the animal keeping part  
14 of the code that doesn't require a public hearing,  
15 that's just inside our code, so if you can  
16 recommend it, we have some accompanying language to  
17 go with that chapter to bring to the Board just to  
18 show that they reflect each other.

19 CHAIRMAN GLIMCO: And Staff is recommending  
20 that we try this pilot program?

21 DIRECTOR VALONE: We are. We reached out to  
22 Clarendon Hills and generally they have not really  
23 had any complaints, and I would say they had the  
24 least restrictive one that we looked at and they

1 have a number of registrations.

2 CHAIRMAN GLIMCO: Do you know how many bees  
3 are in a colony, Tom?

4 MR. KELLEHER: Hundreds. I don't have an  
5 exact answer, but I do know this: There are wild  
6 hives all over town.

7 CHAIRMAN GLIMCO: Sure.

8 MR. KELLEHER: You got bees probably in trees,  
9 maybe even in attics, you know, get in a house.

10 DIRECTOR VALONE: Hopefully not attics.

11 MR. KELLEHER: So, they're there.

12 CHAIRMAN GLIMCO: They are.

13 Any discussion, Commissioners? Any  
14 thoughts?

15 COMMISSIONER WINEGAR: I think it's worth  
16 trying. And I do know that there is at least one  
17 person who probably still has a hive.

18 DIRECTOR VALONE: Okay.

19 COMMISSIONER TURNER: Adjacent neighbors that  
20 receive notice or you require their permission --

21 DIRECTOR VALONE: Right. Notification is part  
22 of the permit process.

23 COMMISSIONER TURNER: -- on the side, rear,  
24 and across the street in the front?

1           DIRECTOR VALONE: So it would be what touches  
2 the property lines. We didn't do across the  
3 street. We could include across the street.

4           COMMISSIONER DEPROSPERIS: Probably has it as  
5 the rear, right?

6           COMMISSIONER TURNER: Just rear and the sides.

7           ATTORNEY SKRODZKI: It's -- the language is  
8 defined as "abutting." So anything that touches  
9 the property line.

10          CHAIRMAN GLIMCO: Even that little corner.

11          COMMISSIONER WINEGAR: If you're walking down  
12 the sidewalk and you're allergic to bees, you might  
13 want to know.

14          DIRECTOR VALONE: Well that's why they're  
15 required to have signage.

16          COMMISSIONER WINEGAR: At the front?

17          DIRECTOR VALONE: Well, right, they're  
18 required to have signage on all sides notifying  
19 that they have the area, that's correct.

20          COMMISSIONER WINEGAR: Okay. Including the  
21 front?

22          DIRECTOR VALONE: Yes.

23          COMMISSIONER WINEGAR: Okay. Sorry. I  
24 misunderstood.

1 MR. KELLEHER: That's better than a guard dog.

2 MS. DEN BESTEN: I just have --

3 DIRECTOR VALONE: Yeah, it must be posted on  
4 all property -- oh, I'm sorry, Lisa.

5 MS. DEN BESTEN: No. No. It's okay.

6 DIRECTOR VALONE: It must be -- so it says  
7 I -- or, excuse me, J, signage. Weather proof sign  
8 no greater -- we should correct that. No  
9 greater --

10 MS. DEN BESTEN: That's what I was going  
11 to point out.

12 DIRECTOR VALONE: -- than 12 inches by 10  
13 inches, must be posted on all property lines facing  
14 abutting properties and outside of the (inaudible)  
15 stating that they have a state registered beehive.

16 COMMISSIONER WINEGAR: The way I read that  
17 would be you have a rear neighbor and two side  
18 neighbors, but you don't have an abutting neighbor  
19 in the front.

20 DIRECTOR VALONE: Well, if it was a corner --  
21 we have got a couple of these pie lots that this  
22 would apply to, but we can easily just say --

23 CHAIRMAN GLIMCO: You could clarify that.  
24 That the would be a good --

1 DIRECTOR VALONE: Yeah.

2 MR. KELLEHER: I think from a practical point  
3 of view they go up and out, and they don't go up  
4 and out as a swarm, and I think -- and this is in  
5 the details -- they'll go within, like, a three  
6 mile radius, so, you know, they go up and they  
7 spread out. So they're not, you know, necessarily  
8 even in your yard, you know, when they're out  
9 pollinating.

10 CHAIRMAN GLIMCO: That's great.

11 DIRECTOR VALONE: Okay. So we'll clarify just  
12 the abutting property with the signage.

13 Was there anything else we wanted to  
14 modify in this one?

15 CHAIRMAN GLIMCO: I don't think so. Motion?

16 COMMISSIONER DEPROSPERIS: So moved.

17 COMMISSIONER HANSON: Motion to approve.

18 CHAIRMAN GLIMCO: Second?

19 COMMISSIONER WINEGAR: Second.

20 CHAIRMAN GLIMCO: All those in favor?

21 (Chorus of ayes.)

22 CHAIRMAN GLIMCO: Opposed?

23 (No response.)

24 CHAIRMAN GLIMCO: Thank you.

1 Thank you, Tom.

2 MR. KELLEHER: Thank you.

3 MS. FAWELL: Okay. Now on to our next --

4 MR. KELLEHER: Excuse me. I don't mean to be  
5 rude, but there's a world series going on. Thank  
6 you.

7 MS. FAWELL: Thank you.

8 Okay. So now on to our last  
9 amendment related to residential properties.

10 So currently our code has a  
11 requirement of related to accessory uses and  
12 structures that restricts the maximum coverage  
13 within a rear yard to 35 percent of the rear yard,  
14 and that applies to all properties within our  
15 single family district. So if someone is going to  
16 put a shed or a patio or a detached garage, all of  
17 those contribute to the maximum coverage within a  
18 rear yard.

19 Again, this also applies the same to  
20 our corner and reverse corner lots and on the  
21 screen you can see that with an interior lot the  
22 rear yard runs the full width of the property, so  
23 there's more rear yard area, there's more of that  
24 35 percent coverage. With a corner property, the

1 corner side yard extends the width of the corner  
2 lot line except for that front yard area and it  
3 extends past that rear yard, so the rear yard does  
4 not go all the way to the property line, so  
5 effectively that overall rear yard area is  
6 significantly smaller than what our interior lots  
7 are seeing. So with our corner properties this is  
8 something that I have kind of run into issues with  
9 over the past year and a half is that when our  
10 corner properties want to install a detached garage  
11 on their property, they can't do it in the corner  
12 side yard, that's against code, they have to move  
13 it into the rear yard. When you implement that  
14 35 percent coverage requirement, it effectively  
15 fits the standard 50 foot, 100 foot lot. They're  
16 barely going to fit a two car garage. And, again,  
17 that's not going to exclude any other structures  
18 they have back there or the driveway.

19 So Staff is recommending that that  
20 coverage restriction be removed from the code as it  
21 applies to corner and reverse corner lots. There  
22 are still coverage requirements related to maximum  
23 lot coverage for the entire property, 50 percent  
24 maximum coverage related to driveways on the

1 property, those are still going to be in place, so  
2 they're still going to have to meet that maximum  
3 lot coverage, but since we have been running into  
4 some issues with our corner lot properties meeting  
5 this requirement, we're proposing that it be  
6 removed.

7 DIRECTOR VALONE: So this is -- in your red  
8 lines this is 10-4-4 accessory uses and structures  
9 just below the table 10-4.

10 CHAIRMAN GLIMCO: 193.

11 DIRECTOR VALONE: So we're just proposing to  
12 exempt them. It does not change the fact that they  
13 cannot put garages in the corner side yard, it just  
14 means that -- effectively we did the math and  
15 essentially it reduces the rear yard area by about  
16 40 percent on a standard lot and so it makes it  
17 really difficult for those folks to have the same  
18 kind of accessory structures as the interior lots.  
19 Doesn't change where the garage is going to be  
20 placed, it likely isn't going to change what they  
21 would put back there anyways, it would just make it  
22 a little bit easier for them to be putting the same  
23 structures their neighbors are but still hold the  
24 coverage, still hold the setbacks, all the other

1 items.

2 CHAIRMAN GLIMCO: Commissioners, any questions  
3 on this one?

4 DIRECTOR VALONE: I'm dying to know what Steve  
5 has on this one because this is the one I thought  
6 Steve would be really interested in.

7 COMMISSIONER WINEGAR: Since we're encouraging  
8 people to build garages and I know there are a  
9 couple lots in town where the garages are too small  
10 for two cars in this exact scenario, I would  
11 suggest that instead of giving them -- except this  
12 provision shall not apply to require rear yards and  
13 corner (inaudible) lots 35 percent restriction.  
14 You might want to put a limit of, say, 440 square  
15 feet, which is a 22 X 20 two-car garage, you know,  
16 up to a maximum of 440 square feet.

17 DIRECTOR VALONE: So what we could do --

18 COMMISSIONER WINEGAR: Because this gives them  
19 carte blanche.

20 CHAIRMAN GLIMCO: Well, they still have the  
21 gross floor, right?

22 COMMISSIONER WINEGAR: Right. But --

23 CHAIRMAN GLIMCO: So -- all right.

24 COMMISSIONER WINEGAR: Right. But you can

1 still -- you can bode more in to the backyard.

2 CHAIRMAN GLIMCO: Right.

3 DIRECTOR VALONE: I think alternatively we  
4 were thinking about we would just exempt detached  
5 garages from the 35 percent.

6 CHAIRMAN GLIMCO: Which is already limited in  
7 size.

8 DIRECTOR VALONE: Right. So everything else  
9 would still be held to it, but the detached garage  
10 would not be. The driveway still would be. That  
11 was our other alternative. Thoughts on that?

12 COMMISSIONER WINEGAR: I'm open to that.  
13 Yeah.

14 DIRECTOR VALONE: Or we -- or they're not  
15 restricted. Thoughts?

16 COMMISSIONER WINEGAR: So --

17 DIRECTOR VALONE: I know this is a hard one.

18 COMMISSIONER WINEGAR: I'm thinking. So  
19 there's actually a couple of things going on.

20 One, what happens on that particular  
21 corner lot and, two, how it affects their neighbors  
22 in terms of size of structure that can be built  
23 closer to their homes.

24 DIRECTOR VALONE: Honestly, what it ends up

1 being --

2 COMMISSIONER DEPROSPERIS: It's garage on  
3 garage.

4 DIRECTOR VALONE: Yeah. And, honestly, what  
5 it ends up being for a lot of these folks, and  
6 maybe you want to talk about Jim Sorka (phonetic)  
7 just as a general one, but what ends up happening  
8 is they just have to move it really close to the  
9 house then, kind of like truncates their yard.  
10 They still have to be ten feet from the house to  
11 the detached garage, but essentially what they do  
12 is they just try to move the garage into like the  
13 building envelope area and it just kind of presses  
14 their garage and their house closer together and it  
15 kind of impacts the usability of the other part of  
16 the yard is kind of why we're really thinking about  
17 most of our garages.

18 Do you want to talk about Jim Sorka  
19 just generally? He's a little different. He's  
20 looking for something to be very accessible for his  
21 spouse, so he's looking for something very big, but  
22 I think he's a good example.

23 MS. FAWELL: Yeah. I mean, he's a 50-foot  
24 wide lot, and this is just off the top of my head,

1 but I think what I remember is that the maximum  
2 area for garage he could have within the rear yard  
3 was about 367 square feet based on the 35 percent  
4 coverage, which did not meet what he needed for his  
5 property. And then also, again, that comes into  
6 the fact that you have sidewalk leading up to the  
7 garage door or if the driveway is in that yard.  
8 Because, again, as Heather pointed out, it's just  
9 the required rear yard, it's not necessarily the  
10 rear yard from the location of the house. So in  
11 this graphic on the screen, that home is located  
12 just against the rear yard, but a lot of the  
13 properties are actually located about 60 feet from  
14 the rear lot line, so that's what Heather is saying  
15 when they have that ability to move into the  
16 buildable area for the garage, they will do it.

17 COMMISSIONER WINEGAR: (Inaudible) Park  
18 there's not 135-foot deep lots.

19 MS. FAWELL: Yes.

20 COMMISSIONER WINEGAR: So they come very  
21 close.

22 MS. FAWELL: And then -- yes. And this is  
23 just for the corner lots. Again, they're still  
24 going to be held to our other coverage requirements

1 and standards and they're still going to be held to  
2 the setback locations for garages and accessory  
3 structures.

4 COMMISSIONER WINEGAR: I still lean to the 440  
5 square foot max. That's a full two car garage.

6 MS. FAWELL: Yeah. And that -- and I think  
7 we -- I mean, we can tweak the language, but this  
8 requirement is for any coverage in the rear yard,  
9 so it's not just garage, but we can tweak it to say  
10 440 square foot garage.

11 COMMISSIONER WINEGAR: Right. But you're  
12 going to -- so if you're only -- as written  
13 currently, you can only build 300 and how many  
14 square feet in the rear yard?

15 MS. FAWELL: 35 percent.

16 COMMISSIONER WINEGAR: No. No. The garage we  
17 were just talking about with Jim Sorka.

18 MS. FAWELL: It was 367 for his specific  
19 property.

20 COMMISSIONER WINEGAR: Right. So he could  
21 build a full two car garage the way the ordinance  
22 is written.

23 MS. FAWELL: No. Correct.

24 COMMISSIONER WINEGAR: All right. So that's

1 why I'm suggesting that we give them enough leeway  
2 to build a full two car garage without giving them  
3 any sort of restriction otherwise.

4 DIRECTOR VALONE: I think it might be cleaner  
5 to just say that we exempt -- so we can say except  
6 this provision shall not apply to detached garages  
7 on corner and reverse coverer lots. I think that  
8 one might be a little bit clearer. The 440, I  
9 mean, most of the garages that we're seeing coming  
10 in are looking for two cars and then some storage.  
11 So...

12 COMMISSIONER WINEGAR: So you get to the point  
13 where you need to get a bigger lot.

14 DIRECTOR VALONE: Well, I mean, we also have a  
15 lot of very older structure older garages, too,  
16 that exist here that don't comply because, you  
17 know, the -- if you look at The Sidwell across  
18 Western Springs, if they were going to short a lot,  
19 they shorted the corner lot. So they're already at  
20 a disadvantage, and then we have -- we have  
21 provisions related to the reverse corner where some  
22 of our neighbors do not either. So we're  
23 relatively regulatory on our corner lots and, for  
24 example, too, the garage, the detached garage

1 cannot be further forward either than the  
2 neighboring house that fronts on that side either.  
3 So they have quite a number of restrictions to  
4 really locate these and so, you know, we haven't  
5 run into a situation where we have had -- again,  
6 the one that Kelsey is discussing is somebody who  
7 is looking to build a detached garage that would be  
8 accessible for their spouse, but we haven't  
9 necessarily run into a situation quite that large,  
10 but we have had a number of people who have just  
11 been right under having, you know, like, a 23 by 23  
12 where they can actually open the door when they get  
13 out of the car and have a little bit of storage for  
14 the lawn mower. So it may be cleaner just to  
15 exempt the garages because, again, they're still  
16 going to be held to gross floor area and building  
17 coverage, so it's likely the bulk of that is not  
18 going to get too out of whack with the size  
19 requirement of the lot anyways. It would just be  
20 how they're trying to locate, right? They're not  
21 pushing it so far up, you know, or so far in that  
22 it kind of makes the rest of their yard  
23 unmanageable.

24 CHAIRMAN GLIMCO: All right. I can get behind

1 that. Is that --

2 COMMISSIONER WINEGAR: Yeah. I can get behind  
3 that.

4 MS. DEN BESTEN: If I may? To Steve's point  
5 about shallower lots, like Springdale has a lot of  
6 unusual dimensioned lots. Has anybody looked at  
7 Springdale properties to see if this would be --

8 CHAIRMAN GLIMCO: I think they require  
9 attached garages in Springdale.

10 MS. DEN BESTEN: I'm sorry?

11 CHAIRMAN GLIMCO: I believe they require  
12 attached garages in Springdale.

13 MS. DEN BESTEN: Oh, do they?

14 CHAIRMAN GLIMCO: Most of them are attached.

15 DIRECTOR VALONE: Well, most of them are  
16 attached because of the age of the structure.

17 MS. DEN BESTEN: Oh, okay. So for a shallower  
18 lot I think, you know, it might be hard to work in  
19 even if there's is this exception, you know,  
20 without hurting neighbors.

21 DIRECTOR VALONE: I mean, if there was  
22 something that, you know, they were going to need  
23 to seek a setback variation or a size or et cetera,  
24 they would be able to valance swap the BZA process.

1 You know, we have -- we really do have true  
2 separate neighborhoods in town, especially when you  
3 move south, and so we do see differences in  
4 architecture and, you know, style of homes. So we  
5 have not yet had a detached garage in Springdale  
6 come through since I have been here. We have seen  
7 additions, but we have not had detached. But on  
8 the shallower lots it does just make this, you  
9 know, a bit worse as well, too, because then it  
10 really, you know, constrains where they're going to  
11 be able to put this garage. It's probably going to  
12 have to go in the corner anyways, but if a little  
13 bit of it, instead of a lot of it, being need to be  
14 pushed toward the house, right, where they're  
15 shortening up that usable yard between the two  
16 buildings, right, it's allowing them to give the  
17 more flexibility to put it somewhere where they  
18 have a useable yard. I think that's kind of the  
19 goal that we have been hearing from folks, that  
20 they're trying to make sure that they can still  
21 have a two car garage, but then have functional  
22 spaces outside as well like their counterparts that  
23 are interior lots.

24 CHAIRMAN GLIMCO: Any other --

1           COMMISSIONER WINEGAR: I have another idea.  
2           So we have the ten foot separation between detached  
3           garages and houses and you can't build any of your  
4           house within the rear yard, but in this case would  
5           it make sense to make an exemption that you can  
6           build an attached garage in the rear yard, free up  
7           that ten foot space for a larger garage.

8           DIRECTOR VALONE: Hmm. I think we have to  
9           take a little look at that. We really considered  
10          this more related to detached garages because  
11          that's what you see on the corner lots more. I  
12          think we would have to do some research and come  
13          back on that one. I don't know that I can speak  
14          intelligently on the attached garages. We have  
15          had -- there have been variations where we have  
16          reduced the separation, the ten foot separation and  
17          required certain building components to make up for  
18          that, but the attached garages, we would -- I don't  
19          think we can speak on that tonight.

20          CHAIRMAN GLIMCO: But this is a living  
21          document, you can --

22          DIRECTOR VALONE: Yeah. We can bring that  
23          back. Yeah, we can easily bring that back with the  
24          next set.

1 CHAIRMAN GLIMCO: I would entertain a motion  
2 if anyone is so inclined.

3 DIRECTOR VALONE: So are we deciding on  
4 just --

5 CHAIRMAN GLIMCO: Well I think Steve -- I  
6 think we got back to this existing language in the  
7 end. It took us a minute and I think that was good  
8 discussion.

9 DIRECTOR VALONE: This was the one I  
10 thought -- I was like for sure -- I was like Steve  
11 is going to be right on this one. This is the one.

12 COMMISSIONER TURNER: Motion to approve with  
13 the existing language.

14 CHAIRMAN GLIMCO: Is there a second?

15 COMMISSIONER JOHANN: Second.

16 CHAIRMAN GLIMCO: All those in favor?

17 (Chorus of ayes.)

18 CHAIRMAN GLIMCO: Opposed?

19 (No response.)

20 CHAIRMAN GLIMCO: Kelsey, we're in your hands.

21 MS. FAWELL: Sorry. We took a -- one second.

22 Okay. There's a text amendment proposed to the  
23 general development within Section 8 of the code,  
24 and this should sound familiar to you all from --

1 you recently, maybe almost over a year now,  
2 reviewed the application for 5600 Wolf, which was a  
3 planned development. That development requested a  
4 deviation from our code's requirement for five-acre  
5 minimum development for planned developments. You  
6 can see on the screen that these are our most  
7 recent planned developments. Since the 90s, the  
8 only planned development that actually met our  
9 five-acre minimum requirement is Timber Trails. We  
10 don't have a property of that size within our  
11 Village currently, unless someone consolidates. So  
12 Staff is proposing that this five-acre requirement  
13 be removed and the reference to "large scale  
14 development" be removed this is in line with the  
15 development trends of the Village. It's in line  
16 with --

17 CHAIRMAN GLIMCO: Page 218, Commissioners.

18 I'm sorry.

19 MS. FAWELL: No worries.

20 -- Plan Commission and Village Board  
21 recommendations for reductions in these large scale  
22 developments.

23 I'll take any questions.

24 CHAIRMAN GLIMCO: No, I think many of us were

1 here for a lot of those five acres. I mean, it  
2 made sense that it was planned development, but it  
3 didn't make sense that five acres was an arbitrary  
4 kind of requirement.

5 DIRECTOR VALONE: Well, and I think what we  
6 have seen, right, is we don't really have anything  
7 left that's going to be that size.

8 CHAIRMAN GLIMCO: But you are going to have  
9 potentially another planned development somewhere.

10 DIRECTOR VALONE: And I think -- you know,  
11 Kelsey brought up a recent case, but I think a lot  
12 of the discussion related to that thought that it  
13 was somehow related to like density, but this is  
14 the general requirement across every single zoning.  
15 It really -- you know, I think what it thought it  
16 was doing was this is a sizable enough piece of  
17 property to trigger, right, in Western Springs to  
18 need a planned development, but we have kind of run  
19 out of those, but we're going to need, likely,  
20 planned developments for some infield development,  
21 maybe it does get five, maybe it's not shy of --  
22 not quite there, but I think it's -- it's something  
23 that necessarily just doesn't fit with our current  
24 trend of development.

1 CHAIRMAN GLIMCO: I agree. Any debate?

2 COMMISSIONER JOHANN: No debate.

3 CHAIRMAN GLIMCO: Entertain a motion?

4 COMMISSIONER JOHANN: Motion to approve.

5 CHAIRMAN GLIMCO: Second?

6 COMMISSIONER TURNER: Second.

7 CHAIRMAN GLIMCO: All those in favor?

8 (Chorus of ayes.)

9 CHAIRMAN GLIMCO: Opposed?

10 COMMISSIONER JOHANN: Aye.

11 CHAIRMAN GLIMCO: Those were in favor, yes?

12 COMMISSIONER JOHANN: Right. Yes.

13 DIRECTOR VALONE: All right. So this one is  
14 mine and Anne's favorite topic of the night. So I  
15 think a lot of you remember in 2014 medical  
16 cannabis became something that was allowed in  
17 Illinois, and at that time there was a certain set  
18 of regulations that came down related to medical  
19 cannabis. The Village, you know, kind of put  
20 together some things, but didn't really move  
21 forward on a number of things, and then -- and then  
22 in 2020, right, we had the new recreational  
23 cannabis act come into the affect, so we really  
24 need to address medical cannabis. It's -- Staff is

1 not proposing recreational cannabis based on the  
2 referendum results, it's clear that that's not of  
3 interest, but we are required, by the state, to  
4 have some provisions related to medical cannabis.  
5 So a number of years ago, a number of -- as  
6 Attorney Jurusik likes to call them, bubble maps,  
7 were put together looking at sites that were far  
8 enough away from churches and schools and other,  
9 you know, sensitive uses, and a few areas were  
10 determined, but the problem really relates to we  
11 have to be far enough away from a sensitive use,  
12 but we have to have more than one opportunity for  
13 them to locate. It doesn't say how many, it just  
14 says more than one. So this was one that had been  
15 identified a long time ago and not kind of moved  
16 forward with. We run the risk that the state  
17 requires us to allow it, but we don't have any  
18 local requirements.

19                   However, in saying that, since 2020,  
20 a medical only license has not been issued. It's  
21 just not lucrative, right, for somebody to just get  
22 a medical only when they can apply for  
23 recreational. So Staff is proposing -- and I  
24 believe -- did you -- thank you for being our page

1 finder. I --

2 CHAIRMAN GLIMCO: 185. 185. I won't take  
3 credit.

4 DIRECTOR VALONE: We put together, generally,  
5 just the same recommendations about distances and  
6 security requirements that are included on the  
7 state's provision, and then also were originally  
8 proposed. This would just make us whole with the  
9 state then if someone did -- in the unlikelihood  
10 that somebody does come in, you know, they would  
11 have to adhere to standards, otherwise they would  
12 be permitted to really locate anywhere that the  
13 state standard would allow, so this would give us a  
14 little bit more control, but, again, a medical  
15 license has not been issued by the state of  
16 Illinois since 2020. Medical only.

17 CHAIRMAN GLIMCO: Makes sense to me.

18 DIRECTOR VALONE: And, again -- and we can  
19 walk through it, but there is security  
20 requirements, right, they have to have certain  
21 lighting requirements, parking requirements, they  
22 have to show that they, you know, are meeting the  
23 requirements and the standards.

24 CHAIRMAN GLIMCO: Just cleaning it up so that

1 we're in better compliance. I get it.

2 DIRECTOR VALONE: We're making us whole and  
3 making sure that if in the unlikelihood it happens,  
4 it's somewhere that the Village would -- would  
5 allow it if it happened. I just think it's very  
6 unlikely.

7 ATTORNEY SKRODZKI: Better to have something  
8 than nothing.

9 CHAIRMAN GLIMCO: Right.

10 DIRECTOR VALONE: Yes.

11 CHAIRMAN GLIMCO: Better to have a place you  
12 want it than somewhere else that you wouldn't want  
13 it. It's never going to happen.

14 COMMISSIONER TURNER: No.

15 CHAIRMAN GLIMCO: I would entertain a motion.

16 COMMISSIONER WINEGAR: I move to approve.

17 CHAIRMAN GLIMCO: Is there a second?

18 COMMISSIONER HANSON: Second.

19 CHAIRMAN GLIMCO: All those in favor?

20 (Chorus of ayes.)

21 CHAIRMAN GLIMCO: Opposed?

22 (No response.)

23 DIRECTOR VALONE: Well, thank you. That has  
24 been my stick for, like, two years now.

1 MS. FAWELL: Okay. We are close to being  
2 done, but Staff is proposing an overlay district be  
3 added to our downtown called "The Downtown  
4 Pedestrian Overlay District." It is seen on your  
5 screen in the patched blue. This is the result.  
6 In February the Village adopted -- or approved, I  
7 should say, our downtown market assessment that was  
8 done by Teska. And in that market assessment Teska  
9 had some recommendations in their findings and  
10 identified the Village's core downtown and made  
11 some recommendations related to commercial uses of  
12 our C1 and C2 district. So the idea with our  
13 downtown pedestrian overlay district -- sorry.  
14 What page?

15 CHAIRMAN GLIMCO: 198.

16 MS. FAWELL: 198.

17 DIRECTOR VALONE: 198. Yeah.

18 MS. FAWELL: With downtown pedestrian overlay  
19 district is that this would restrict some of the  
20 first floor uses in those blue patched areas, so  
21 they're more -- teal -- so they're more retail and  
22 pedestrian oriented friendly. So it would restrict  
23 offices to the second floor, it would require some  
24 retail components, use certain service uses. What

1 our goal here is to create a more pedestrian  
2 friendly environment, encourage retail. Our market  
3 assessment identified that we have a number of our  
4 first floor office spaces, retail medical spaces in  
5 our downtown, and, as Heather can speak to more, we  
6 do have a number of retail users that reach out  
7 often about moving in to our downtown, so we think  
8 that this will promote that.

9 DIRECTOR VALONE: So we found that we -- you  
10 know, we have interest in Western Springs, but  
11 rarely do these come on the market, and when they  
12 come on the market, what we're seeing is that  
13 office spaces are the ones who are investing money  
14 to upgrade the spaces to make them usable because  
15 they have the money and they're paying the higher  
16 rent, so that's why we're seeing that. And so what  
17 we're just proposing is that if an office use wants  
18 to come in that has kind of a different impact,  
19 right, than some of our retail, that they would  
20 need a conditional use. As of right they could go  
21 on a second floor, but they would need a  
22 conditional use. We routinely have issues with  
23 some of our medical offices having different needs  
24 than our downtown designed parking, which is

1 designed for retail, and we're relatively  
2 landlocked. So those people could still come in,  
3 we're not saying those folks can't, but they would  
4 need to come in and show that their impacts would  
5 fit the downtown. We do have employee parking, but  
6 what we see frequently is that some of the folks  
7 who don't want to park on kind of the periphery  
8 where we put the employees will have their office  
9 staff park kind of closer in, too, and then, you  
10 know, end up with other issues. So what we're  
11 really trying to do is these core blocks, right,  
12 these core blocks that really are our walkable  
13 downtown, we're trying to make sure that they have,  
14 you know, lively entertainment based, retail based  
15 service uses, right, so it really feels like a  
16 pedestrian downtown, kind of go back to where we  
17 were because we have these uses that people have  
18 lost that they would love to have back. I mean,  
19 our bakery, our hardware store, our deli, right?  
20 Like these uses are gone in other places and we are  
21 lucky to still have them, but we could foster more  
22 of that, right? And it's not to say that we  
23 couldn't have service uses, right? We can still  
24 have salons, it's just we're trying to put some of

1 that retail front up there so that people can  
2 window shop and people feel like they can move from  
3 store to store. We're trying to make the physical  
4 area feel more like our walkable downtown that we  
5 want to be.

6 So it would just be these blocks.  
7 Again, it would be restricted of office use for  
8 conditional use on the first floor. They would  
9 come through a process, you have seen the  
10 conditional use process, they would show they meet  
11 the standards, right, they're not going to  
12 negatively impact our downtown and that they fit  
13 into the area. Existing uses, they stay until --

14 CHAIRMAN GLIMCO: That was --

15 DIRECTOR VALONE: -- they change ownership,  
16 right.

17 CHAIRMAN GLIMCO: They don't need a  
18 conditional use, they don't do anything?

19 DIRECTOR VALONE: Right.

20 CHAIRMAN GLIMCO: Okay.

21 DIRECTOR VALONE: They stay where they are,  
22 but, you know, if -- if Fawell Podiatry moves out  
23 and Valone Accounting moves in, they're going to  
24 have to -- I'm going to have to get a conditional

1 use, right, to show that my use isn't going to  
2 impact our downtown in a negative way.

3 Thoughts?

4 CHAIRMAN GLIMCO: I like it.

5 COMMISSIONER HANSON: I like it.

6 CHAIRMAN GLIMCO: A lot of real estate,  
7 insurance things, you know, people can't walk in  
8 and go shop there.

9 DIRECTOR VALONE: I know. And we have this  
10 beautiful downtown and I would love to get more  
11 people to come here. We're a hidden gem, but they  
12 end up kind of walking big distances, right,  
13 between some of our retail uses. And, I apologize,  
14 I should have said this, too. This really  
15 modernizes our use list. So I know -- and we'll  
16 pull up the page in a second -- but I know this  
17 table looks really big, but in our code right now  
18 it's like -- oh, thank you, Kelsey -- it is -- you  
19 have to go in to each individual one, look at the  
20 list, see if it's there. We're proposing just to  
21 consolidate this too, right, and make this easier  
22 for people who want to move here to say oh, this is  
23 my use, this is where I want to go, oh, I can do  
24 it, you know, or oh, I need a conditional use.

1 We're not trying to make this hard for folks. We  
2 are also modernizing the use list. We still have a  
3 number of things that really aren't  
4 representational anymore or we have things that we  
5 want that we don't actually have uses for. A great  
6 example is our neighbor over here, it's partial  
7 entertainment use, it's partial eating and drinking  
8 establishment. Our code doesn't contemplate that.  
9 Our code contemplates single uses in a single  
10 building. We don't see that anymore, right? We  
11 see people who are doing more than one thing at  
12 once, too, so we really need to bring our  
13 commercial use list up so that we can keep doing  
14 the use. And we can do it. People are very  
15 interested. I have got lists of people that I send  
16 out all the time just trying to find a little  
17 spot --

18 PRESIDENT RUDOLPH: A lot of our neighbors do  
19 this, too, right?

20 DIRECTOR VALONE: Yeah.

21 PRESIDENT RUDOLPH: La Grange, others.

22 DIRECTOR VALONE: That's right.

23 MS. FAWELL: Yes, their retails are very  
24 similar.

1 CHAIRMAN GLIMCO: And this a long term play,  
2 right? This is --

3 DIRECTOR VALONE: Right.

4 COMMISSIONER WINEGAR: There is also sales tax  
5 revenue that we're not having with service  
6 businesses.

7 CHAIRMAN GLIMCO: Right. Correct.

8 DIRECTOR VALONE: Also it will -- it will also  
9 kind of put a renewed vibrancy in our downtown in  
10 more than one way; sales tax, but also if we're  
11 having changes of uses, that also means that our  
12 spaces are going to have to come up to code, too,  
13 and that's what we see frequently is somebody comes  
14 in and says the landlord has not invested in the  
15 space and I can't move in here because I can't fix  
16 up their building to then move in and do my own  
17 improvements, right? And we have started a  
18 property improvement grant program, right, to  
19 assist with that, and we have our tip districts to  
20 also help us with that, but this would be another  
21 way, too, to, you know, get those uses that we want  
22 and get just renewed vibrancy in the downtown,  
23 right, in general. We still might see, you know,  
24 people move in and they still need to make upgrades

1 to the building, but, you know, it's a way for us  
2 to play the long game and start moving towards, you  
3 know --

4 CHAIRMAN GLIMCO: And some of these businesses  
5 that are there will stay for a long time.

6 DIRECTOR VALONE: They might.

7 CHAIRMAN GLIMCO: That's just the way it is.

8 DIRECTOR VALONE: I hear all the time, too, "I  
9 can't believe you let another real estate agent,"  
10 well, I can't restrict that right now. I can't.  
11 Just like I couldn't -- I mean, I couldn't -- also  
12 like if, you know, multiple delis wanted to move  
13 in, too, I couldn't restrict that either, but this  
14 would give us a little bit more ability to say, all  
15 right, hold on, you know, you're going to have  
16 office employees that are going to be there, you're  
17 going to use the building differently, you know,  
18 like how does this fit in with the fabric of where  
19 you are, and if it fits in, it fits in, right? If  
20 it comes through your process and it meets that  
21 requirement, then it does, but it allows a more  
22 streamline approval process for the more vibrant  
23 pedestrian friendly entertainment downtown.

24 CHAIRMAN GLIMCO: And, again, you have hired

1 consultants to help you with this and this was  
2 their recommendation, so it's not -- it's based on  
3 the expert.

4 DIRECTOR VALONE: It's not just us, yeah.  
5 It's not just us.

6 CHAIRMAN GLIMCO: Right.

7 DIRECTOR VALONE: Yeah, the attachment in  
8 their packet, it's called Memorandum Commercial  
9 Districts, Teska took a look at it for us given  
10 that they also do our market study, too, it made  
11 sense that they kind of helped us implement part of  
12 that.

13 CHAIRMAN GLIMCO: Questions, anyone?

14 COMMISSIONER DEPROSPERIS: It's a great idea.

15 MS. DEN BESTEN: Sorry. I'm making your  
16 meeting longer, right?

17 CHAIRMAN GLIMCO: No, that's okay.

18 MS. DEN BESTEN: So, can you explain, like so  
19 this says the district promotes et cetera, so the  
20 district reserves first floor commercial. How firm  
21 is that the way this is worded? In other words,  
22 let's say nine months goes by and we have an empty  
23 storefront and it's because we can't find anybody  
24 who meets these conditions, then does the Village

1 loosen up or, you know, we don't want a bunch of  
2 empty storefronts either, right?

3 DIRECTOR VALONE: No, we don't. That's  
4 correct. We don't. We do want to make  
5 opportunities, though. I think we are lacking in  
6 that. We learned that through quite a bit of data  
7 from our consultants that we are lacking the  
8 opportunity for people to do that. But those  
9 purpose statements are really to give more guidance  
10 to this table. This table is really, right, what  
11 people can and cannot do. Those purpose  
12 statements, they do give us, you know, direction  
13 and things like that, but this table is really  
14 what's going to hold us to it. And the reason it's  
15 written that way, too, is to give minute  
16 flexibility to some of those categories, too,  
17 right? Like some of these categories say like a  
18 30 percent accessory use on another retail use,  
19 right? Like what is that use though, right? Like  
20 is it -- I'm sorry. I had a really good example of  
21 this. If that 30 percent is like, you know,  
22 30 percent accounting in the front and they're  
23 shoving a storefront in the front to, like, be able  
24 to put their accounting business there, that

1 doesn't really feel like it, right? So the purpose  
2 statements are guiding us, but this table really  
3 is, you know, what is permitted and what isn't, but  
4 they go together, right, to kind of --

5 MS. DEN BESTEN: Yeah. Okay. Thank you.

6 CHAIRMAN GLIMCO: Good job.

7 Is there a motion?

8 COMMISSIONER JOHANN: Motion to approve.

9 CHAIRMAN GLIMCO: Second?

10 COMMISSIONER HANSON: Second.

11 CHAIRMAN GLIMCO: All those in favor?

12 (Chorus of ayes.)

13 CHAIRMAN GLIMCO: Opposed?

14 (No response.)

15 MS. FAWELL: Okay. And, finally, last but not  
16 least, we are proposing regulations within our  
17 temporary use permit section, same section that the  
18 bees were proposed. I don't have a page number in  
19 front of me. I'm sorry.

20 DIRECTOR VALONE: Yeah, so you're going back  
21 to, I believe it's -- is it 208?

22 CHAIRMAN GLIMCO: I'm looking at page 196.

23 DIRECTOR VALONE: I was close. I was close.

24 MS. FAWELL: So the Village is proposing

1 regulations allowing food trucks. The restrictions  
2 are related to hours of operation, required  
3 permitting and fees, right of way approval and  
4 confirmation and notification with the Village,  
5 health and safety requirements, quite an extensive  
6 list, but right now the Village does not have any  
7 formal codes on food truck vendors. We do have  
8 some businesses and also some of our events in town  
9 that do like to utilize food trucks that their  
10 property, so this is the result of that.

11 DIRECTOR VALONE: So this wouldn't just allow  
12 anybody to come in, right? This requires you to be  
13 in connection with an existing brick and motor  
14 business and just be using this as a supplement.  
15 It still puts restrictions on how many times you  
16 can bring it, right? We don't want to make any  
17 kind of, you know, competition for our local brick  
18 and mortar restaurants more than we need to. If  
19 you're going to do it on public property it's more  
20 restricted and you need to have certain things in  
21 place so that if, Heaven forbid, something happens  
22 we know you're properly insured, you have safety  
23 equipment on site and the you're going to be  
24 following the Village's requirements and letting us

1 know you're there, right, so that if we're coming  
2 to an emergency situation, we know what's happening  
3 there. We did call it "mobile food vending" just  
4 because -- I mean, food trucks are popular, right,  
5 but we also see other things that aren't a hotdog  
6 cart, but, like, for example, there's a neighbor in  
7 La Grange who has, like, a pizza oven he trails, so  
8 we wanted to open it up a bit. But, again, this  
9 isn't carte blanche, and this isn't just anyone can  
10 just, you know, pull up on the green and start  
11 selling hotdogs, right? They would have to  
12 actually be attached to one of our businesses here  
13 for a reason. It also would help us with our  
14 licensing of mobile food vendors that we use for  
15 special events, both the Village, the Park District  
16 and some of our other local agencies. Right now if  
17 you want to be a french market vendor and also like  
18 sell food at a little league tournament, you have  
19 to register each individual time, and that's a  
20 little cumbersome, not just for the applicant, also  
21 for us because we're getting the same documentation  
22 again, we're getting the fee again. We're  
23 proposing it's a one time a year registration and  
24 then you would be able to participate, right? It

1 does have a higher value on it because it would  
2 allow you to do more than one event, but, again, it  
3 still restricts that it can't just be anybody  
4 rolling up, it has to be attached to an actual  
5 business and there are sill regulations on the  
6 number of times that they can be in town, right?  
7 We want to, you know, allow interesting food  
8 options and have, you know, our local businesses be  
9 able to have, what I'm going to call, "mini  
10 events," right, like something that's not normal  
11 for them to draw additional attention to them, but  
12 we also want to make sure that, you know, we're  
13 still being cognisant of our existing brick and  
14 mortar eating establishments as well, and it will  
15 make French Market easier for me.

16 CHAIRMAN GLIMCO: Yeah.

17 DIRECTOR VALONE: So, thoughts? I mean, you  
18 know, this is -- this is newer. We did have Teska  
19 help us look at this because everybody has got a  
20 different version. Like La Grange Park just  
21 adopted one. Hinsdale has a really restrictive  
22 one. Clarendon Hills has kind of a middle of the  
23 road, Westmont has a middle of the road. We had  
24 them just take a look at some of our neighbors,

1 also kind of in the context, right, that we're  
2 really not looking to do this carte blanche, we're  
3 really looking to do it just to kind of boost our  
4 existing businesses, and then there's French  
5 Market, you know?

6 CHAIRMAN GLIMCO: So you went with the middle  
7 of the road approach?

8 DIRECTOR VALONE: We did, yeah. If they're on  
9 the street that have to tell us 14 business days in  
10 advance, right? We got to know they're there. We  
11 got to know they have insurance. You know, we're  
12 the landlord in that situation, so that's why it's  
13 a limited number of times, too, because it's  
14 burdensome for us and we're the landlord then  
15 giving them somewhere to set up shop, right? Even  
16 though they're servicing a different business.

17 PRESIDENT RUDOLPH: Does this include the  
18 parks or how does it apply to the parks other than  
19 events?

20 DIRECTOR VALONE: It would just be events at  
21 the park. So, like, for example, Little League has  
22 a couple of food trucks that will come to some of  
23 their bigger events because there's really nothing  
24 over there that they can get ahold of really

1 quickly. We have had a couple of people who have  
2 rented out the Village Club -- yes, Village Club,  
3 excuse me, who have, like, wanted to bring, like,  
4 the mobile pizza guy. So it -- again, in those  
5 instances, public property, it's going to be  
6 limited. So Little League is only permitted to  
7 have -- I think it's, like, two or three vendors  
8 for their whole season, and because they're within  
9 the parks parking lot, they're off Waldo Emerson,  
10 we haven't necessarily treated that like if they  
11 were on the street, but this would give us  
12 permissions that if they did want to impact it,  
13 they could. So it opens it up. I mean, it does.  
14 But, again, it would have to be attached to an  
15 actual use. They couldn't just roll up to the park  
16 on a Saturday for no reason.

17 COMMISSIONER HANSON: And how many times a  
18 year are you allowing the vendors to...

19 DIRECTOR VALONE: So on the private property  
20 we're proposing more than public property, right,  
21 because if it's private property they're using  
22 private property, it's going to be relatively  
23 unimpactful to our streets, right? And then for  
24 public property we're proposing a more restricted

1 number. I apologize. I haven't looked at this  
2 in --

3 MS. FAWELL: It's two days per month for  
4 public right of way, one day per month for private.

5 DIRECTOR VALONE: No. I think that's --

6 MS. FAWELL: Did I reverse it? Other way  
7 around.

8 DIRECTOR VALONE: Yes, other way around. Yes.

9 MS. FAWELL: Two days if adjacent to private  
10 property --

11 DIRECTOR VALONE: Right. Yes.

12 COMMISSIONER TURNER: So can an outside vendor  
13 that's not attached to an existing business, can  
14 they come in and operate their food truck?

15 DIRECTOR VALONE: No. Unless they were  
16 participating in French Market or gathering on the  
17 green or something where they would have to be --

18 CHAIRMAN GLIMCO: They would have to be  
19 invited for some reason.

20 DIRECTOR VALONE: Right. Yeah. They couldn't  
21 just roll up with a hot dog truck.

22 ATTORNEY SKRODZKI: So that would be part of  
23 current special event process, which requires, you  
24 know, an event to be -- an event plan to be

1 submitted, to have a temporary use permit. If it's  
2 on public property there's a whole process with  
3 regards to an event, so you can either be connected  
4 to an event or to a brick and mortar business.

5 CHAIRMAN GLIMCO: Steve likes to have a lot of  
6 parties and he's wondering if he does he can only  
7 have a vendor truck one day a year.

8 DIRECTOR VALONE: In your residential  
9 neighborhood you're looking for more than one day?

10 COMMISSIONER JOHANN: Is that two per month  
11 for residential?

12 MS. FAWELL: In a commercial district.

13 COMMISSIONER DEPROSPERIS: Two in a  
14 commercial --

15 CHAIRMAN GLIMCO: I mean, once a year seems  
16 kind of weird.

17 COMMISSIONER DEPROSPERIS: -- but one per year  
18 in residential.

19 DIRECTOR VALONE: I mean, we have gotten a  
20 couple of requests, actually, for Halloween that  
21 somebody wants to bring in a taco truck while the  
22 kids are trick or treating they can stop by. We  
23 have no provisions for that either, so that's why  
24 we have included this.

1 PRESIDENT RUDOLPH: Cool.

2 ATTORNEY SKRODZKI: Which neighborhood?

3 PRESIDENT RUDOLPH: I want to go there.

4 DIRECTOR VALONE: It's Ridgewood. Come on you  
5 guys, the Ridgewood people know how to party.

6 CHAIRMAN GLIMCO: One day a year just seems  
7 kind of restrictive. I mean, I'm not saying I'm  
8 going to violate that or need to have more, but I  
9 think there are people that like to host parties  
10 there.

11 DIRECTOR VALONE: I mean, Steve, clearly  
12 you're living a better life than me. How many  
13 times are you hosting parties? I have a four year  
14 old, I don't do anything.

15 COMMISSIONER WINEGAR: It's time that people  
16 throw me under the bus.

17 COMMISSIONER JOHANN: Is that number per  
18 vendor? One time per --

19 DIRECTOR VALONE: No. Like per property  
20 essentially.

21 COMMISSIONER JOHANN: Well then what about the  
22 commercial? What is the number on that?

23 CHAIRMAN GLIMCO: Twice.

24 DIRECTOR VALONE: That's two days per month.

1 COMMISSIONER JOHANN: Two days per month.

2 COMMISSIONER HANSON: So how does that work  
3 with the football games? Because they have food  
4 trucks all the time.

5 DIRECTOR VALONE: So -- well, so, again,  
6 they're part of, like, more of an event process.  
7 So, I mean, candidly we have just kind of allowed  
8 them because they are on -- I mean, they're not  
9 technically private property, but they're not on  
10 the street, right? So that's how we have allowed  
11 them in the past. Under this --

12 CHAIRMAN GLIMCO: Seems like we should allow  
13 that.

14 DIRECTOR VALONE: I mean, I think we just add  
15 an exception related to -- I mean, the problem is  
16 the parks are zoned residential, so we need to tie  
17 it to a use and not necessarily a type of zoning,  
18 but we can update that.

19 COMMISSIONER HANSON: A school use or...

20 DIRECTOR VALONE: Yeah. Exactly. Yeah. I'm  
21 sure LT probably has, like, the ice cream truck  
22 pull up for graduation or --

23 PRESIDENT RUDOLPH: And people want to stay at  
24 the game. I mean, it's not like it's detracting

1 from any other business that's coming in. I mean,  
2 it's nice.

3 CHAIRMAN GLIMCO: Is the ice cream man a food  
4 truck?

5 DIRECTOR VALONE: Yes. He's a mobile food  
6 vendor.

7 CHAIRMAN GLIMCO: He's out every day.

8 MS. DEN BESTEN: Yeah. The ice cream guys are  
9 out all the time.

10 CHAIRMAN GLIMCO: Are you going to limit the  
11 ice cream man now?

12 ATTORNEY SKRODZKI: Well he never stops, so  
13 technically he's always moving. If he just goes  
14 one mile an hour --

15 CHAIRMAN GLIMCO: And the music never stops  
16 either.

17 DIRECTOR VALONE: Although, he pulled up and  
18 parked at French Market and I was like what? That  
19 was bold. Nice guy, though. Very nice guy.

20 ATTORNEY SKRODZKI: I was kidding for the  
21 record, too.

22 COMMISSIONER DEPROSPERIS: Also in special  
23 events, do you define the area where these food  
24 trucks can be?

1           DIRECTOR VALONE: Right. So we're tieing it  
2 currently based on zoning district and then if it's  
3 in the right of way or not, but I think we can  
4 easily amend it to include --

5           COMMISSIONER DEPROSPERIS: Downers was street  
6 specific, I know, because they were very specific  
7 with their downtown.

8           DIRECTOR VALONE: Yes. I think we're not  
9 looking to be as restrictive on that because we  
10 have people like Steve who like to --

11          CHAIRMAN GLIMCO: Sorry, Steve.

12          DIRECTOR VALONE: But actually, I mean, I have  
13 gotten a couple requests where, you know, we have  
14 had folks who have been able to park them in their  
15 driveways then and then we have -- it's not the  
16 public can walk up to them, right, and it's just  
17 people who are invited to theirs. I think that's  
18 kind of more of our concern is just making sure  
19 we're regulating those -- just anybody could walk  
20 up to, right, we want to make sure they meet our  
21 health code requirements.

22          COMMISSIONER DEPROSPERIS: And the hours were,  
23 what, 9:00 to 9:00?

24          DIRECTOR VALONE: Mm-hmm. Yeah. So they're

1 not here late, they're not here early, they're not  
2 impacting our businesses early or late.

3 So we could -- I think we could  
4 easily add -- if you're all right to give us some  
5 direction to draft that we could include provisions  
6 related to our institutional uses, yeah?

7 ATTORNEY SKRODZKI: Schools and parks.

8 DIRECTOR VALONE: Yeah. Institutional? Yeah.

9 CHAIRMAN GLIMCO: Football --

10 ATTORNEY SKRODZKI: Right. Right.

11 DIRECTOR VALONE: That maybe somewhat mimic  
12 the commercial, right? Yeah?

13 CHAIRMAN GLIMCO: Yeah.

14 ATTORNEY SKRODZKI: Sort of a hybrid of the  
15 commercial and the then the event usage --

16 DIRECTOR VALONE: Right.

17 ATTORNEY SKRODZKI: -- because it will be for  
18 ongoing events.

19 DIRECTOR VALONE: Mm-hmm. Yeah.

20 CHAIRMAN GLIMCO: You guys put a lot of work  
21 into this. Nice job.

22 DIRECTOR VALONE: Thank you. Seriously,  
23 Kelsey has been like -- she has been doing a lot of  
24 this and this is kind of what she likes to do, too.

1 She's a zoning code person. I know, perfect, so we  
2 appreciate it.

3 CHAIRMAN GLIMCO: Were you born in 1993 when  
4 the code was written?

5 MS. FAWELL: After.

6 CHAIRMAN GLIMCO: DCO is older than you.  
7 Sorry, Kelsey.

8 DIRECTOR VALONE: I think that's going to come  
9 up after the comp claim when we fully overhaul it.

10 CHAIRMAN GLIMCO: Lisa has a question.

11 DIRECTOR VALONE: Lisa?

12 MS. DEN BESTEN: I have a few things.

13 One question I have is like Davanti I  
14 think is part of what I'll call a restaurant  
15 enterprise, I don't know what they call it, but a  
16 lot of other restaurants, so how does their entity  
17 compare to the term "vendor" or what if the vehicle  
18 is shared across three restaurants or something?  
19 It's still the same enterprise, so how does that  
20 apply for the license not transferable? I mean, a  
21 little different scenario.

22 DIRECTOR VALONE: Yeah, so really what it is  
23 is, what we're trying to get at there -- and our  
24 health inspector gave us some guidance on this

1 because she deals with this in other places -- what  
2 she's trying to say is that for licensing a  
3 specific food truck in the fleet, if they're going  
4 to use a different one they got to give us the  
5 information that we know it still complies with the  
6 health requirements, so that's what it really  
7 means.

8 MS. DEN BESTEN: Okay.

9 DIRECTOR VALONE: Also, too, if,  
10 hypothetically, we had somebody who was, like,  
11 selling pizza and now they're going to sell sushi,  
12 right, we need to get back in there and make sure  
13 that it's going to be compliant for that type of  
14 food risk, so that's really what that's trying to  
15 get at.

16 MS. DEN BESTEN: Okay.

17 DIRECTOR VALONE: Not necessarily, like,  
18 trying to be restrictive, it's just trying to make  
19 sure if there's a triggering change in ownership  
20 we -- just like a restaurant, we can get in there  
21 and make sure they're still compliant with the  
22 health requirements.

23 MS. DEN BESTEN: Okay. Then next item is on  
24 this page 196 we have 1B8 Village listed as

1 certificate owner. In this section they talk about  
2 food handling certification, driver's license and  
3 operations and then some insurance. I think it  
4 would be worthwhile to specify what certificate  
5 you're talking about.

6 CHAIRMAN GLIMCO: Insurance certificate,  
7 right?

8 MS. DEN BESTEN: Yeah.

9 DIRECTOR VALONE: Yeah.

10 MS. DEN BESTEN: Well, I know that, but I  
11 think there are other things, like food handling  
12 certification is in here too, so...

13 DIRECTOR VALONE: Yeah, we can update that. I  
14 think what we need to do is -- I think we might --  
15 I think it might be easier for us to, like, say  
16 kind of the certificate piece and then kind of  
17 indent, I think, and then say under that  
18 certificate --

19 CHAIRMAN GLIMCO: Insurance. Yeah.

20 DIRECTOR VALONE: We can update that.

21 MS. DEN BESTEN: Then on C1 I think you want  
22 to get rid of the "N" under -- for and licensing.  
23 I think you want A licensing. Just a typo.

24 CHAIRMAN GLIMCO: Yep.

1 DIRECTOR VALONE: Yeah.

2 MS. DEN BESTEN: And then C -- the main C  
3 there says that the license is valid for 12 months  
4 from date of issuance. I don't know how many food  
5 trucks might be candidates, but like other license  
6 we have in town like the vehicle license, and, you  
7 know, what we were discussing before where you had  
8 the license says March 31st it expired. Do you  
9 really want to be keeping track of the licenses all  
10 year or would you rather -- since food trucks  
11 probably aren't going to be very prevalent in the  
12 winter, have an April 1st start date or something  
13 like that?

14 DIRECTOR VALONE: I think for now we have  
15 decided to just do the issuance date because we  
16 probably won't have very many. If I remember  
17 correctly, too, and I was trying to find it, I  
18 thought we also referenced that they had to follow  
19 along with our business licensing requirements,  
20 which are a calender year.

21 MS. DEN BESTEN: Okay.

22 DIRECTOR VALONE: But much like the air  
23 conditioners, I don't want people to have to go  
24 ping pong back and forth, so I think that's a --

1 MS. DEN BESTEN: I mean, just to ease the  
2 Village's work.

3 DIRECTOR VALONE: Well, and, again, I don't  
4 want people to have to be ping pong back through  
5 code sections, right, because we referenced that  
6 they need to --

7 MS. DEN BESTEN: That's true, too.

8 DIRECTOR VALONE: -- do that, but, again, just  
9 like the air conditioners, I don't want them to  
10 have to go six pages south just to find it's a  
11 calendar year.

12 ATTORNEY SKRODZKI: I also had a reason for  
13 that, though, because if it's valid for 12 months  
14 on date of issuance and there's no issue with  
15 regards to proration, if someone were to come in in  
16 August and say, hey, you're year started in April,  
17 I only want to pay \$50.

18 MS. DEN BESTEN: Well nobody does that for,  
19 like, a vehicle sticker, do they?

20 DIRECTOR VALONE: Yeah, they do.

21 ATTORNEY SKRODZKI: I have -- proration is a  
22 very real issue if they come in and say I didn't  
23 get my full year, I don't want to pay for a full  
24 year. So 12 months from issuance makes it simpler

1 and it eliminates that possible complaint.

2 MS. DEN BESTEN: I see. Okay.

3 DIRECTOR VALONE: But I think an update that  
4 essentially says application January 1, and then 12  
5 months from date of issuance.

6 ATTORNEY SKRODZKI: Sure. I don't mind. I'm  
7 jut pointing out that was one of the reasons why we  
8 went that route.

9 MS. DEN BESTEN: Thank you for explaining.

10 ATTORNEY SKRODZKI: Yeah.

11 DIRECTOR VALONE: Thoughts?

12 CHAIRMAN GLIMCO: Is there a motion related to  
13 mobile food trucks?

14 COMMISSIONER JOHANN: Motion to approve.

15 DIRECTOR VALONE: And, just to clarify, so  
16 that includes updates for the institutional uses --

17 COMMISSIONER JOHANN: Yes.

18 DIRECTOR VALONE: -- and then update to the  
19 COI and then Kelsey has got the typo.

20 CHAIRMAN GLIMCO: Yes.

21 DIRECTOR VALONE: Okay. And then I apologize,  
22 Johann was first.

23 COMMISSIONER HANSON: Second.

24 CHAIRMAN GLIMCO: All those in favor?

1 (Chorus of ayes.)

2 CHAIRMAN GLIMCO: Opposed?

3 (No response.)

4 CHAIRMAN GLIMCO: Motion passes.

5 MS. FAWELL: Okay. We already addressed the  
6 public comment section, it was our beekeeping -- or  
7 advocate, not a beekeeper, beekeeping advocate, and  
8 then, finally, last but not least, I do just want  
9 to make sure we at least directly mention the text  
10 amendment standards, there are five.

11 The first one is that it is not  
12 intended to benefit a specific property. Within  
13 the Staff report, Staff did comment that a lot --  
14 that these amendments are applicable to all  
15 commercial property, C1, residential, whatever that  
16 respective zoning district is, it's not specific to  
17 a specific property.

18 B, the consistency of the proposed  
19 amendment with the objectives of the ordinance and  
20 intent of the zoning district regulations. Again,  
21 Staff responded to this in the report. We feel  
22 that our commercial use regulations foster a  
23 commercial environment and a retail friendly  
24 downtown and, also, our residential amendments are

1 consistent with some variations, it also helps  
2 eliminate some nonconformities and helps our  
3 residential properties have a streamline process.

4 Letter C, the degree, if any, to  
5 which the proposed amendment would create  
6 nonconformity. Again, I think most of our  
7 amendments address -- or actually result in less  
8 nonconformities specifically related to our single  
9 family residential properties.

10 The consistency of the proposed  
11 amendment with the comprehensive plan. We feel  
12 that our residential amendments reflect the  
13 residential neighborhoods and try to support those  
14 residential neighborhoods in the design as well as,  
15 again, we're supporting a pedestrian friendly  
16 downtown district and making sure our uses are  
17 up-to-date with industry norm and user friendly.

18 And then, finally, the degree, if  
19 any, to which the proposed amendment contradicts  
20 Village policy as established in previous rulings  
21 on petitions in similar circumstances.

22 So we feel that this is intended to  
23 support our Village's current policy, it complies  
24 with our downtown market assessment and downtown

1 pedestrian plan, it supports our comprehensive  
2 plan, we don't feel it contradicts Village policy.

3 Happy to go into these with more  
4 detail if you may.

5 CHAIRMAN GLIMCO: No. I'm sure all the  
6 Commissioners read them prior to the meeting.

7 One question for you, Kelsey. You  
8 made some changes in the definition section. Do  
9 you want us to --

10 MS. FAWELL: Yes. Yeah.

11 CHAIRMAN GLIMCO: -- remove those?

12 MS. FAWELL: I think --

13 CHAIRMAN GLIMCO: They were well done and they  
14 were straightforward, but I just know we haven't  
15 talked about them yet and I don't know that we have  
16 to talk about that much.

17 DIRECTOR VALONE: If there are no objections  
18 to them we can make a motion --

19 CHAIRMAN GLIMCO: I don't think there are --

20 DIRECTOR VALONE: -- related to acceptance --

21 CHAIRMAN GLIMCO: -- I'm just trying clean it  
22 up --

23 DIRECTOR VALONE: -- of the proposed -- yep.

24 MS. FAWELL: Yeah, they're very general that

1 they provide clarification on what commercial uses  
2 have been created and modified as well as some  
3 clarifications on the cannabis -- medical cannabis  
4 definitions.

5 CHAIRMAN GLIMCO: And I know the commissioners  
6 studied all that before we got here and I would  
7 entertain a motion.

8 COMMISSIONER TURNER: So moved.

9 CHAIRMAN GLIMCO: Second?

10 COMMISSIONER WINEGAR: Second.

11 CHAIRMAN GLIMCO: All those in favor?

12 (Chorus of ayes.)

13 CHAIRMAN GLIMCO: Opposed?

14 (No response.)

15 CHAIRMAN GLIMCO: Motion passes.

16 DIRECTOR VALONE: So I think we just -- we  
17 have had our motions along the way.

18 CHAIRMAN GLIMCO: Yeah.

19 DIRECTOR VALONE: The only thing that we would  
20 need to do is just get a motion to modify your  
21 draft recommendation based on tonight's meeting,  
22 including the modifications to the markups.

23 COMMISSIONER DEPROSPERIS: So moved.

24 CHAIRMAN GLIMCO: Second?

1 COMMISSIONER WINEGAR: Second.

2 CHAIRMAN GLIMCO: All those in favor.

3 (Chorus of ayes.)

4 CHAIRMAN GLIMCO: Opposed?

5 (No response.)

6 CHAIRMAN GLIMCO: Motion carries.

7 COMMISSIONER TURNER: Ryan's motion. Whose  
8 second?

9 CHAIRMAN GLIMCO: Steve.

10 COMMISSIONER DEPROSPERIS: Food truck Steve.

11 CHAIRMAN GLIMCO: With that, I would entertain  
12 a motion to close the public hearing section of the  
13 meeting.

14 Anything else before the I do that?

15 DIRECTOR VALONE: Nuh-uh.

16 COMMISSIONER TURNER: Motion to close the  
17 public hearing.

18 COMMISSIONER DEPROSPERIS: Second.

19 CHAIRMAN GLIMCO: All those in favor?

20 (Chorus of ayes.)

21 CHAIRMAN GLIMCO: Opposed?

22 (No response.)

23 CHAIRMAN GLIMCO: Okay. We're going to move  
24 on to the others business section of the meeting.

1 I would say if you have upcoming meetings or things  
2 you wanted to warn us about, now would be the time.

3 DIRECTOR VALONE: Well, I think Pete has  
4 something he would like to let us know.

5 CHAIRMAN GLIMCO: Oh, is it now?

6 It has been a pleasure serving with  
7 you all. I'm getting kicked off.

8 DIRECTOR VALONE: No. No. Pete is actually  
9 doing a huge service to us. We have lost our  
10 chairman on liquor and he has agreed to go back to  
11 liquor where he started and be our chairman there.  
12 We have a newer commissioner --

13 COMMISSIONER DEPROSPERIS: Controlling the  
14 liquor? Oh.

15 CHAIRMAN GLIMCO: I was on liquor for five  
16 years before I was on this for 12 years and -- I  
17 don't know.

18 DIRECTOR VALONE: No. He's really --

19 CHAIRMAN GLIMCO: It's my -- you know, Peter  
20 principle. I'm way above where I belong.

21 DIRECTOR VALONE: Honestly, he is doing us a  
22 huge favor. Liquor, like Plan Commission, does  
23 things differently than our other commissions,  
24 right? Like it looks at text amendments, it talks

1 about, like, a specific liquor license, right?  
2 There are things that, like a planned development  
3 that you reviewed, that liquor does, and so we  
4 really appreciate him helping us out. It just took  
5 us months to fill just a regular seat, and so the  
6 chairman there is leaving after 12 years of being  
7 the chairman, and so he is doing us a huge favor by  
8 shifting, and we have somebody already lined up to  
9 take over -- is that all right?

10 PRESIDENT RUDOLPH: Yeah.

11 DIRECTOR VALONE: Okay. So Jim Tyrrell has  
12 offered to come back and be our chair starting  
13 December 1, so it will switch over December 1. It  
14 seems like we won't have a November meeting, so --  
15 and then we'll be reaching out. It has been a  
16 really long time --

17 CHAIRMAN GLIMCO: Jim has been on this before  
18 with your Plan, right?

19 DIRECTOR VALONE: I think a few of you know --

20 CHAIRMAN GLIMCO: Yeah, he was a trustee.

21 DIRECTOR VALONE: Yes. But I thought -- no  
22 maybe it was Brumbaugh who was on when he was also  
23 on. Right.

24 So, anyway, so he's a former trustee.

1 He also was the Chair before Pete --

2 CHAIRMAN GLIMCO: Right. Right.

3 DIRECTOR VALONE: -- and so he has offered to  
4 come back and help us out so we don't have any  
5 absences in the Plan Commission.

6 And then Kelsey and I will be  
7 reaching out after the first of the year. It has  
8 been a really long time since we have done, like, a  
9 training workshop, and I think, you know, given  
10 having this change, it's time, you know, just to  
11 kind of do that and be able to kind of sit, you  
12 know, and talk through our DCO that's older than  
13 Kelsey and our standards, you know, and just do  
14 some of that.

15 CHAIRMAN GLIMCO: Sorry, Kelsey.

16 MS. FAWELL: Thank you.

17 DIRECTOR VALONE: We may bring on maybe the  
18 American Planning Association, the Illinois chapter  
19 to do some things. We're probably going to have  
20 some -- you know, some other things that we put  
21 together. Anne will be there also to kind of talk  
22 about kind of, like, procedural things and like,  
23 you know, the law things, about public hearings and  
24 letting -- you know --

1 ATTORNEY SKRODZKI: Keep those planners on  
2 track.

3 DIRECTOR VALONE: So, anyway, so kind of stay  
4 tuned for that, but we don't have any other  
5 applications at the moment.

6 CHAIRMAN GLIMCO: Oh, good. Holidays are  
7 coming, no one wants to meet.

8 DIRECTOR VALONE: I know. Well, my own  
9 personal --

10 CHAIRMAN GLIMCO: Do you have any liquor  
11 applications pending?

12 DIRECTOR VALONE: What?

13 CHAIRMAN GLIMCO: Does the Liquor  
14 Commission --

15 ATTORNEY SKRODZKI: Any liquor pending right  
16 now?

17 DIRECTOR VALONE: No.

18 CHAIRMAN GLIMCO: Okay, good.

19 DIRECTOR VALONE: You want a little bit of a  
20 break.

21 COMMISSIONER DEPROSPERIS: Immediate second  
22 guessing.

23 COMMISSIONER JOHANN: Can we join the -- are  
24 there public meetings?

1 DIRECTOR VALONE: Oh --

2 ATTORNEY SKRODZKI: Yes. Yes.

3 DIRECTOR VALONE: There's public comment, yes.  
4 Oh, no.

5 COMMISSIONER JOHANN: Maybe we can go to that  
6 and see how it goes.

7 DIRECTOR VALONE: I'll make sure to send a  
8 link for his first meeting back.

9 ATTORNEY SKRODZKI: Feel free to attend.

10 CHAIRMAN GLIMCO: Thank you for that.

11 I would move on to Item F on the  
12 agenda, adjournment, if there was a motion.

13 COMMISSIONER JOHANN: Motion to adjourn.

14 CHAIRMAN GLIMCO: Second?

15 COMMISSIONER TURNER: Second.

16 CHAIRMAN GLIMCO: All in favor?

17 (Chorus of ayes.)

18 CHAIRMAN GLIMCO: Opposed?

19 (No response.)

20 CHAIRMAN GLIMCO: Motion passes.

21 Thank you, everyone.

22 (Whereupon the meeting was  
23 adjourned at 9:00 p.m.)  
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I, Hailey M. Schoot, CSR, RPR, being first duly sworn, on oath says that she is a court reporter doing business in the State of Illinois; and that she reported in shorthand the proceedings of said meeting and that the foregoing is a true and correct transcript of her shorthand notes so taken as aforesaid, and contains the proceedings given at said meeting.

*Hailey Schoot*  
Hailey Schoot, CSR, RPR  
Illinois CSR License 084-004897



# Exhibit H

## **Kelsey Fawell**

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**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



## AGENDA ITEM SUMMARY PLANNING AND ZONING COMMITTEE

Planning and Zoning Committee: November 18, 2025

### AGENDA ITEM E.1.

**To:** Planning and Zoning Committee

**From:** Jeff Koza, Director of Engineering Services

**CC:** Ellen Baer, Village Manager, Heather Valone, AICP, Director of Community Development ,  
John Mastandona, Director of Finance

**RE:** 2026 Professional Services Agreement with V3 Companies for Construction Observation for the Timber Trails Subdivision

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#### **Recommendation**

Consider a recommendation to approve the 2026 V3 Professional Services Agreement for the Construction Observation and Development Closeout/Acceptance Services for the Timber Trails Subdivision.

#### **Summary**

Staff is recommending retaining V3 Companies (“V3”) to continue to perform plan review and construction observation services in the Timber Trails Subdivision development.. V3 took on this role in February of 2023 and has performed well assisting the Village in this role.

Under the 2026 proposal, V3 will continue to perform individual lot permit/plan review and inspections, as well as the subdivision infrastructure punchlist inspection, and the expected Unit 2 infrastructure construction and closeout activities that are anticipated in 2026.

Construction observation services include oversight of public improvements being constructed within the subdivision, including roadway, curb, asphalt path, and sidewalk installation, as well as monitoring site construction for compliance with approved plans and specifications. V3 documents progress, identifies any deficiencies, and coordinates with the developer and Village staff to address issues and maintain quality throughout the site development process.

The Timber Trails developer is ultimately responsible for the construction observation costs incurred per the annexation agreement as well as plan review for each lot they develop.

The 2026 V3 proposal estimate is \$275,990 using a recent build-out schedule provided to the Village by the developer. The final cost will depend on how often services are actually needed. The V3 proposal is included in the Committee agenda packet.

#### **Financial Impact**

The Village will initially pay V3 for services completed, but all costs incurred by the Village are

then billed by the Village to the Timber Trails developer per the original Annexation Agreement. Funds have been included in the FY2026 budget.

**Recommended Motion**

I move to recommend approval to the Village Board of Trustees of a resolution approving the 2026 V3 Companies professional services agreement for the construction observation and development closeout/acceptance services for the Timber Trails Subdivision.

**Strategic Plan Alignment**

Community Planning and Economic Development

**File Attachments**

- 1. Timber Trail 2026 Task Order Update 2025 1013



October 13, 2025

Mr. Jeff Koza, P.E., CFM  
Director of Engineering/Village Engineer  
Village of Western Springs  
740 Hillgrove Avenue  
Western Springs, IL 60558

**RE: Proposal for Professional Services**  
Timber Trails Subdivision Permit/Plan Review, Punchlist Inspection and Closeout Services

Dear Mr. Koza,

In association with the on-going Timber Trails subdivision, we are submitting this task order update for calendar year 2026 to address the ongoing individual lot permit/plan review and inspections, as well as the subdivision infrastructure punchlist inspection, and the expected Unit 2 infrastructure construction and closeout activities that are anticipated in 2026.

## PROJECT UNDERSTANDING

Throughout 2025 V3, in coordination with the Village, developed a punchlist of deficiencies for both Unit 1 and Unit 2 of the Timber Trails subdivision. Items related to direct Village ownership, as well as those that will be transferred to the Homeowner's Association have been included in the punchlist evaluation. On October 29, 2024 the Village, representatives of Timber Trails Development and V3 meet on site to review the deficiencies for Unit 1 that need to be repaired prior to Village acceptance. This coordination is on-going and repairs are being initiated, based on the most recent meeting with the developer on September 5, 2025.

Currently, inspections are being made on a lot-by-lot basis, as requested by the Village, utilizing the Munis reporting system, and shared with the respective builders. The Village is seeking assistance in performing the engineering reviews of Single Family/Townhome lots within the Timber Trails development, as well as maintain the lot inspections. Approximately 35 lots remain in the subdivision that review services will be needed for. It is anticipated that 20-35 lot reviews will be needed next year.

This task order combines the lot plan/permit review and inspection services, with the Unit 1 punchlist inspection and coordination, as well as inspection services for the Unit 2 public improvements for Sycamore and Basswood Courts, for which the developer has provided the attached schedule for. The work included in this task order update is for the calendar year 2026.

## SCOPE OF SERVICES

This task order update seeks to continue the current agreement relating to the Timber Trails Subdivision Development Closeout/Acceptance Services, with specific clarifications due to the various work elements involved. The general extent of those services is expected to include, but may not be limited to the following:

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### Weekly General Development Inspection

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These inspections, involving individual lot erosion control, tree protection and safety measures, will continue as previously provided and recorded with village staff and the builders.

- A minimum of one weekly site visit, to provide overall lot development monitoring, that will include photographs and a weekly report of ongoing lot development. This monitoring is being provided due to minimal communication being provided from the builders as to what activities are planned or going on at the current time.

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### Subdivision Plan Review & Coordination

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This task will be related to all administrative efforts involved in coordinating punchlist deficiency resolution with the developer and HOA. This is a continuation of the previous work efforts to coordinate the status of development. Tasks include:

- Reviewing available reports, engineering plans (to include but not limited to site plans, spot / foundation surveys, and as-built plans), landscape plans, tree preservation plans, and plats.
- Providing ready to publish plan review comments for distribution to the builder / developer.
- Completing necessary correspondence with the builder / developer to answer questions related to published plan review comments.
- Representing the CLIENT in discussions and meetings with the developer and residents of the community.
- Providing follow-up documentation and reports for ongoing improvements within portions of the subdivision.
- Site visits and documentation as necessary.
- Continue to clarify those items to be maintained by the Village and those to be transferred and maintained by the HOA.

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## Punchlist Oversight

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Work will be related to all services involved in oversight and approval of the developer's efforts involved in punchlist deficiency corrections and construction.

- This work will include the oversight and inspection of both Unit 1 and 2 deficiencies as developed by V3 and coordinated with the Village and developer.
- Provide inspection reports via the Munis Field Inspector app or other medium based on the determination of the client.
- Based upon notification of work by the developer, and request from the Village, provide a full-time site presence at times when we know the developer is actively working, to oversee all punchlist deficiency corrections previously agreed upon.
- Facilitate and attend meetings between V3, Village and developer/contractor.
- Provide plan interpretations as required, coordinate with Village and public works staff on current acceptable standards.
- Assist the developer and their contractor(s) with solutions to Requests for Information and material submittal approvals.
- Provide material testing and recording of materials utilized in various components, including pavement subgrade stability, aggregate compaction, HMA and PCC concrete. V3 will subcontract this work with Interra, LLC as the testing agency.
- Provide suitable documentation of performed work, including electronic photographs, GPS locations, photographic files.
- Provide recommendations to staff regarding development status and Letter of Credit reduction requests.

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## Unit 2 Public Improvements Inspection

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The public infrastructure improvements for Basswood and Sycamore Courts have not yet been initiated by the developer in 2025, although the developer's most recent project schedule dated October 3, 2025 (attached), reflects a start by mid-October of this year, with a 12-month duration extending into late 2026 for completion. V3 will provide site inspection of the work, excluding inspections of the sanitary sewer and water main components that remain under the jurisdiction of the LaGrange Highlands Sanitary Sewer District. The intent will be to utilize the same V3 resources providing daily/weekly checks and Unit 1 punchlist inspections.

- V3 will provide a full-time site inspector when the developer's contractor is actively working on these improvements. Our presence will be based on advance communications from the developer, and notice to proceed from the village.
- The extent of improvements, and estimated development costs were provided to the village in the May 17, 2024 Timber Trails Closeout/Acceptance document.

- Upon completion of the various scopes of public improvement work in these remaining cul-de-sacs, V3 will develop a working punchlist for the developer prior to any acceptances.
- The developer will be expected to coordinate with LaGrange Highlands Sanitary Sewer District for respective sewer and water inspections, and provide current IEPA permits to construct the improvements.
- It is likely that final surface course and restoration in parkway areas may not be complete until 2027. Any required inspection efforts will be addressed at the end of 2026.

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## Lot Permit/Plan Review and Inspection

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V3 will provide three reviews per site. V3 will perform the reviews with data as provided by the developer. Comments will be provided on the plans and returned to the submitter. V3 will respond to resubmittals. V3 is not responsible for the as built information. The information should be provided and verified by the developer/builder as necessary. The review stages and review periods are proposed as follows:

- Site Plan – Plan will be reviewed and compared to available engineering plans and adjacent lot data provided by developer, 10 business days (max).
- Spot Review/Foundation – Plans checked against approved plans and site plan, setbacks will be checked, 2-5 business days.
- As-built – Data provided by developer will be reviewed against lot plans, 10 business days (max).

V3 will invoice twice for each lot review:

- Site plan and spot/foundation review.
- As-built review and approval.

V3 will input the data into the Village's tracking system as directed by the Village.

## COMPENSATION

This agreement will be valid for 2026. A twelve- month renewal is proposed for subsequent years at the respective billing rates for that year. A Task order amendment will be submitted to the Village in November for Board approval in December of the upcoming year. Compensation will be based upon 2026 Standard Billing rates, which will be available January 2026.

Upon notice to proceed from CLIENT, V3 will provide our services on an hourly basis, for those employees engaged directly on the project; a fee based on the actual hours expended multiplied by V3's billing rates attached for each employee classification. With that in mind, we anticipate the following:

Task	Bill Group	Detail	Estimate Budget-2026 Billing Rates
Weekly General Development Inspection (hourly estimate)	X65	2 hours/week; 4 weeks/month @ 12 months: 96 hours	\$21,120
		Vehicles (2 visits/week @ 0.5 EA); 24 EA @ \$65	\$1,530
		<b>Estimated Budget</b>	<b>\$22,680</b>
Subdivision Plan Review & Coordination	X65.1	Estimated hourly involvement 4 hours/month; 6 months	\$5,280
		<b>Estimated Budget</b>	<b>\$5,280</b>
Punchlist Oversight (2026 estimate to be coordinated w/staff prior to starting any work)	X65.2	Required hourly oversight is dependent on work completed in 2025; +/-6 weeks duration (rates and hours per week vary)	\$33,000
		<b>Estimated Budget</b>	<b>\$33,000</b>
Unit 2 Public Improvements Inspection	X65.3	Excludes sanitary sewer and water main inspections. Estimate 80 hours/month; 7 months	\$123,200
		Material Testing Services	\$5,000
		Direct Costs (Vehicles) 70 days @ \$65/day	\$4,550
2024 Punchlist Refinement and Coordination	X65.3	Estimated hourly involvement 24 hours	\$5,280
		<b>Estimated budget</b>	<b>\$138,030</b>
Lot Permit/Plan Review and Inspection	M02	Site Plan; Spot/Foundation Review	\$1,700/lot
Note: Permit/Plan Review and Inspection Services to be paid on a Lump Sum Basis per lot.	M02	As-Built Review	\$500/lot
		Anticipate 35 lots for an estimated 2026 cost of:	\$77,000
		<b>Total Timber Trails Engineering Services Budget for Calendar Year 2026</b>	<b>\$275,990</b>

Mr. Jeff Koza, P.E., CFM  
Director of Engineering/Village Engineer  
Village of Western Springs  
October 13, 2025

V3 reserves the right to renegotiate the fee every calendar year. This fee does not include reimbursable expenses such as mileage, printing, postage, messenger service, and other similar project-related items. V3 shall be compensated 110% of reimbursable expenses. If Additional Services are required, they will be subject to a separate agreement. No additional services will be performed without prior written approval from the Village.

If the terms of this agreement are found to be satisfactory, please sign in the space provided below and return one copy to our office. V3 will initiate its services promptly upon the receipt of CLIENT's written acceptance of this proposal.

We appreciate the opportunity to present this proposal and look forward to working with Western Springs on this project.

Sincerely,

V3 COMPANIES, LTD.



Richard P. Kipp, P.E.  
Senior Project Manager



Heidi E. Voirol, P.E., LEED, AP DB+C  
Senior Project Manager



Kurt Corrigan, P.E.  
Vice President of Municipal Services

Accepted For:

VILLAGE OF WESTERN SPRINGS

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

