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VILLAGE OF WESTERN SPRINGS, ILLINOIS
PLAN COMMISSION MEETING
April 16, 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
- BRIAN STACHACZ, LTHS
- JIM GLASCOTT,
- JON MURAWSKI, DLA Architects
- PETER COULES, Donatelli & Coules
- ALECS HUR, Engineer on PC 2025-02

1 CHAIRMAN GLIMCO: It's about 7:02 or 7:03 so I
2 think we're going to call the meeting to order.

3 This is the April 16th, 2025 Plan
4 Commission meeting. We are going to start with a
5 roll call.

6 Are we doing a roll call, Heather?

7 MS. FAWELL: Yes. Commissioner Brumbaugh is
8 absent today.

9 Commissioner DeProsperis?

10 COMMISSIONER DePROSPERIS: Here.

11 MS. FAWELL: Commissioner Hanson?

12 COMMISSIONER HANSON: Here.

13 MS. FAWELL: Commissioner Johann?

14 COMMISSIONER JOHANN: Here.

15 MS. FAWELL: Commissioner Turner?

16 COMMISSIONER TURNER: Here.

17 MS. FAWELL: Commissioner Winegar?

18 COMMISSIONER WINEGAR: Here.

19 MS. FAWELL: And Chairman Glimco?

20 CHAIRMAN GLIMCO: Here.

21 The next order of business on the
22 agenda is the approval of the minutes from the
23 November 18th, 2024 Plan Commission meeting.

24 Do I hear a motion?

1 COMMISSIONER JOHANN: Motion to approve.

2 COMMISSIONER DePROSPERIS: Second.

3 CHAIRMAN GLIMCO: All in favor?

4 (Chorus of ayes.)

5 CHAIRMAN GLIMCO: And then the next item on
6 the agenda is open for public comment. This would
7 be public comment for any issue that doesn't relate
8 to the two matters that we're going to consider
9 tonight. So if anyone wanted to voice their
10 opinion on something that jumps to your mind, go
11 ahead and do it now.

12 Hearing no one, we're going to move
13 on to Item D, matters under consideration tonight.

14 The first matter that we are going to
15 consider is a public hearing on PC 2025-01 Lyons
16 Township High School LTHS District 204, 4900 Willow
17 Springs Road.

18 Can I get a motion to open the public
19 hearing portion of the meeting, please?

20 COMMISSIONER TURNER: Motion to open.

21 COMMISSIONER HANSON: Second.

22 CHAIRMAN GLIMCO: All in favor?

23 (Chorus of ayes.)

24 CHAIRMAN GLIMCO: Would you like to start

1 first, Heather, with the Village presentation?

2 DIRECTOR VALONE: Yes. We can go ahead and
3 give the summary of the application.

4 MS. FAWELL: Okay. So the application before
5 you today is a request by Lyons Township High
6 School District 204 requesting an amendment to
7 their existing conditional use permit to relocate
8 their existing softball field with accessory
9 structures as well as for the addition of a new
10 video scoreboard for the field at their south
11 campus located at 4900 Willow Springs Road.

12 Okay. So the subject property is
13 roughly 57 acres. It's located at 4900 and 4940
14 Willow Springs Road. It's abutted by 47th Street
15 on the north, single-family houses on Rugeley Road
16 on the south, Willow Springs Road on the east, and
17 single-family houses on Johnson Avenue on the west.
18 The campus contains the principal school building,
19 the Corral, the football stadium, the baseball
20 fields, tennis courts, driver's education range,
21 soccer fields and parking lots.

22 Some background about the property.
23 The high school has an existing conditional use
24 permit that has previously been amended numerous

1 times. Most recently in 2022 the conditional use
2 permit was granted an amendment to allow for the
3 construction of a video display board for the
4 football stadium by the field. The scoreboard is
5 approximately 17 feet high by 25 feet wide, mounted
6 ten feet off the ground for an overall of 27 feet.
7 And then more recently in 2024 the CUP was further
8 amended to allow for site improvements including
9 the cafeteria addition, hardscape modifications,
10 underground stormwater facility, a new loading
11 dock, building renovations, ticket booths, and a
12 cooling tower.

13 So the current zoning of the
14 property, the majority of the property is zoned R-2
15 single-family residence district. There's a small
16 portion of the property, the Corral, that is zoned
17 R-3 right there in the corner. The properties to
18 the north are zoned R-2 and C-2 Commercial Shopping
19 District, which is Garden Market, you can see that
20 as the red area immediately to the north. The
21 properties to the south are also zoned R-2, and the
22 properties to the west are primarily zoned R-2.
23 There is a small portion that is zoned A,
24 single-family residential, which is that green area

1 on the screen.

2 The high school -- I'm going to go to
3 the next slide. The high school is designated
4 educational and institutional per the Village's
5 2003 Comprehensive Land Use Plan, and then you can
6 also see that there is the adjacent single-family
7 detached and the corridor commercial, which is
8 Garden Market to the north.

9 So a little bit more on the amendment
10 request before you today. So the request contains
11 the following site improvements, which is a new
12 softball field that you can see on the screen just
13 south of the existing tennis courts on the
14 property. The current site is an open grass field
15 that's used by various school districts and
16 community groups and physical education classes.
17 The existing softball field that is on the property
18 is going to be converted to an open grass space, so
19 they're kind of switching the two areas on the
20 property, one for open grass and one for softball.
21 The softball field will also feature bleachers to
22 accommodate 206 seats with five wheelchair spots,
23 as well as dugouts, a press box, field lighting,
24 and LED video scoreboard with truss that is

1 approximately an overall height of 27.19 feet, it's
2 25 feet wide, and then their request also includes
3 some accessory features such as walking paths.

4 So some information about the site.
5 This -- as part of this request they're not
6 proposing any new facility, nor are they proposing
7 an expansion of their use. We know that parking is
8 a sensitive issue so we wanted to look into that.
9 Currently the school provides 434 parking spaces.
10 The development control ordinance requires 450 for
11 this particular high school use. So while the site
12 is currently deficient in parking, it's just
13 important to note that there are no new facilities
14 proposed and no expansion of use to further require
15 additional parking than what is already required.

16 The applicants have also submitted
17 plans for both the field lighting and the video
18 scoreboard indicating that they comply with the
19 requirements of the development control ordinance.

20 And I also did want to note there was
21 an engineering review done as part of Staff's
22 analysis and report, that memo was included in your
23 report. There were some recommendations made by
24 the engineer that are included in our overall

1 recommendations for conditions of this case that I
2 will go over in just a few -- couple slides.

3 So we have not received any public
4 comment. The screen is a little bit different. I
5 was in communication with a resident about this
6 case, but they are here tonight and they are going
7 to speak, so please ignore the one public comment
8 received.

9 Okay. For the -- for this case the
10 Plan Commission should consider the conditional use
11 permit standard set forth in 10-3-14(G), those were
12 listed in the staff report for this case.

13 Okay. So Staff is recommending
14 approval of the request with conditions, which I am
15 going to walk through right now.

16 So first condition is that the
17 scoreboard shall be tilted east toward the school
18 to minimize impacts on the residents to the
19 southwest.

20 Second condition, the scoreboard
21 shall be a maximum of 17 feet high by 25 feet wide.
22 That's the dimensions of the existing video
23 scoreboard on the property, so Staff felt it
24 appropriate for the two to be the same size. Staff

1 recommends the scoreboard and A/V system only be
2 utilized for softball games, and that both of those
3 systems and facilities comply with Section 5.2 of
4 the Village Code related to public nuisance and
5 noise. The scoreboard sound system shall be used
6 only for games and no later than 9:00 p.m. No
7 advertising or other messaging on the scoreboard
8 displays allowed except for when the scoreboard is
9 being utilized for a softball game. Staff is
10 requesting a condition for landscape screening
11 consisting of trees be planted along the southwest
12 corner of the property adjacent to the residential
13 homes along Courtland Circle and existing softball
14 field with a minimum mature plant height of eight
15 feet to minimize impacts on those residents.

16 The civil engineering plans,
17 lighting/photometrics, geometry, storm water
18 management, and utilities are required to be
19 reviewed and approved by the Village engineer prior
20 to the release of any Village permit.

21 And now we're getting into the
22 specific engineering conditions that I mentioned
23 earlier. The basin overflow weir on the plans
24 should be relocated to the north edge of the basin

1 that borders 48th Street, and the applicant must
2 submit revisions or clarify how the proposed
3 drainage system control system interacts with the
4 turf field underdrain system, which must be
5 reviewed and approved by the Village engineer prior
6 to the release of any Village permit.

7 And so the Plan Commission has a
8 number of options in recommending approval or
9 denial of the requested amendment. They can
10 approve as presented with substantial conformity
11 with the provisions of the development control
12 ordinance. They can approve as above with
13 modifications to be accepted by the applicant, or
14 they can deny the application and the plans as
15 presented for failure to meet substantial
16 conformity with those DCO standards I mentioned in
17 the other slide.

18 CHAIRMAN GLIMCO: Thank you. Anything else
19 should we hear -- go ahead, Heather.

20 DIRECTOR VALONE: I was going to say we can
21 take any questions you have or we can bring the
22 applicant.

23 CHAIRMAN GLIMCO: I say we let the applicant
24 present first and then -- if that's okay and we'll

1 have questions after.

2 MS. STEPHENS: Is it okay if I speak from back
3 here?

4 CHAIRMAN GLIMCO: You know, for the court
5 reporter it would be a lot better if you come up.

6 Do you want to swear people in now?

7 DIRECTOR VALONE: Yes. We should have sworn
8 people in --

9 CHAIRMAN GLIMCO: We should have sworn --

10 DIRECTOR VALONE: Yes.

11 CHAIRMAN GLIMCO: Yeah, so let me do that.

12 So instead of swearing people in
13 individually, it's a lot easier if we just do
14 everyone at all once, including Kelsey and Heather.

15 If you have any intention or you
16 think you may want to get up and make any comments
17 tonight, just stand up now and we're going to swear
18 you in, even if you may or may not talk. It will
19 just be easier.

20 Hailey, you want to do it?

21 DIRECTOR VALONE: I can do it.

22 CHAIRMAN GLIMCO: Oh, okay.

23 (Public audience first duly sworn.)

24 CHAIRMAN GLIMCO: Thank you.

1 DIRECTOR VALONE: Chairman Glimco, do you want
2 to bring up the applicant to do their presentation
3 and then bring up the public or would you like
4 to --

5 CHAIRMAN GLIMCO: I think we should hear from
6 the applicant first, if that's okay.

7 DIRECTOR VALONE: Okay. So if the LT
8 representatives want to come up to the podium, the
9 microphone is live, and you do kind of have to hold
10 it a little bit closer than normal.

11 CHAIRMAN GLIMCO: So it's important for
12 everyone if you step up to the podium, state your
13 name, if your name is not obvious, spell it for the
14 court reporter so we can get an accurate record of
15 what we're talking about tonight, please.

16 MR. STACHACZ: Great. Thank you. Good
17 evening, everyone. My name is Brian Stachacz and
18 I'll spell it for you. B-r-i-a-n, last name is
19 Stachacz, S-t-a-c-h-a-c-z.

20 First of all, I am the director of
21 business services at Lyons Township High School and
22 going to present just a brief bit of information to
23 you tonight on this application. Thank you for
24 allowing us to do that here before this Commission.

1 Just to give you just some brief
2 quick background on this, the District received a
3 donation of two million dollars for this project.
4 A very generous donation of two million dollars
5 from a gentleman named Michael Baker. Michal
6 Baker's sister, Stacy Ann Baker, was one of the
7 greatest LT girls varsity softball players that we
8 have ever had, and she was back in the '70s, early
9 '80s. Unfortunately, she passed away at a very
10 early age and Michael, her brother, wanted to make
11 this donation on her behalf, and so he has done
12 that.

13 Initially we talked about -- and,
14 again, he wanted specifically for that money to go
15 to upgrades to the varsity -- girls varsity
16 softball field. And so initially we talked about
17 upgrades to the field, the existing field, and then
18 we looked at the fact that this would now become a
19 turf field, and so with drainage issues, we felt
20 that is was better for us to move the field to a
21 different location to take advantage of existing
22 drainage that we have on the premises, and so
23 that's what we have -- we have done tonight -- or
24 that's what we're applying for. So we really -- we

1 also wanted to make sure that we had -- you know,
2 with this money we had the opportunity to put
3 really a brand new facility in that will be great
4 for not only the students at LT, but the community
5 in general. And so that just gives you a quick
6 background on why we're here and why we're looking
7 at this field.

8 And so just a couple of comments that
9 I would like to present based on the
10 recommendations that we heard tonight. We do know
11 that one of the recommendations was that -- a 9:00
12 stop time on the field. What I can tell you about
13 that is there are times when if we we're having
14 a -- you know, a varsity softball game and we had a
15 delay in the game, it is possible that we might go
16 past 9:00. That would not be the norm, but
17 certainly it could happen.

18 In addition to that, it wouldn't be
19 uncommon for, you know, if we have a team out there
20 practicing that they might use the audio system for
21 practice as well, and so they may end up using
22 that -- you know, would like to potentially use
23 that audio system for practice.

24 And the only other point I would like

1 to make is that when we talk about the landscaping
2 for the southwest sort of corner of that area, if
3 you look at where that -- that scoreboard is going
4 to sit on the property, we certainly recognize the
5 residents that are in that area on Courtland in
6 that area, but I don't know that when we kind of
7 look at that, that there is a whole lot of -- or I
8 shouldn't say a whole lot, but much to be gained by
9 what we see -- or what would be seen from that
10 scoreboard on the property, because that scoreboard
11 is at the -- obviously in the outfield area.

12 And, I don't know, Jon, we talked
13 about this, it's probably --

14 MR. MURAWSKI: 405.

15 MR. STACHACZ: 405. 405 feet from the
16 residents there on Courtland, so that's really all
17 that I just wanted to make note of those, those
18 potential, exceptions, if possible, that we would
19 be looking at utilizing that field. And, you know,
20 obviously going to utilize it for not only our --
21 not only for the -- you know, the LT softball
22 teams, but also for community use it's available.
23 We generally are not stopping anybody from using
24 those fields on the weekends. You know, we have

1 many people who run around the track at Bennett
2 Field, and provided that they're not -- you know,
3 we don't have a -- you know, an event or something
4 going on, we're certainly open to them doing that.

5 So those are just a couple of points
6 that I wanted to make and I would be happy to
7 answer any questions on that at all.

8 CHAIRMAN GLIMCO: Does anyone on the board
9 have questions for the applicant?

10 COMMISSIONER HANSON: I have just a couple.

11 You mentioned the distance of this
12 new proposed scoreboard from the residents. How
13 far is the football field stadium sign from the
14 residents on 47th Street?

15 MR. STACHACZ: So I believe that is close to
16 500 to 600 feet, somewhere in that area. And the
17 reason I'm saying that is we know the football
18 field is 300 feet, plus then, of course, you have
19 distance between the football field and our
20 property, and then across 47th Street, so -- and,
21 of course, the scoreboard is set back from the
22 football field as well, so we're probably somewhere
23 between 5- and 600 hundred feet from the residences
24 across the street.

1 CHAIRMAN GLIMCO: Is there a time limitation
2 on the usage of the scoreboard at the football
3 field, Heather, do you know?

4 MS. FAWELL: I do not believe so.

5 CHAIRMAN GLIMCO: It can't be 9:00 if the
6 games go later than that, right?

7 MS. FAWELL: I can confirm that. If you just
8 give me a few minutes I can confirm that.

9 DIRECTOR VALONE: There's not a time limit,
10 but there is usage limit on it similar to actual
11 school events and games.

12 CHAIRMAN GLIMCO: Sure.

13 MR. STACHACZ: I think there's -- if I
14 remember the order it might be 30 or 45 minutes
15 after an event is completed that the lights and the
16 scoreboard and those things are shut. Don't hold
17 me exactly to that, but I'm pretty confident that
18 there's some number in terms of that.

19 CHAIRMAN GLIMCO: Okay.

20 COMMISSIONER HANSON: And are they using that
21 scoreboard during practices for audio or there's
22 separate audio there, isn't there?

23 MR. STACHACZ: Yes. Separate audio. So they
24 do use the audio separately for practices on the

1 field for the various teams that are out there.
2 They will use the scoreboard occasionally, but
3 not -- not frequently for practices, more the audio
4 for the practices.

5 COMMISSIONER HANSON: Okay. Thanks.

6 MR. STACHACZ: You're welcome.

7 COMMISSIONER DePROSPERIS: What's the height
8 of the bleachers? Do you recall? I just -- I
9 didn't find it in the --

10 MR. MURAWSKI: It should be in one of the
11 sheets.

12 CHAIRMAN GLIMCO: Why don't you introduce
13 yourself?

14 MR. MURAWSKI: Sure. Jon Murawski with DLA
15 Architects. M-u-r-a-w-s-k-i.

16 There is a sheet in the submittal
17 that should have a top of bleacher dimension on
18 there. I believe we dimension the press box, the
19 press box behind the softball field. There should
20 be a height -- maximum height. Go one more sheet.
21 Go one more. Right there in the middle on the
22 bottom there should be -- yep, if you zoom in on
23 that one it will give you the bleacher height and
24 the top of press box on the right-hand side right

1 there.

2 So 17 feet 8, I think, to the top of
3 the press box, and then the bleachers themselves
4 would be 8 foot 10 at the top.

5 COMMISSIONER DePROSPERIS: Okay. And then,
6 Heather, you said that the -- one of the
7 recommendations was to limit the height on the
8 scoreboard to 17 feet, was that what you had stated
9 in one of the recommendations?

10 MS. FAWELL: Yes. Correct. 17 by 25.

11 COMMISSIONER DePROSPERIS: Theoretically then,
12 this press box is basically level with the
13 scoreboard. If I'm in one of the residences in the
14 corner, I wouldn't be able to really see this
15 scoreboard, right? If we're at 17 and 17, the
16 press box would be blocking the view.

17 MR. MURAWSKI: If you're looking straight on,
18 right.

19 MR. STACHAZ: The scoreboard is up on ten foot
20 stilts.

21 MR. MURAWSKI: But where you're seeing it on a
22 angle, I'm not sure if you're ever going to fully
23 screen it, right, because it's going to be in back
24 in left field. If you go back to the site plan,

1 you would have to be staring straight at it with
2 the press box in front of you to try to get
3 screening.

4 COMMISSIONER HANSON: But, for clarity, it's
5 going to be 27 feet off the ground?

6 MR. MURAWSKI: Correct.

7 COMMISSIONER HANSON: Yeah.

8 COMMISSIONER DePROSPERIS: Because it's on ten
9 foot stilts.

10 COMMISSIONER HANSON: Ten foot posts.

11 MR. MURAWSKI: Right. So the outfield fence
12 is six feet, so we're pushing it up so the bottom
13 would start, I think, seven feet off the ground
14 because of that six foot fence.

15 CHAIRMAN GLIMCO: Did the applicant want to
16 address any of the conditions that you might have
17 heard from Heather or are all of those acceptable
18 conditions, or were any of those concerns that you
19 might want to touch on?

20 COMMISSIONER TURNER: With the exception of
21 the modifications you just discussed.

22 MR. STACHACZ: Correct. Yeah. Just the ones
23 that we were talking about. I would assume that
24 most of our games there would be done by 9:00 in

1 the evening. I would assume that that would be the
2 case. Again, I think that there could be times,
3 infrequently, when they may go later than that.
4 And, again, just kind of looking at the --
5 potentially using the sound system for practices
6 and, of course, it is always our goal to remain
7 within the Section 5.2, which is the noise --
8 essentially noise ordinance, you know, within the
9 community.

10 And then -- again, just to -- kind of
11 referring to that landscaping piece about not sure
12 how much value that's going to add in terms of
13 screening based on how this set up is for the
14 neighbors there on Courtland. So those are the
15 only really sort of points that we were just kind
16 of addressing here tonight with the group.

17 DIRECTOR VALONE: So if you follow along in
18 your packet, the second to last page contains the
19 recommended conditions. They have talked about 1,
20 3, 5, and 7.

21 CHAIRMAN GLIMCO: Did you talk about one,
22 tilting the scoreboard east toward the school?

23 MR. MURAWSKI: So there was a comment about
24 tilting it. Based on the seating layout, I don't

1 know how much we can tilt it. I don't know if
2 there's a degree that you're looking for or if
3 that's a subjective tilt, but obviously we can't
4 tilt it more than people sitting in the press -- or
5 the bleachers to look at, right? That's the
6 whole --

7 CHAIRMAN GLIMCO: I mean, it has got to be
8 somewhere along the outfield fence --

9 MR. MURAWSKI: Correct.

10 CHAIRMAN GLIMCO: -- right? So then people
11 that are watching the game --

12 MR. Murawski: Yeah, it's --

13 CHAIRMAN GLIMCO: Is there a better location
14 than the far left field that gets it further away
15 or less impactful to residents? I don't know if
16 there is.

17 MR. MURAWSKI: So the -- like the dark red
18 line is where it's being proposed right now.

19 CHAIRMAN GLIMCO: Right.

20 MR. MURAWSKI: Yep. Right there.

21 I think if you shift it to the right
22 field you might have the same issue.

23 MR. GLASCOTT: Potentially even worse.

24 MR. STACHACZ: It might even get worse because

1 you look right at it.

2 COMMISSIONER WINEGAR: So the sight line from
3 where you have it proposed, facing due south, will
4 put that sight line further from any other
5 position.

6 CHAIRMAN GLIMCO: That's the best spot.

7 COMMISSIONER WINEGAR: Yeah. If you go to
8 center field and then over to right field, looking
9 at Google Maps, so if you're here --

10 CHAIRMAN GLIMCO: Yeah.

11 COMMISSIONER WINEGAR: -- you know, you're
12 still picking up this corner, but if you aim it
13 this way, you have more homes closer.

14 CHAIRMAN GLIMCO: Yeah. Yeah.

15 COMMISSIONER JOHANN: Question about the
16 frequency of the games. How many games are on
17 their schedule per season?

18 MR. STACHACZ: We submitted a document that
19 had the actual schedule for this current year on
20 there, and I honestly -- off the top of my head, I
21 don't know how many they actually would play there,
22 but I think it's probably in the ballpark of 15 or
23 so would be my guess. Somewhere in there. Again,
24 I'm sort of guessing from what I remember from the

1 schedule that we submitted, so it's probably in
2 that ballpark.

3 COMMISSIONER JOHANN: Mm-hmm.

4 COMMISSIONER WINEGAR: I did a quick count of
5 those and there were roughly 40 games on that list.

6 MR. STACHACZ: Okay. So maybe it's closer to
7 20 then in that area.

8 CHAIRMAN GLIMCO: And those include Saturday
9 weekend games and they're not all during the week?

10 MR. STACHACZ: That's correct.

11 CHAIRMAN GLIMCO: All right.

12 COMMISSIONER WINEGAR: How many of those games
13 are night games?

14 MR. MURAWSKI: None right now because we don't
15 have any lights at the facility right now.

16 COMMISSIONER WINEGAR: Going forward, then?

17 MR. STACHACZ: I don't know if I -- I would
18 have a hazard to guess at that because we don't
19 know what the schedule would be, but if -- let's
20 say we had 20 home games, I think most of them
21 would probably be starting -- you know, this time
22 of the year, obviously if you start a game at 5:00
23 in the evening, there's a pretty good chance you're
24 going to get it in before you even need the lights,

1 so I think -- you know, let's just say that out of
2 the -- that there were 20 home games, maybe five to
3 ten of them would end up using the lights or half.
4 Maybe. I don't know. Again, I'm just sort of
5 hazarding a guess at that.

6 COMMISSIONER WINEGAR: Okay.

7 CHAIRMAN GLIMCO: For part of the game. For
8 the end of the game or --

9 MR. STACHACZ: Yeah, perhaps even part --
10 sure, part of the game or if it's, you know, a day
11 where it's playable, but cloudy, maybe the lights
12 are on for that, that type of thing.

13 COMMISSIONER WINEGAR: And I'm assuming the
14 lights are focused?

15 MR. MURAWSKI: Yeah, so we did a full
16 photometric of the lights, so there's no -- there's
17 0.0 foot-candles at the property line, and they
18 will be -- each head will be focused towards the
19 field, correct.

20 CHAIRMAN GLIMCO: This scoreboard is bigger
21 than the football scoreboard? Is that what I
22 understand?

23 MR. MURAWSKI: No. I believe you modified
24 everything so it matches the exact size of the

1 scoreboard.

2 CHAIRMAN GLIMCO: Oh, okay.

3 MS. FAWELL: Staff is recommending that it
4 matches the exact size of the scoreboard. Right
5 now it's slightly larger.

6 CHAIRMAN GLIMCO: And that condition is not a
7 problem?

8 MR. MURAWSKI: I wouldn't think it would be a
9 problem.

10 MR. STACHACZ: No. No.

11 CHAIRMAN GLIMCO: Okay.

12 COMMISSIONER TURNER: And what's the
13 reluctance to provide the landscape screening
14 again? You don't see it a benefit or...

15 MR. STACHACZ: Yeah. I mean, when we talked
16 about it, you know, not exactly sure with the site
17 line of that scoreboard how much benefit there
18 actually would be with the screening ultimately.
19 Because, again, it's kind of offset from the homes,
20 so it's -- what is that -- to the east; is that
21 right? Yeah.

22 COMMISSIONER TURNER: It's facing --

23 MR. STACHACZ: East of the property line, so
24 it isn't really -- its' not as though it's directly

1 behind the homes, I guess, if that makes sense. It
2 really is facing right down our property. And so,
3 you know, we -- I'm just not sure how much the
4 benefit would be there to the homes if we actually
5 put some sort of landscaping in there.

6 CHAIRMAN GLIMCO: Any other questions,
7 Commissioners, before I open it up to the public?

8 I would say you guys can sit down,
9 but be available --

10 MR. STACHACZ: Sure.

11 CHAIRMAN GLIMCO: -- maybe to address some
12 comments.

13 Anything else from Staff before we
14 move on to public questions, Heather?

15 DIRECTOR VALONE: No, but would you like to do
16 our standard protocol where we will write all the
17 questions down from the public comment and then
18 we'll feed them back to the applicant at one time
19 to answer?

20 CHAIRMAN GLIMCO: Sure.

21 So you don't have to come up after
22 each question, Heather will keep track and then
23 we'll pepper you all at once.

24 If there's anyone from the public

1 that would like to come up, you can come up to the
2 podium now. Come on up. State your name, spell
3 your last name.

4 MS. STEPHENS: Thank you so much. My name is
5 Laura Stephens, S-t-e-p-h-e-n-s. I live at 639
6 Courtland Circle. I would like to start by saying
7 I disagree with the lack of landscape being needed.
8 My backyard is at third base and I have gone
9 through the transition of the batting cage being
10 added behind the dugout along third base, so we
11 haven't had any landscaping, whatsoever, which is
12 very unattractive and definitely was an impact to
13 our property value to not have landscaping.

14 I love being a neighbor to the high
15 school. I love the activity. I was thrilled they
16 were getting a batting cage. I think it's great
17 that they're supporting the softball team. The
18 downside to the batting cage is that it is used by
19 many members of the community, particularly an
20 awful lot of baseball players who are there being
21 privately coached with metal bats for extended time
22 periods. Zero landscaping. It's extremely loud.
23 It's not a pleasant sound, so I think landscaping
24 needs to be considered, specifically if they add a

1 batting cage to the new field. There doesn't seem
2 to be a plan for that, but if there is a plan, it
3 would be best interest to put it closest to the
4 high school. I reached out to John Grundke when I
5 saw the construction starting and I said, "John,
6 why didn't you put it at the sophomore field where
7 it wasn't adjacent to any properties?" And he was
8 very honest and said, "Laura, I'm sorry, we didn't
9 think of that and the construction is already
10 underway." So we have been dealing with this
11 batting cage for several years with absolutely no
12 landscaping and it's extremely loud.

13 So I would like to know if there is a
14 plan for a batting cage at the new field and, if
15 there is, it has got to be landscaped.

16 CHAIRMAN GLIMCO: Okay. So this is a
17 different baseball field that has installed batting
18 cages that are concerning, and this is landscaping
19 kind of all along the -- I guess the west end of
20 the field?

21 MS. STEPHENS: Yeah. Mm-hmm.

22 CHAIRMAN GLIMCO: Okay.

23 MS. STEPHENS: It's not -- you're correct,
24 it's not going to obscure the scoreboard. I don't

1 think any residents are looking for the scoreboard
2 to be obscured, but they're looking for a view
3 that's a little more attractive than dugouts, quite
4 frankly. If you take the time to go look at the
5 dugout along first base at the existing softball
6 field, it's landscaped beautifully, you can't even
7 see the dugout. The batting cages that are set up
8 for the baseball team that are in what used to be
9 called "the jungle" when they had all the other
10 activities over there, tons of landscaping in
11 between the batting cages and the houses that are
12 over in that vicinity. So it is a substantial
13 difference.

14 CHAIRMAN GLIMCO: Thank you.

15 MS. STEPHENS: You're welcome.

16 COMMISSIONER DePROSPERIS: And are you on
17 Howard or Johnson? Where --

18 MS. STEPHENS: I'm sorry. Courtland Circle.

19 COMMISSIONER DePROSPERIS: Courtland. Okay.

20 MS. STEPHENS: Yeah, so my backyard faces --

21 CHAIRMAN GLIMCO: She's on the bottom of the U
22 of Courtland.

23 MS. STEPHENS: Yes. The start of the cross
24 country races, third base for the softball field.

1 CHAIRMAN GLIMCO: Thank you.

2 UNIDENTIFIED SPEAKER: (Inaudible.)

3 CHAIRMAN GLIMCO: Wait. Wait. Wait. We
4 can't do that. We have a court reporter. We have
5 to come up to the podium and state your name. I'm
6 sorry.

7 MS. STEPHENS: No, I have been playing music
8 for the cross country large meets for over 20
9 years.

10 CHAIRMAN GLIMCO: Thank you.

11 MS. STEPHENS: You're welcome.

12 CHAIRMAN GLIMCO: Is there anyone else that
13 wants to comment on this application?

14 MR. BAZZONI: Sure.

15 CHAIRMAN GLIMCO: Step on up.

16 MR. BAZZONI: I haven't planned on it, but
17 I'll add a few things.

18 My name is Gary Bazzoni,
19 B-a-z-z-o-n-i. I live on Clausen Avenue just north
20 of Bennett Field, so I have been able to witness
21 the scoreboard after it went in and kind of have a
22 first-hand input on that.

23 Visually it's not a problem. I would
24 say, you know, maybe 600 feet is a lot, but --

1 perhaps 500-something. Visually it is not a
2 problem for me, so that has worked out fine. There
3 has been some screening along 47th. Minimal. It
4 should grow up and be okay.

5 I think the biggest thing that I have
6 heard -- literally have heard, and I heard as
7 pushback just now to the proposed change and
8 amendment is the scope creep, I'll call it, of the
9 audio system. The idea of kids using it for
10 practices and practice time, we now have, you know,
11 the little football kids were on Sunday mornings
12 with the announcements going from, like, 8:00 a.m.
13 to noon. We have practice music before lacrosse
14 and now the other sports, so I say it has crept
15 from just audio at games and announcing games, LT
16 games, to now little kids, practice sessions, and I
17 have to say that the audio is the most annoying
18 part of the whole facility. It's not the
19 scoreboard, it's not the lights, it's the audio.
20 And whether or not it's at the 70 decibel or
21 whatever the Illinois Code limit is at the property
22 line, it just -- the sporadic boom, boom, boom, and
23 I'm even hearing it across the 47th Street noise
24 coming down. So I would say the proposed change of

1 change to say we can use audio for practice
2 sessions, I would not recommend taking up.

3 Secondly, this is a softball field so
4 I'm assuming it's not going to be used for baseball
5 games even though it's a really nice field and it
6 has really nice lights. Is that a true statement?

7 CHAIRMAN GLIMCO: I mean, I would think most
8 softball fields are used for 12 and under baseball
9 very often.

10 MR. BAZZONI: Okay. So, again, scope
11 creep-wise, I know we have talked about the
12 schedule and how many games; day games, weekend
13 games, night games. I would be interested to know
14 if little kids are going to be renting it on Sunday
15 morning, much like they rent the football field
16 and, if that's the case, I would say absolutely no
17 on the PA system. You know, the dinging of the
18 bats is one thing, but the announcement of Johnny
19 or Cindy is now coming into the game, number 54 as
20 you're eating breakfast in your dining room hasn't
21 been a good thing.

22 CHAIRMAN GLIMCO: Thank you.

23 MR. BAZZONI: So, otherwise, good
24 presentation.

1 The only clarification I would have
2 is as we talk about this thing further, I would
3 refer to the turf as synthetic turf and let turf
4 be, like, golfing turf just so we know synthetic
5 versus real because it took me a while looking at
6 the submittal to see what was actually proposed.

7 CHAIRMAN GLIMCO: Appreciate it.

8 MR. BAZZONI: Okay. You're welcome.

9 CHAIRMAN GLIMCO: Any other comments from the
10 public on this application?

11 Did the applicant want to address
12 some of the questions? I think maybe you can
13 remember.

14 DIRECTOR VALONE: Yeah, you want to come back
15 up? Kelsey has just a few.

16 MS. FAWELL: So I only have a couple. The
17 first question if you can speak more to the batting
18 cage and the plan for the batting cage and any
19 associated landscaping to the batting cage.

20 CHAIRMAN GLIMCO: And maybe pretend like the
21 board doesn't know anything about where this
22 batting cage is.

23 MR. STACHACZ: Sure.

24 COMMISSIONER WINEGAR: While you're at it,

1 there's two softball fields, correct, currently?

2 MR. STACHACZ: Yes. There is the varsity
3 softball field and then where all the other -- the
4 other teams play, so the JV, freshman, that sort of
5 thing.

6 COMMISSIONER WINEGAR: So is the varsity the
7 one in the southwest corner by Ms. Stephens' house?

8 MR. STACHACZ: Yes, that's correct.

9 CHAIRMAN GLIMCO: Well, that's not where
10 Ms. Stephens -- I think that's a baseball field.
11 That's a baseball --

12 MR. STACHACZ: Right. That's the baseball
13 field, actually for the freshman baseball field.

14 COMMISSIONER DePROSPERIS: You're looking --

15 COMMISSIONER WINEGAR: No I'm looking at this
16 one and this one.

17 COMMISSIONER DePROSPERIS: I thought you were
18 looking at that. I think they --

19 CHAIRMAN GLIMCO: The field closer to Rugeley
20 is a baseball field for freshman and sophomores or
21 something like that?

22 MR. STACHACZ: Yes.

23 MS. STEPHENS: No, that's not correct.

24 CHAIRMAN GLIMCO: That's not correct?

1 MS. STEPHENS: The one closest to Rugeley is
2 the softball field.

3 CHAIRMAN GLIMCO: Oh, that is the softball
4 field?

5 MR. STACHACZ: The existing softball field.

6 CHAIRMAN GLIMCO: Got it. Okay.

7 COMMISSIONER WINEGAR: So one of these two
8 softball fields is being removed and is that the
9 one by Courtland?

10 MR. STACHACZ: That is correct.

11 COMMISSIONER WINEGAR: Okay.

12 CHAIRMAN GLIMCO: And that's going to be open
13 field when you're done? Are there batting cages
14 that exist there that are going to remain?

15 MR. STACHACZ: I don't have the answer to that
16 question. I would need to -- there probably would
17 be no reason -- let me put it this way. There
18 would probably be no reason without a softball
19 field there for us to keep the batting cages in
20 that location.

21 COMMISSIONER WINEGAR: So the relocation would
22 probably be good to know.

23 MR. STACHACZ: That -- we can look into that.

24 COMMISSIONER WINEGAR: Okay.

1 MR. STACHACZ: Sure. Would be happy to do
2 that.

3 MS. FAWELL: Okay. And then the second
4 question, if we're all wrapped up with that one,
5 Chair?

6 CHAIRMAN GLIMCO: Yes, please.

7 MS. FAWELL: Okay. The second question is:
8 Will this field be used for baseball or only
9 softball?

10 MR. STACHACZ: I don't think we have any
11 intention on using it for baseball at all. It's
12 a -- it's -- again, it's a varsity softball field
13 and so the dimensions for baseball probably aren't
14 going to necessarily work.

15 Now, I would not rule out potentially
16 one of our other teams practicing in the outfield
17 on the turf if there's -- you know, again, a
18 non-softball team doing some practice out on the
19 turf because of the fact if it's out there, it's
20 raining, you have the opportunity to get on to the
21 synthetic turf and utilize that instead of the --
22 you know, field, the muddy field or whatever the
23 case may be, I could see that being a possibility,
24 but I don't really see any baseball being played on

1 there.

2 I also would think that as a -- that
3 certainly those fields, as we do with all of our
4 fields, could be used by outside organizations as
5 well, outside softball organizations. I do think
6 that's very possible, and that's really part of the
7 district's commitment to the community is to have
8 our facilities available to be utilized.

9 COMMISSIONER DePROSPERIS: So like even if the
10 field is utilized, you don't have to provide all
11 the amenities like audio and everything if people
12 want to use the field, right?

13 MR. STACHACZ: It's not required.

14 COMMISSIONER DePROSPERIS: Sure. Okay.

15 COMMISSIONER JOHANN: To use the audio if
16 there's some outside teams coming into it, to use
17 the audio do they need to be granted permission?
18 Do they need special access? Or how does that
19 work?

20 MR. STACHACZ: Sure. They do. They do have
21 to be granted permission to use -- for example,
22 now, at Bennett Field when we have organizations
23 that come in, they are granted that permission to
24 use the scoreboard, the audio, and, in fact, the

1 district -- somebody from the district has to
2 actually allow them into the press box to utilize,
3 you know, the computer, the software -- I'm sorry,
4 the computer that runs the scoreboard and, of
5 course, the audio system. So, yes, they do have to
6 be granted that permission from the district.

7 COMMISSIONER JOHANN: Mm-hmm.

8 MR. STACHACZ: And, if we could, Jon just
9 wanted to kind of touch just briefly on the audio
10 system that we have that we would be proposing
11 there versus, perhaps, the one that is at Bennett
12 Field.

13 MR. MURAWSKI: Yeah. We submitted a proposed
14 PA audio system. It is not as robust as a football
15 audio system. The bleacher quantity is way
16 smaller, the distance that you're trying to get the
17 audio is smaller, so it's not going to be a
18 football PA system. It will be way scaled down
19 just so everyone knows.

20 CHAIRMAN GLIMCO: Okay. With just speakers in
21 the scoreboard, not elsewhere?

22 MR. MURAWSKI: So the system is not designed
23 yet, but the idea is it would be press box out
24 towards the field --

1 CHAIRMAN GLIMCO: Okay.

2 MR. MURAWSKI: -- not back towards the
3 residents. It's really for bleacher only. So
4 scaled down. There's not as loud of hooting and
5 hollering as in football, so it is scaled down.

6 CHAIRMAN GLIMCO: Except in the dugouts.

7 COMMISSIONER WINEGAR: If I understand
8 correctly, wouldn't it be aimed more towards the
9 tennis courts and the school?

10 MR. MURAWSKI: Correct. Correct.

11 CHAIRMAN GLIMCO: Good.

12 More questions, Commissioners?

13 COMMISSIONER JOHANN: The time restrictions on
14 the audio, is that every day until 9:00 p.m. or --
15 right? Like it could be a Sunday, it could be
16 any -- and then what is the start time on that?
17 What was the start time?

18 MR. STACHACZ: So if we had a game going that
19 was going on until 9:00, perhaps you would be using
20 the system, you know, until then. When you say
21 "start time," I'm sorry --

22 COMMISSIONER JOHANN: How early? I mean, you
23 know, the gentleman was speaking about Sundays and,
24 you know, having breakfast or having that be, you

1 know, Sunday, you know, you kind of want the quite
2 and the peace. And, you know, I mean, would there
3 be a reason to restrict Sundays?

4 MR. STACHACZ: There would be. I mean, I
5 think we would look at that in conjunction with
6 whatever the village has in terms of noise
7 ordinance that exists already and we would follow
8 that.

9 COMMISSIONER JOHANN: Okay. Okay.

10 MR. STACHACZ: Yeah.

11 DIRECTOR VALONE: So, to clarify that, though,
12 the Village's noise ordinance, I think they're
13 mixed in perception that we have some sort of
14 special noise ordinance for the school district.
15 We do not. We do have special provisions for
16 construction, use of lawn mowers and things of that
17 nature. We have regulations for our restrictions
18 on that. However, regular single-family homes or
19 the school or other types of uses just occurring,
20 we simply just have the decibels. So if you are
21 looking to restrict the days that they would be
22 permitted to utilize the PA system, there would be
23 nothing in code, so it would be something you would
24 need to add to your recommendation.

1 COMMISSIONER JOHANN: Okay.

2 CHAIRMAN GLIMCO: I think you guys could
3 probably sit down.

4 Commissioners, I think we should go
5 through the conditions that the Village is
6 recommending maybe and come up with some consensus
7 and maybe recommendation based on conditions, good
8 or bad, if that seems appropriate?

9 The first condition was to move the
10 scoreboard to tilt east towards the school --

11 DIRECTOR VALONE: Chairman Glimco, I
12 apologize.

13 Can you all pull your mics a little
14 bit closer? I'm having a little trouble over here,
15 so I think someone in the back is having more
16 trouble.

17 CHAIRMAN GLIMCO: I apologize.

18 The first condition was tilting the
19 scoreboard east towards the school, and I think we
20 have heard that that probably is not feasible for a
21 scoreboard to not be viewed by the spectators, but
22 I don't know if you have any thoughts on that?

23 COMMISSIONER WINEGAR: I agree with you on
24 that. I think if we were going to try to screen

1 the scoreboard it would be more impactful to screen
2 it behind the grandstands versus trying to screen
3 it at the far end of the field.

4 CHAIRMAN GLIMCO: Somewhat defeats the purpose
5 of a scoreboard if the spectators can't see it.

6 COMMISSIONER WINEGAR: On a -- on the back
7 side.

8 CHAIRMAN GLIMCO: Yeah, I understand. Some
9 screening behind home plate or --

10 COMMISSIONER WINEGAR: Or between the back of
11 the bleachers and the sidewalk to shield the
12 residents to the south.

13 CHAIRMAN GLIMCO: I guess there will be a net
14 behind the backstop that will provide some screen.

15 COMMISSIONER WINEGAR: Probably.

16 CHAIRMAN GLIMCO: Right.

17 COMMISSIONER WINEGAR: But, honestly, I think
18 given the distance, it's going to have a minimal
19 impact to begin with.

20 CHAIRMAN GLIMCO: So I'm hearing that we are
21 not concerned about Condition 1?

22 COMMISSIONER TURNER: I am not concerned about
23 Condition 1.

24 CHAIRMAN GLIMCO: We talked about the maximum

1 size of the scoreboard and the applicant didn't
2 seem to have a problem making that a maximum of 17
3 by 25.

4 The AV system only being utilized for
5 softball gyms. I think we talked a little bit
6 about that, but I don't know that we got parameters
7 around that clearly that I understand. Like
8 practice, for example, are we saying no -- no sound
9 during practice?

10 COMMISSIONER DePROSPERIS: I think we just
11 limit it to the games.

12 COMMISSIONER HANSON: I think you can kind of
13 tighten that up and say limit it to the high school
14 sanctioned games.

15 COMMISSIONER DePROSPERIS: Yeah.

16 COMMISSIONER WINEGAR: I would agree.

17 COMMISSIONER DePROSPERIS: It's a good idea.

18 CHAIRMAN GLIMCO: That the scoreboard shall
19 comply with Section 5-2 of the Village Code. We
20 didn't really discuss that. I assume that's a
21 no-brainer.

22 The scoreboard sound system shall be
23 used only for games no later than 9:00 p.m. I think
24 we heard some pushback from the applicant that

1 there might be a rain delay. You know, baseball,
2 softball, school sports, they start at 4:30, 5:00
3 after school and sometimes in the winter they go
4 into the night and sometimes they go into extra
5 innings. I -- you know, we have another scoreboard
6 that serves the football stadium that stays on much
7 later. I'm not sure that 9:00 is the right time.
8 Maybe 10:00 would be more appropriate if the
9 applicant could live with that?

10 COMMISSIONER WINEGAR: How about if we, as in
11 the football field --

12 CHAIRMAN GLIMCO: Put it 30 minutes after the
13 game time?

14 COMMISSIONER WINEGAR: Or less, yeah.

15 CHAIRMAN GLIMCO: 30 minutes after the
16 conclusion of the regularly scheduled
17 school-sanctioned event?

18 MR. STACHACZ: Sure.

19 CHAIRMAN GLIMCO: You all just tell me when
20 I'm going off the reservation. Okay? I'll keep
21 going.

22 COMMISSIONER TURNER: So far so good.

23 CHAIRMAN GLIMCO: No advertising. We didn't
24 really discuss this.

1 No advertising or other messaging on
2 the scoreboard is displayed or allowed except for
3 when it's being used and utilized for a softball
4 game. I assume that scoreboard is not going to be
5 able to go all day.

6 Okay. And then the landscape
7 screening to be planted. You know, the condition
8 that was recommended by the Village was only the
9 southwest corner of the property. So, to me, that
10 is the corner of Courtland, not along the U of
11 Courtland where we have heard some requests.

12 I think we might need to hear back
13 from the applicant on what they intend to do with
14 the current location of the batting cage before we
15 really finalize this condition, if that's possible?
16 I don't know what you want to do there.

17 If there's consideration to move that
18 batting cage, I think maybe this issue might go
19 away.

20 DIRECTOR VALONE: Attorney Skrodzki, did you
21 have something --

22 MS. SKRODZKI: Well, I would suggest possibly
23 that if you -- that you can condition the condition
24 on the removal of the batting cage. So require the

1 screening unless the batting cage is removed, and
2 then -- if that's what you're -- then we wouldn't
3 have to --

4 CHAIRMAN GLIMCO: I understand what you're
5 saying. A condition on the condition. So if the
6 batting cages are to remain where they're at, would
7 you all like to put a condition on this application
8 that's a different area of this planned development
9 to put screening along the west edge of the
10 southern portion of the field?

11 COMMISSIONER DePROSPERIS: And that screening
12 is defined as something with a mature plant height
13 of 8 feet, that's how we're defining it?

14 CHAIRMAN GLIMCO: Yes.

15 COMMISSIONER JOHANN: I would agree with that.

16 COMMISSIONER TURNER: I would agree as well.

17 CHAIRMAN GLIMCO: Any objection?

18 COMMISSIONER DePROSPERIS: No.

19 MS. SKRODZKI: And, so just to clarify because
20 I sort of created the record there, so I just want
21 to clarify for myself. If the batting cages are
22 not moved, then you're going to require an 8-foot
23 mature planting landscape boarded along the east
24 side of --

1 CHAIRMAN GLIMCO: The west side of the field.

2 MS. SKRODZKI: The west side of the field, the
3 east --

4 CHAIRMAN GLIMCO: From the southern boarder to
5 the corner.

6 MS. SKRODZKI: --back corner of Courtland
7 Circle.

8 And if the batting cages do not
9 remain and if they are moved, then are you going to
10 require the condition as suggested by Staff in
11 Item 7 to the southwest corner or not require any
12 landscaping.

13 CHAIRMAN GLIMCO: We are not going to require
14 that. I heard that that seems to be ineffectual.
15 Just that corner of the property.

16 COMMISSIONER WINEGAR: I have a question of
17 clarification. Courtland Circle is --

18 CHAIRMAN GLIMCO: Yes.

19 COMMISSIONER WINEGAR: We have two corners and
20 then we have two southwest corners, so we should
21 identify --

22 CHAIRMAN GLIMCO: The furthest south corner of
23 the field. Starting at that point running north on
24 the western edge.

1 DIRECTOR VALONE: Can you give us one second?
2 I think we're going to show on the screen I think
3 what you were describing just to make sure we're
4 all on the same page. I'm not sure if
5 Commissioners on the other side can see very well,
6 so bear with us for a second.

7 CHAIRMAN GLIMCO: Thank you.

8 So while she's doing that, I heard
9 the Commission talk that a little bit of
10 landscaping on that point on that corner 400 feet
11 away from the scoreboard wasn't going to be
12 effective to do any screening of the scoreboard.
13 Does anyone disagree with that?

14 COMMISSIONER DePROSPERIS: No.

15 COMMISSIONER TURNER: No.

16 DIRECTOR VALONE: I'm actually going to hand
17 this to you and you could point to where it is and
18 it should highlight.

19 CHAIRMAN GLIMCO: Feel free to get up and walk
20 around.

21 COMMISSIONER WINEGAR: Do I have to press it
22 or...

23 DIRECTOR VALONE: You do have to press it.

24 COMMISSIONER WINEGAR: There we go.

1 DIRECTOR VALONE: There you go.

2 COMMISSIONER WINEGAR: So you have that field
3 in that corner, that's also a corner of Courtland
4 Avenue or Courtland --

5 COMMISSIONER TURNER: And that's a softball
6 field?

7 CHAIRMAN GLIMCO: Can you see the actual
8 batting cages on this?

9 COMMISSIONER WINEGAR: I tried looking at
10 it --

11 MS. STEPHENS: These photos are so old it
12 still has landscaping that's not there.

13 COMMISSIONER DePROSPERIS: If you zoom in,
14 it's in the back there. You can see it.

15 CHAIRMAN GLIMCO: So where is it?

16 COMMISSIONER DePROSPERIS: It's right --
17 maybe -- I know you can't -- do you see it right
18 there?

19 DIRECTOR VALONE: If you can unclick for a
20 second, Commissioner Winegar, we can zoom in.

21 COMMISSIONER WINEGAR: There we go.

22 DIRECTOR VALONE: There we go.

23 MS. STEPHENS: None of this landscaping exists
24 anymore. It hasn't been there for years. Okay.

1 This is where the current batting cage is. That's
2 my house. Okay?

3 CHAIRMAN GLIMCO: Okay.

4 MS. STEPHENS: So you want to zoom where the
5 field is going to go? If -- you're going to be
6 putting a field here, this is your southwest
7 corner, correct, that you're talking about, you're
8 right, it's not going to obscure your scoreboard,
9 but the houses that face there aren't going to be
10 staring at dugouts. That's why I would recommend
11 the landscaping still be placed.

12 COMMISSIONER WINEGAR: So landscaping is going
13 to be down here potentially?

14 CHAIRMAN GLIMCO: That's only going to affect
15 one house.

16 MS. STEPHENS: These are the houses that are
17 affected. It appears that it's only one house,
18 but, trust me, it's not. It's more than one.

19 COMMISSIONER WINEGAR: But this area is where
20 we're talking about.

21 MS. STEPHENS: Yes.

22 MS. SKRODZKI: That area is where the Staff
23 recommended landscaping would appear.

24 MS. STEPHENS: Yes.

1 CHAIRMAN GLIMCO: Right. I personally don't
2 see a need for that on that corner.

3 MS. STEPHENS: (Simultaneous crosstalk.) No
4 because it doesn't obscure the scoreboard, which is
5 correct, it doesn't obscure the scoreboard, but it
6 will obscure the dugouts and the bleachers.

7 MR. MURAWSKI: Is there a landscaping by the
8 other dugout?

9 MS. STEPHENS: Which field are we referring to
10 now?

11 MR. MURAWSKI: The one on the left-hand side.

12 MS. STEPHENS: This is -- this is the JV
13 softball field, which I would like to mention, if
14 varsity is playing an away game and JV has a home
15 game, they're on the varsity field. You can't just
16 look at the varsity schedule. It is way more games
17 than what was the varsity schedule. It's quite a
18 few more.

19 CHAIRMAN GLIMCO: But that's probably a good
20 thing they're going to play on a field that's
21 further away from the residents.

22 MS. STEPHENS: I don't have any problems with
23 the noise from the games. I think it's great. I
24 absolutely love it. It makes me feel like I'm 12.

1 It's the bomb. The high school is a fabulous
2 neighbor. Don't get me wrong. I love the high
3 school. Absolutely love everything that they do,
4 but they rarely use this field, for obvious
5 reasons, because the varsity field over there is in
6 much better shape and they have a real live dugout
7 that keeps them covered.

8 COMMISSIONER WINEGAR: But the varsity field
9 is going to go away.

10 MS. STEPHENS: It's just going to walk to the
11 other side.

12 COMMISSIONER WINEGAR: No, I understand.

13 MS. STEPHENS: Yeah. And then this field, it
14 sounds like that field is going away, too, is that
15 correct? It's not?

16 MR. STACHACZ: No, it's staying.

17 MS. STEPHENS: But these are the existing
18 batting cages that I was talking about. Look at
19 all that landscaping. Look how far away it is from
20 the houses. It's great. Ours, not so much. Which
21 is why --

22 CHAIRMAN GLIMCO: Okay.

23 MS. STEPHENS: Thank you.

24 CHAIRMAN GLIMCO: I appreciate it.

1 So if the batting cages are moved, do
2 we feel there's any need for landscaping anywhere?

3 MS. SKRODZKI: As a condition, just to
4 clarify.

5 COMMISSIONER WINEGAR: It may depend on where
6 they go.

7 CHAIRMAN GLIMCO: Assuming they don't move
8 them along a property line.

9 COMMISSIONER JOHANN: What's the objection on
10 landscaping if it's not immediately or directly or
11 specifically useful? Is there a reason why --

12 CHAIRMAN GLIMCO: Well, I don't know that --
13 we can require people to do whatever we want and
14 put in a pool, but, I mean, that's cost. There's
15 costs to that.

16 COMMISSIONER JOHANN: Right. Okay. Okay.

17 CHAIRMAN GLIMCO: So we should be sensitive --

18 COMMISSIONER JOHANN: Mindful of that.

19 CHAIRMAN GLIMCO: -- to people that want to
20 develop in our community --

21 COMMISSIONER JOHANN: Right.

22 CHAIRMAN GLIMCO: -- that there's costs
23 involved and we shouldn't impose unnecessary or
24 added costs, in my opinion --

1 COMMISSIONER JOHANN: Mm-hmm.

2 CHAIRMAN GLIMCO: -- without purpose.

3 COMMISSIONER JOHANN: Okay.

4 COMMISSIONER TURNER: So some kind of
5 condition that if the batting cages are moved in a
6 certain location, we will require landscape
7 screening.

8 CHAIRMAN GLIMCO: If the batting cages are
9 removed from where they are currently to a location
10 that's not adjacent to residents, then I'm
11 suggesting we don't require any landscaping.

12 COMMISSIONER TURNER: Agree. But if they're
13 moved --

14 CHAIRMAN GLIMCO: Is that okay? Why don't we
15 stop there?

16 COMMISSIONER TURNER: Okay.

17 MR. STACHACZ: Yes.

18 DIRECTOR VALONE: So, just to clarify, No. 7
19 in the Staff report becomes if the batting cages
20 are to remain in the existing location adjacent to
21 Rugeley and Courtland, so in that corner, then they
22 are required to screen it along the west edge of
23 the south portion of the field with landscaping
24 that will have a mature height of at least 8 feet.

1 CHAIRMAN GLIMCO: Yeah, I would say let's have
2 them screen where the batting cage is and some
3 certain feet beyond that, maybe 20 feet in each
4 direction beyond.

5 DIRECTOR VALONE: So, just to clarify,
6 essentially kind of the back of it here?

7 COMMISSIONER WINEGAR: Are you saying directly
8 next to the cages?

9 CHAIRMAN GLIMCO: Correct.

10 COMMISSIONER WINEGAR: Yeah, I agree.

11 COMMISSIONER TURNER: I agree.

12 COMMISSIONER WINEGAR: Not on the property
13 line, but right against the cages.

14 CHAIRMAN GLIMCO: Are you getting all of this?

15 MS. SKRODZKI: It will be on the record.

16 CHAIRMAN GLIMCO: So moving on with the
17 conditions.

18 We're on No. 8, the civil engineering
19 plans, lighting, photometrics, geometry, storm
20 water management, and utilities be reviewed and
21 approved by the Village engineer prior to the
22 release of any Village permit. That's somewhat
23 standard. There's no discussion, I don't think,
24 warranted.

1 No. 9, the basin overflow area be
2 relocated to the north edge of the basin which
3 borders 48th Street in accordance with attachment
4 3. I think that was something that was acceptable
5 to the applicant.

6 No. 10. The applicant must submit
7 revisions or clarify how the proposed design volume
8 control system interacts with the turf fields
9 underdrain system for attachment 3, which must be
10 reviewed and approved by the Village engineer prior
11 to the release of permit. That is a condition that
12 we would accept and that will go forward with the
13 permit application.

14 Are there any other conditions that
15 the Commission would like to entertain or add to
16 this application?

17 For the record, I have all of the
18 conditions recommended by the Village with the
19 exception of No. 1 and a modified No. 7 out of the
20 10 conditions being included with any
21 recommendation that we might be considering at this
22 point unless there's more.

23 MS. SKRODZKI: I also have modifications to
24 items 3 and 4. 3, limited to high school

1 sanctioned games only, and 4, limited to 30 minutes
2 after the conclusion of the game.

3 CHAIRMAN GLIMCO: That was No. 5, not 4.

4 MS. SKRODZKI: Oh, sorry. 5.

5 CHAIRMAN GLIMCO: Hearing that, does anyone
6 have a recommendation that they would like to
7 advance or move?

8 MS. SKRODZKI: Before we get to the
9 recommendation, can I just add, for the purpose of
10 the record, a little bit of housekeeping?

11 So I will say that we are almost
12 concluding here a public hearing. Notices did go
13 out pursuant to state law published in the Chicago
14 Tribune. Mailings went out and signs were posted,
15 the affidavit from Staff is not quite complete, but
16 I do have confirmation from Staff verifying that.
17 In addition, any exhibits received will be built
18 into the record. As in prior public hearings, we
19 have a draft recommendation prepared, which doesn't
20 in itself turn positive or negative, but restates
21 the application and will consider the decision of
22 the Plan Commission and prepare that. Any new
23 testimony, any documents received at this hearing
24 or immediately prior will be incorporated into the

1 recommendation for your review and action. Thank
2 you.

3 CHAIRMAN GLIMCO: With that, I would entertain
4 a motion on the application for the Lyons Township
5 High School District 204, 4900 Willow Springs Road
6 subject to nine conditions as we have discussed
7 tonight.

8 Do I hear a motion?

9 COMMISSIONER TURNER: Motion.

10 DIRECTOR VALONE: Sorry. Can I clarify? I
11 think you do have ten still. You removed 7, but
12 replaced it with the other condition, so I do
13 believe you still have ten conditions.

14 MS. SKRODZKI: No. 1 was removed.

15 CHAIRMAN GLIMCO: We removed 1.

16 DIRECTOR VALONE: Oh, got it. Okay. I'm
17 sorry. I did not hear that. I'm having trouble
18 hearing from back here.

19 MS. SKRODZKI: Oh, sorry.

20 CHAIRMAN GLIMCO: I'm a little sick. I'll try
21 and talk louder.

22 Did we have a motion to recommend
23 approval or denial of the application?

24 COMMISSIONER TURNER: Motion to recommend

1 approval of the nine conditions as modified.

2 COMMISSIONER DePROSPERIS: Second.

3 CHAIRMAN GLIMCO: Would you like to do a roll
4 call vote, Heather?

5 MS. FAWELL: Commissioner DeProsperis?

6 COMMISSIONER DePROSPERIS: Yes.

7 MS. FAWELL: Commissioner Hanson?

8 COMMISSIONER HANSON: Yes.

9 MS. FAWELL: Commissioner Johann?

10 COMMISSIONER JOHANN: Yes.

11 MS. FAWELL: Commissioner Turner?

12 COMMISSIONER TURNER: Yes.

13 MS. FAWELL: Commissioner Winegar?

14 COMMISSIONER WINEGAR: Yes.

15 MS. FAWELL: And Chair Glimco?

16 CHAIRMAN GLIMCO: Yes.

17 DIRECTOR VALONE: And then for the purposes of
18 the recommendation, we would also need a motion to
19 direct Staff to update it based on tonight's
20 meeting with the modified conditions and provide it
21 to the chairman for his signature.

22 CHAIRMAN GLIMCO: Would anyone care to make a
23 motion?

24 Do I hear a motion to recommend Staff

1 to update the -- their application overview?

2 COMMISSIONER TURNER: Yes. So moved.

3 CHAIRMAN GLIMCO: Is there a second?

4 COMMISSIONER JOHANN: Second.

5 CHAIRMAN GLIMCO: All in favor?

6 (Chorus of Ayes.)

7 CHAIRMAN GLIMCO: I don't need to close the
8 public hearing to move on to the next section, do
9 I? I can keep it open, the same public hearing?

10 MS. SKRODZKI: No. Sorry. If you could close
11 and then we'll open a new public hearing. Thank
12 you.

13 CHAIRMAN GLIMCO: Can I get a motion to close
14 the public hearing on the first matter under
15 consideration this evening?

16 COMMISSIONER TURNER: Motion to close.

17 COMMISSIONER JOHANN: Second.

18 CHAIRMAN GLIMCO: All in favor?

19 (Chorus of ayes.)

20 CHAIRMAN GLIMCO: Can I get a motion to open a
21 public hearing?

22 DIRECTOR VALONE: Really quick. Just really
23 quick. For those who are following the
24 application, the recommendations tonight will be

1 advanced to the Planning and Zoning Committee, that
2 is a two trustee sitting committee that will review
3 it in advance to the full board reviewing it. That
4 will be next week, the 24th, at 7:45 p.m. in this
5 room.

6 CHAIRMAN GLIMCO: Thank you.

7 Could I entertain a motion to open a
8 public hearing on PC 2025-02 R&M General
9 Contractors LLC, 5129 Wolf Road?

10 COMMISSIONER JOHANN: Motion to open.

11 COMMISSIONER TURNER: Second.

12 CHAIRMAN GLIMCO: All in favor?

13 (Chorus of ayes.)

14 CHAIRMAN GLIMCO: I would like to hear from
15 the Village first.

16 DIRECTOR VALONE: Thank you. Bear with me
17 just one second. Our previous laptop unfortunately
18 ran out of battery so we just switched to one, so
19 if you can give me just one more minute.

20 CHAIRMAN GLIMCO: No problem.

21 MS. SKRODZKI: Do you want me to run through
22 my intro or --

23 DIRECTOR VALONE: Yes, please.

24 MS. SKRODZKI: I'll just take care of that up

1 front while we have the time.

2 CHAIRMAN GLIMCO: Efficiency is welcomed.

3 MS. SKRODZKI: So we are here now at the
4 beginning of our public hearing tonight. Notices
5 did go out pursuant to state law, published in the
6 Chicago Tribune, and mailings went out pursuant to
7 Village code and state law and signs were posted.
8 And, again --

9 DIRECTOR VALONE: And, to clarify, the notice
10 requirements for the vacation of the street do not
11 require sign or newspaper notice. They only
12 require notification to the 250 -- those who are
13 within 250 square feet of the vacation.

14 MS. SKRODZKI: Oh, yes. That's correct. So
15 notices went out pursuant to the Village's vacation
16 procedures as well as state law.

17 And we are waiting on an affidavit
18 from Staff verifying that, but they have verbally
19 confirmed that and we will have the verification
20 soon.

21 In addition, any exhibits that we
22 receive will be incorporated into the record
23 tonight. And, as I just mentioned a very brief
24 time ago, a draft recommendation has been prepared,

1 which doesn't turn positive or negative, but
2 restates the application submitted and any
3 testimony or documents that are presented tonight
4 will be incorporated into that record as a
5 recommendation for your review and action.

6 CHAIRMAN GLIMCO: Thank you very much.

7 With that, I would ask the Village if
8 they would like to make a presentation on this
9 application.

10 DIRECTOR VALONE: Absolutely. Thank you.

11 So tonight our second application is
12 a bit different than our first application. Our
13 second application tonight is for the vacation of a
14 street and then a plat of resubdivision. The
15 applicant is seeking no deviation from code and no
16 reclassification from zoning class -- from it's
17 existing zoning classification.

18 So the subject property, as many know
19 it, is St. James Lutheran Church, or as we refer to
20 it in the Staff report, 5921 Wolf.

21 So the property --

22 CHAIRMAN GLIMCO: 5129.

23 DIRECTOR VALONE: I apologize. 5129 Wolf.

24 So as some who have been in the

1 Village for some time have known, the church
2 previously had a number of parcels that made it up.
3 So the outline you see on the screen, the red
4 outline you see on the screen is the property
5 today. However, the property did used to
6 incorporate this home that was here, which was a
7 parking lot, and also used to incorporate this
8 here, which is the north portion of the U-shape
9 driveway that serves the church. The church
10 subdivided off this piece of property and sold it
11 to someone for the construction of a new
12 single-family home, and then this piece of property
13 was also subdivided at the same time, but sold
14 later to the property owner at 5120 Johnson. The
15 driveway to -- serving the church is still in place
16 there. This is an accurate photo.

17 So the property is currently zoned
18 R-2 single-family zoning. It has been classified
19 this for a number of years. This is not a new
20 zoning classification. It did receive two
21 different conditional uses over the years as
22 indicated in your Staff report. The first was for
23 the use by a Montessori school to use the facility,
24 and then the second was at the time that they

1 subdivided off the two pieces of property that they
2 sold, they needed a special use for the location of
3 the parking lot under R code.

4 So the applicant tonight is
5 requesting, again, the vacation of part of Johnson
6 Avenue cul-de-sac, and they are also seeking a plat
7 of resubdivision. A plat of resubdivision here in
8 the Village does require review by the Plan
9 Commission before it's advanced to the Village
10 Board for approval or denial. It does not require
11 a public hearing. The vacation portion does
12 require a public hearing, but on the modified
13 notice requirements as it's a vacation of public
14 property and not a zoning change.

15 So right now the cul-de-sac is, as
16 you see, outlined on the screen in orange. That is
17 where the existing cul-de-sac sits. The applicant
18 is proposing to have the cul-de-sac edges
19 essentially vacated and then shift the cul-de-sac
20 south, so essentially lengthening the street and
21 shifting it south.

22 So what that would mean is that the
23 property owner at 5120 Wolf, which I am
24 collectively referring to as the home that's at

1 5120 and the lot that was purchased by the
2 homeowner, so this portion showed in blue, would be
3 vacated to that property owner. This portion
4 that's indicated in purple would be donated --
5 excuse me -- vacated to the property owner at 5121,
6 and then this orange portion would be vacated to
7 the applicant. The intention of these vacations is
8 essentially to allow for proper access to a public
9 street to these new lots. You can see them
10 outlined in purple. So, again, the vacation and
11 the plat of resubdivision are the application
12 tonight.

13 So the applicant is proposing to
14 reestablish the cul-de-sac per Village standards.
15 That means that they will be putting pavement in,
16 curb in, they will be reestablishing a residential
17 parkway, so essentially that's grass and parkway
18 trees on the other side of the curb, and then a
19 five-foot sidewalk is required. Down at the end
20 you might notice that there's a bit of a gap here.
21 I'm showing that mostly related to the fact that
22 they are proposing to put a small sidewalk section
23 to allow people to access the park. The park does
24 not -- has not shared any plans with us with having

1 a sidewalk there, but generally people will likely
2 be traversing there and, at this point, we can get
3 some portion of a sidewalk to access it so that
4 those folks aren't accessing property that they
5 shouldn't be, and it's on hard pavement.

6 So in your packet tonight there is a
7 number of recommended conditions if you do
8 decide --

9 CHAIRMAN GLIMCO: I'm sorry, Heather, but
10 just -- with that cul-de-sac being relocated, the
11 applicant is also donating or giving land in
12 exchange for the vacation back to the -- maybe you
13 were going to touch on that and I jumped the gun?

14 DIRECTOR VALONE: It's okay. So that's
15 correct. So the applicant is asking for the
16 vacation, but then rededicating a cul-de-sac and
17 actually additional land area that exceeds the area
18 that they are requesting to be vacated, and then
19 they are also reimproving it, again, with all those
20 items related to the street, the pavement, and,
21 additionally, they have to extend the utilities.

22 One item you might have noticed in
23 the packet as well is they are required to install
24 a hydrant to meet Village code, and then also in

1 some of the conditions they are also required to
2 install a street light at the end here.

3 UNIDENTIFIED SPEAKER: What was that?

4 DIRECTOR VALONE: They're required to install
5 a street light.

6 UNIDENTIFIED SPEAKER: Oh.

7 DIRECTOR VALONE: So as you see in your
8 packet, there are a number of conditions that you
9 could determine to add to your recommendation, much
10 like the last application, you have a number of
11 options in making a recommendation related to the
12 application. You can approve it as it is written,
13 you can approve it with conditions, or you can deny
14 it as presented.

15 So if you're following along in your
16 Staff report, the conditions of recommendation are
17 kind of broken up into the various topics. So the
18 first is the plat of vacation. This is the plat
19 that would show that the Village is vacating the
20 property to the neighboring owners. Generally
21 there is just some technical items that need to be
22 corrected here like many of the plats we review at
23 this stage. The plat needs to be updated to list
24 the areas being dedicated to the Village are for

1 the purpose of right-of-way and for road. It just
2 says "to the Village." The plat must be updated
3 with the correct Village Board signature blocks,
4 again, a very technical item.

5 The total area vacated should be
6 listed on the plat. Again, a technical item. And
7 then prior to issuance of a building permit or
8 development permit, the applicant will enter into a
9 development agreement with the Village as prepared
10 by the Village Attorney and approved by the Village
11 Board, which includes condition for the
12 construction and relocation of the cul-de-sac.
13 This is relatively standard for the Village if
14 there are public utilities being constructed that
15 we enter into agreement to ensure that those are
16 built how they are required to be and then also
17 related to financial security to be posted to the
18 Village until they're complete and accepted.

19 The next is the plat of
20 resubdivision. So, again, some general technical
21 items. The plat must be updated to match the
22 engineering items related to the public utility
23 drainage easements. Based on the recommendation of
24 the director of municipal services and also the

1 director of engineering services, the location of
2 the water main looping is proposed not be on
3 Caroline, but proposed to be on Wolf. So they will
4 need to put proper easements, plat of
5 resubdivision, to allow for that pipe to connect to
6 Wolf.

7 There also -- just missing a few of
8 these public utility easements along the rear of
9 Lot 1. They'll be put between 4 and 5, again, for
10 the looping. We're also recommending that there
11 are no access easements on the back of Lot 4 and 5.
12 So those are the two lots proposed that back up to
13 Wolf. We're proposing they would not have any
14 vehicle access there so that they would not be
15 having driveways cut on to Wolf Road. The plat
16 must be updated with proper certificates
17 additionally, for the Plan Commission and for the
18 Village Board. Some inconsistencies with the shape
19 of Lot 5, the engineering plans -- and I'm going to
20 just really quick. In your plan -- or, excuse me,
21 in your Staff memo you have this diagram.
22 Essentially the engineering plans show that this --
23 this area here would actually be given to Lot 1, so
24 120 -- 5120, but the plat does not. So they just

1 need to correct them to match. And then they would
2 be updated to show that the -- the five by ten foot
3 north/south sidewalk that connects to the park
4 should be shown as a dedicated right-of-way.

5 For the right-of-way design, as I
6 mentioned, they will be required to restore it to a
7 traditional residential parkway. That would
8 include parkway trees before they're able to close
9 up the individual home lots and, again, Village
10 Code, any subdivided -- any new subdivided property
11 or new dedicated street requires a street light.
12 So this is a -- more of a recommendation that the
13 code requires.

14 And then there's a number of
15 engineering requirements. So there's not proposed
16 to be an HOA for these lots. As such, the Village
17 engineer is recommending that they have their own
18 storm water management like our typical infill lots
19 that you see around any other portion of town.
20 They must be updated to include storm water may be
21 discharged from the site, so into a storm sewer as
22 opposed to just running off the site. They also
23 need to be updated, as I mentioned, to have their
24 own individual storm water management. There will

1 need to be covenants recorded on the property that
2 they understand they have to maintain them. Again,
3 a standard practice for the Village. That would be
4 in keeping with MWRD's requirements and then a
5 general requirement that civil engineering,
6 lighting, photometric, storm water management --

7 CHAIRMAN GLIMCO: Heather, can you go back to
8 the storm water management? I believe that the
9 applicant wanted to only have two lots including
10 that storm water management and the Village is
11 recommending that each lot.

12 DIRECTOR VALONE: That's correct. They were
13 proposing to correct -- excuse me -- construct a
14 storm water management facility that was just on
15 two of the lots. However, given that there will
16 not be an HOA and it would serve for all five of
17 the lots, we're proposing that they would have
18 individual storm water management on each lot,
19 which is the same requirement as normal infill lots
20 that you would see anywhere else in the Village.

21 CHAIRMAN GLIMCO: Appreciate that. Thank you.

22 DIRECTOR VALONE: And then, again, just the --
23 as I was mentioning, there's the catch-all
24 condition that we have that all civil engineering

1 plans, lighting plans, photometric, storm water
2 management and utilities must be reviewed and
3 approved by the Village engineer prior to any
4 release of Village permit.

5 So the applicant is here tonight with
6 his team for any questions that you have. If you
7 have questions for me I can take them now,
8 otherwise we can bring the applicant up.

9 CHAIRMAN GLIMCO: I welcome the applicant to
10 come on up.

11 MR. COULES: Good evening, everybody. I'm
12 Peter Coules, C-o-u-l-e-s of Donatelli & Coules. I
13 represent the applicants. Actually, the
14 applicants, if everybody pays attention, it's hard,
15 there's four applicants on this actual application.
16 There is the existing owner, which is the church,
17 there's the people that are under contract to
18 possibly buy the property, and both the neighbors
19 that are on Johnson Street that are going to be
20 getting part of the property. So it's actually
21 been already agreed upon by all four of the people
22 that are involved here. We have the engineer here.

23 Now there's 18 conditions. I only
24 want to cover one. The rest of them are all

1 acceptable as is.

2 CHAIRMAN GLIMCO: You're making this too easy.

3 MR. COULES: Well, because we have went
4 through them all. We have met many times to go
5 through all these to make sure before we walked in
6 front of the room we would all be on the same page
7 and, see, make sure we could do what's being
8 requested.

9 Alecs, who is the engineer, is up
10 here to speak because the only one I wanted to
11 raise is actually No. 7. The preference instead of
12 putting the easement for the water looping to be
13 between Lots 4 and 5, because that's impacting two
14 homeowners, is to actually go behind Lot 5. So
15 just move it over one lot. It still will all be
16 looped, correct me if I'm wrong Alecs, that's what
17 we talked about.

18 And why don't you state your name for
19 the record? Sorry.

20 MR. HUR: My name is Alecs Hur. A-l-e-c-s
21 H-u-r and I'm the engineer on this project.

22 MR. COULES: And the looping is able to be
23 done by going through the back of Lot 5. As we all
24 know, this is a property that's actually got

1 underlying zoning of R-2 since before the church
2 was even there. This has been R-2 forever. The
3 conditional uses, I think they're actually
4 abandoned, but I agree with Staff -- I have known
5 Heather for a long time -- is to clean them off and
6 get them off the property. We have no problem with
7 any of that because, you know, they exist still on
8 there and even though they're probably abandoned,
9 no problem making them go away, the conditional use
10 for a school, for example, which is a much more
11 intensive use than the actual underlying zoning on
12 this property, which is all R-2. Nobody wants to
13 see this property, from a Village standpoint,
14 accessed out to, you know, the main street. Right
15 now there's two driveways out there. That's why
16 everyone is in agreement to close off the back of
17 these lots and put whatever kind of easement one
18 wants to call it to block of ingress and egress of
19 the back of the two lots that abut the main road,
20 because otherwise someone else can buy this
21 property come along and come in from that way and
22 still develop an R-2 subdivision which would really
23 be unsafe for children, and that's why we're
24 looking for -- you know, it's called like-kind like

1 value is how the Village Staff and we discussed it
2 for the swap of the actual value. More value is
3 being given, which is the way it should be when
4 you're dealing with a municipality than being asked
5 for to be taken. So improvements are all going to
6 be there. You're getting a sidewalk to Springdale
7 Park, you're getting lights that are being asked
8 for, every condition is being met, every property
9 is going to have a dry well in their backyard, even
10 though this is only 1.3 acre, they're all deemed
11 infill, all approved, all agreed upon. Everything
12 has been thoroughly gone through with the engineer
13 to make sure it will all work, and it will all
14 work, and they're all compliant lots. The only
15 thing we may hear -- and two of the neighbors, of
16 course, signed it, so they're in agreement of it --
17 is some people always say; you're adding five more
18 houses, you're making my street less safe, you're
19 adding this or you're adding that. Well, in
20 reality, this has always been zoned R-2. There's a
21 lot less people going to five houses than are going
22 to church on Sundays, than are going to Montessori
23 school that this is allowed to have on any given
24 day. So I know they go out the other way, but this

1 is a lot less people down the block from everybody,
2 and it's a very safe thing, and it just follows the
3 actual -- I think it was 2003 -- is that when your
4 last home was done? It follows the 2003 plans that
5 have all this as R-2. So the Village hasn't
6 updated anything since 2003. So we're here to
7 answer any questions. Staff has been wonderful.
8 Very thorough with us, responsive the day we ask
9 questions and we were able to come here tonight
10 ready to answer any, you know, and agree to the
11 conditions that they found important to the
12 Village.

13 CHAIRMAN GLIMCO: Appreciate it.

14 Commissioners, questions?

15 COMMISSIONER DePROSPERIS: I'm sorry. Can you
16 just restate what you said you wanted to do
17 differently on No. 7?

18 CHAIRMAN GLIMCO: Yeah.

19 MR. COULES: Yeah --

20 CHAIRMAN GLIMCO: No. 7 talks about the lot --

21 COMMISSIONER TURNER: Peter, you mentioned 17
22 conditions -- or 18 conditions. There's 17 on my
23 memo.

24 COMMISSIONER DePROSPERIS: Because No. 7 is

1 the easement.

2 COMMISSIONER TURNER: And No. 7 has to do with
3 the 5120 Johnson Avenue.

4 MR. COULES: That's different than what we
5 were --

6 DIRECTOR VALONE: Yeah, I think he means 3.

7 COMMISSIONER TURNER: Okay.

8 MR. COULES: It's in the plat of resubdivision
9 No. 3.

10 DIRECTOR VALONE: Yes.

11 MR. COULES: The one that was shared with us
12 has 18 on it.

13 COMMISSIONER TURNER: Okay.

14 MR. COULES: So I don't know --

15 CHAIRMAN GLIMCO: Well, we have a section that
16 has four, and then we have another two sections --

17 MR. COULES: Yeah. I have four section and
18 then one, two, three, four, five, six -- seven in
19 that one, but they're numbered for us 5 thought 11.

20 DIRECTOR VALONE: On your second to last page
21 of your Staff report it is No. 3 on the plat of
22 resubdivision. A ten-foot public utility and
23 drainage easement is needed --

24 CHAIRMAN GLIMCO: Okay.

1 DIRECTOR VALONE: -- between Lots 4 and 5.
2 They're proposing to push the pipe that would loop
3 to Wolf Road, the water pipe, fully on to Lot 5 so
4 that they would not be -- it would not be
5 straddling the property. It would be fully on 5
6 and it would run it through there -- the back of --

7 CHAIRMAN GLIMCO: So this is the fresh water
8 connection serving all five homes coming from
9 Wolf Road?

10 MR. COULES: It loops it all.

11 CHAIRMAN GLIMCO: Yes.

12 MR. COULES: Coming down Johnson, looping out
13 and back around.

14 DIRECTOR VALONE: Looping is required for
15 water quality so that we don't have to -- water
16 keeps continuously flowing.

17 CHAIRMAN GLIMCO: Mm-hmm.

18 COMMISSIONER DePROSPERIS: So the request then
19 is just to -- instead of putting it on the lot
20 line, just basically shifting it on to Lot 5; is
21 that correct?

22 MR. COULES: Correct. But, actually on the
23 back side of Lot 5. We want to move it to...

24 CHAIRMAN GLIMCO: Is there something that

1 shows the current loop and what you would like?

2 MR. COULES: Here. I can point at it. Sure.
3 They would like to put it right along that side of
4 Lot 5, that portion versus going between two houses
5 and messing up everyone's landscaping.

6 CHAIRMAN GLIMCO: So it would be along the
7 park?

8 MR. COULES: Along the park.

9 DIRECTOR VALONE: Oh, so that's -- on your
10 plans that's Lot 4.

11 COMMISSIONER DePROSPERIS: Yes. Yeah.

12 DIRECTOR VALONE: On the plans you submitted
13 to us that's Lot 4.

14 MR. COULES: Yes. We want to loop it out a
15 little on the --

16 DIRECTOR VALONE: Okay. So on -- so just Lot
17 4, not Lot 5?

18 MR. COULES: Correct.

19 DIRECTOR VALONE: Okay.

20 MR. COULES: Right along that side for
21 landscaping purposes and greenway purposes and
22 keeping it all straight.

23 CHAIRMAN GLIMCO: Appreciate that.

24 Could we hear from the Village on

1 that? I know the engineer is not here tonight,
2 but...

3 DIRECTOR VALONE: I don't foresee the Village
4 engineer having an issue with it. It will still
5 connect to Wolf and that was the intent, again, to
6 ensure that the water is continuously flowing.

7 CHAIRMAN GLIMCO: That's what I thought, but I
8 just wanted to make sure.

9 COMMISSIONER WINEGAR: And there's already an
10 easement there.

11 DIRECTOR VALONE: Correct.

12 MR. COULES: Correct.

13 COMMISSIONER WINEGAR: Sounds like a slam
14 dunk.

15 MR. HUR: Just to clarify, on the engineer's
16 recommendations they do say to loop it south of
17 Lot 4. It's just the comment 4, where -- on the
18 utility and drainage easement has, like, maybe some
19 confusion where you want the water main going
20 through Lots 5 and 4 rather than the south side of
21 Lot 4. Does that make sense?

22 MR. COULES: Which is what the oral discussion
23 was about with the engineer.

24 COMMISSIONER WINEGAR: Is there a sewer line

1 on that easement?

2 MR. HUR: Storm sewer currently.

3 COMMISSIONER WINEGAR: I don't have an
4 objection to it.

5 CHAIRMAN GLIMCO: No.

6 Other questions, Commissioners, on
7 the application for the applicants?

8 MR. COULES: We'll wait to -- public, I'm
9 sure --

10 CHAIRMAN GLIMCO: Yeah. We'll do what we did
11 the last time --

12 MR. COULES: Appreciate that.

13 CHAIRMAN GLIMCO: -- we'll try and collect all
14 the questions and ask you to come back up.

15 MR. COULES: Appreciate that.

16 CHAIRMAN GLIMCO: Thank you.

17 With that, I would open up the floor
18 if there's anyone that would like to come up to the
19 podium. State your name and spell it and fire
20 away.

21 MS. MINI: My name is Katherine Mini spelled
22 M-i-n-i. I live at 5117 Johnson Avenue. I have
23 lived there for 22 plus years, raised three
24 children, and have experienced three flooded

1 basements. We have remediated the problem at great
2 expense. Johnson Avenue currently has no storm
3 sewer. The only storm sewer on our street is at
4 the end of the street at 51st Street. This would
5 be a perfect time to have a builder remediate that
6 issue. I -- you mentioned it, but not in any great
7 specifics, but it's certainly an issue for us. I
8 have absolutely no issue with my neighbors gaining
9 some property. I do want, though, for the record,
10 to show I did speak, I believe with Heather, a
11 while back. I had proposed that the church be
12 converted into a rec center south, just like we
13 have two fire stations. It would have been a
14 wonderful revenue generator and a great use of that
15 parking lot instead of having so many people use
16 street parking. I was told that the Village could
17 not provide a bond issue, didn't have the funds for
18 it, but the Park District might. I never heard
19 another word until my neighbor Andy Schreiber told
20 me that the property had been sold. You know,
21 can't fight City Hall, this is going to happen, but
22 I would like for the -- for these bodies to protect
23 the people who pay taxes and raised their children
24 and have been good citizens. There's no talk about

1 remediation, possible contamination, asbestos in a
2 building built in 1954. There's no talk about that
3 and the impact on the current residents. I would
4 like that to be considered or at least recorded on.
5 The Illinois EPA, has anybody done any research on
6 that? How is that building going to be taken out
7 safely? How is the parking lot going to be taken
8 out safely for the people who live here and have
9 lived here? And your job is to protect us. I
10 don't -- I know this is going to happen, but I do
11 hope you'll be a good neighbor.

12 CHAIRMAN GLIMCO: Thank you. You got to --

13 MS. MINI: Because we have a great
14 neighborhood. We have a wonderful neighborhood and
15 we want more good neighbors.

16 CHAIRMAN GLIMCO: Thank you. Anyone else?

17 MR. McGARRY: Andrew McGarry, M-c-G-a-r-r-y.
18 I'm at 5105 Johnson Avenue. I agree with the --
19 with Kate and the storm drain issue. It's a
20 problem. We are adding length to Johnson Avenue.
21 We do have water running down Johnson Avenue. I'm
22 the second to last house and there is water in the
23 road that's standing because there's no storm
24 drains on our road. So I think to add length to

1 the street -- I know that they're putting in the
2 lots, they're putting in dry wells or whatever it
3 is, but they're not talking anything about the
4 street itself, and paving over what's currently
5 grass so -- and -- so we don't have a storm drain,
6 we need a storm drain.

7 The other thing I'm concerned about
8 is the parking. The parking situation. In the old
9 pictures that you showed, you notice that there was
10 a parking lot at St. James and then also there's
11 that turnaround. And that's a very active field,
12 Springdale. If you drive by there on a Friday
13 night you'll see the football players out there
14 practicing and there's parents there and everybody
15 is parking up and down Caroline Avenue, and they're
16 parking in that turnaround and they're parking at
17 St. James, and I'm concerned about, you know,
18 people parking on our street with that cut through.
19 We get SJC parking all the time, which is fine,
20 they outdate me so I knew that going in, but
21 Springdale Park has a lot of people using it, which
22 is wonderful, but I don't want my street parked up
23 with people using that cut through and now we're
24 the parking lot for Springdale. I don't want --

1 the solution isn't to put up a no parking zone
2 because I don't want to get ticketed when I have
3 company over and they park on my street. So I
4 don't know what -- I wish that when you did the
5 plan you left a lot for some level of parking, that
6 Lot number 5, that odd shape lot, to have something
7 there for people to pick up and drop off their kids
8 at the park. It would have been better than just
9 pretending there isn't parking --

10 CHAIRMAN GLIMCO: They certainly use that U
11 driveway now to drop off and pick up.

12 MR. MCGARRY: Absolutely. And they're going
13 to park there. They're going to pick up and drop
14 off, but also they're going to park there.

15 CHAIRMAN GLIMCO: Right. They do.

16 MR. MCGARRY: And it will go all the way to
17 51st Street. And, I get it, I would park there,
18 too, but I wish that there was some consideration
19 for the displaced parking that we're going to have.

20 CHAIRMAN GLIMCO: Thank you.

21 MR. MCGARRY: Thanks.

22 CHAIRMAN GLIMCO: Anyone else?

23 MS. STACHURA: I don't know if this is --
24 sorry. Megan Stachura, S-t-a-c-h-u-r-a. One of

1 the things you guys -- so I live directly to the
2 east of Lot 2, and one of the things that was
3 mentioned is that in the -- I think, maybe, I don't
4 know how well I was listening -- in the southeast
5 corner of Lot 1 there's going to be a utility box
6 or something like that, so I just kind of question
7 what that looks like and what that consists of.
8 Just because I have some sort of utility something
9 in the northwest corner of my lot, so I just wanted
10 to know are those things combined? Is that going
11 to be an even bigger issue because I also have
12 three kids, but they're very little, so just a
13 concern.

14 MS. MINI: Good point.

15 CHAIRMAN GLIMCO: Thank you. Anyone else?

16 Before I ask the applicant to come
17 up, Heather, can you talk about the storm sewer --
18 the lack of a storm drain on Johnson and maybe what
19 the Village's plans are and Springdale Park, and if
20 that will have any improvement to that situation?

21 DIRECTOR VALONE: Sure. So, just to clarify,
22 the applicant is being required to provide a storm
23 sewer connection for their water to ensure that
24 their water meets state drainage requirements and

1 not push additional water off.

2 Additionally, the Village does have a
3 project planned --

4 CHAIRMAN GLIMCO: I'm not sure that -- could
5 you explain that a little bit?

6 DIRECTOR VALONE: I'm going to let Alecs come
7 up --

8 CHAIRMAN GLIMCO: Okay. Okay.

9 DIRECTOR VALONE: -- and answer that question
10 more specifically --

11 CHAIRMAN GLIMCO: Appreciate that.

12 DIRECTOR VALONE: -- but I want to clarify the
13 two kind of different things we're talking about,
14 the storm water that would be proposed for this
15 project, and then the Village does have a project
16 that is planned to alleviate some of the on-street
17 flooding in Springdale. The Village actually
18 passed some parameters to go up for bond to fund
19 the project, which would be in conjunction with the
20 Park District. And you can read more about it on
21 our website. It is on our website. I can hang
22 around for a minute and show you on your phones how
23 to access it, but, essentially, the field in
24 Springdale would also act as storm water management

1 facilities, and that is a joint project, again,
2 that we're doing with the Park District.

3 So, again, I can stay for a minute or
4 two after and show you where that is on our
5 website. That's the plan --

6 MS. MINI: What's the time frame, please?

7 DIRECTOR VALONE: That has been planned for a
8 number of years. Again, we just got approval on
9 Monday to go up for a bond sale when the rates come
10 back down in the volatile financial situation we're
11 in currently. So that project -- I don't want to
12 misquote, but I do believe it is for -- we were
13 hoping for fall, but I don't want to misquote that,
14 so I will show you where it is on our website.

15 MR. McGARRY: I'm sorry. I'm -- are you
16 saying that that project, as it's planned right now
17 or being proposed includes a storm drain for
18 Johnson Avenue or not?

19 DIRECTOR VALONE: Again, I would like to
20 direct you to the actual documents when we're done
21 here. We actually have quite a bit of information
22 on our website related to it, and I would like to
23 direct you to where the plans are.

24 MR. McGARRY: Is that a yes or a no?

1 DIRECTOR VALONE: Again, I would like to just
2 direct you to where they are after --

3 CHAIRMAN GLIMCO: Yeah, and she's not the
4 Village engineer, Andrew, and I would guess not,
5 but it's overall relief, you know, for --

6 MR. MCGARRY: Oh, for sure.

7 CHAIRMAN GLIMCO: Yeah.

8 Would the applicant like to come up
9 again and...

10 MR. COULES: Can you give us the last one
11 first?

12 DIRECTOR VALONE: Sure.

13 MR. COULES: Thank you.

14 CHAIRMAN GLIMCO: Why not?

15 MS. FAWELL: Okay. Can you speak more to the
16 utility box that's proposed?

17 MR. HUR: There -- that flox, (phonetic) you
18 see on the utility plan is actually a 12-inch
19 inlet, so --

20 MR. COULES: It exists now.

21 CHAIRMAN GLIMCO: I'm not sure that anyone
22 sees what you see.

23 MR. COULES: Yeah. If you want to show
24 exactly what he's --

1 MS. FAWELL: Yep, we're pulling it up.

2 MR. COULES: The question, though, was --

3 CHAIRMAN GLIMCO: No, I understand.

4 MR. COULES: -- was there anything additional
5 going to be added, the answer is no. That box that
6 she is referring to on the plans is a drawing of
7 what exists there presently today.

8 CHAIRMAN GLIMCO: Maybe just if you could show
9 us that, that might help.

10 MR. COULES: Yes. Sure. You got to go
11 backwards, that's why I wanted --

12 DIRECTOR VALONE: What page would you like?

13 MR. HUR: Let's see here.

14 DIRECTOR VALONE: It's your drawing, correct?

15 MR. HUR: Yeah. You can go to page 1 to show
16 existing conditions.

17 DIRECTOR VALONE: Sure.

18 MR. HUR: And then after that we can go to
19 page 3.

20 DIRECTOR VALONE: Let's start here.

21 MR. HUR: All right. Well, let's see. So
22 Lot 2 is about here, and I think you're talking
23 about this box right there?

24 MS. STACHURA: Mm-hmm.

1 MR. HUR: Okay. That's an existing utility
2 box. That's what's out there right now.

3 MS. STACHURA: Yeah.

4 MR. HUR: Okay. And then if you go to
5 sheet 3, and then you will see a new box, a smaller
6 box, that is the 12 inch drain to drain the
7 backyard and that's flush with the ground and it's
8 on Lot 2.

9 MR. COULES: That's the dry well that they're
10 looking at. That's --

11 CHAIRMAN GLIMCO: That is the dry well drain.

12 MR. COULES: No additional above ground
13 structures are being added.

14 MR. HUR: It's at grade, flush with grade on
15 private property.

16 MS. STACHURA: That's what you were calling a
17 utility box?

18 MR. HUR: On sheet 1 is a utility box, it's
19 out there right now.

20 MS. STACHURA: Yeah.

21 MR. HUR: Yeah, it's what's out there now.
22 And nothing is proposed to change it or nothing.
23 It's what's there now.

24 MR. COULES: Show where the drainage is going

1 to be.

2 MR. HUR: Oh, the storm sewers?

3 MR. COULES: There's a storm sewer being added
4 into the cul-de-sac.

5 MR. HUR: Yeah, but engineering department
6 wanted different solution, but I'll just show you
7 what's out there.

8 Okay. So currently planned there's
9 an inlet at the end of the cul-de-sac with an
10 outwall to the park. We had a pre-application
11 meeting with MWRD several months ago and they
12 suggested that we discharge the runoff to the park
13 because it's such a big improvement, but City
14 engineer nixed it, suggested we add storm sewers
15 to -- oh, can you move the plan down?

16 DIRECTOR VALONE: Yep.

17 MR. HUR: Thank you.

18 So, yeah, the City engineer wants us
19 to connect the storm sewer where the old one --
20 well, where the existing main is and connect it to
21 a storm sewer on Caroline, so there will be storm
22 sewers there.

23 CHAIRMAN GLIMCO: So where will the inlets for
24 the storm sewer be located?

1 MR. HUR: For the street it will be -- we'll
2 be collecting the storm sewer on the cul-de-sac.

3 COMMISSIONER DePROSPERIS: Bottom of the
4 cul-de-sac?

5 MR. HUR: Yeah.

6 CHAIRMAN GLIMCO: Oh, so the bottom of the
7 cul-de-sac and it will run to the --

8 MR. HUR: Yeah --

9 MR. COULES: Run off to the other lot.

10 MR. HUR: Yeah. We'll probably end up having
11 two now that just go north. One has a -- most
12 likely has an inlet on the east side and on the
13 west side.

14 COMMISSIONER DePROSPERIS: And the goal of
15 that, then, is to have that coincide with the
16 future Village project with regard to the park,
17 correct?

18 MR. COULES: Correct. That's why the engineer
19 wanted them just to have two.

20 COMMISSIONER WINEGAR: So the extension --

21 DIRECTOR VALONE: Alocs, can you clarify that?
22 He was saying that you are going to discharge the
23 water into the park. I don't believe that --

24 MR. HUR: Yeah, no.

1 MR. COULES: No. No. No. No. No. No.

2 DIRECTOR VALONE: Yeah, please clarify that.

3 Yeah.

4 MR. COULES: No, but it's all part of the
5 same -- the engineer is taking everything into
6 account that's being approved for the park area,
7 so...

8 DIRECTOR VALONE: I understand, but I just
9 want Alocs to clarify --

10 MR. COULES: Yeah, no water is going into the
11 park.

12 MR. HUR: Yeah.

13 CHAIRMAN GLIMCO: And you won't be sending any
14 water towards 51st Street, you'll be collecting it
15 and you'll be sending it to the inlet at Courtland
16 currently?

17 MR. HUR: Yeah, north of --

18 MR. COULES: Right there.

19 MR. HUR: Right there and it will be going
20 through the easement where the current water main
21 is, we're going to abandon that water main and
22 place that storm sewer there and connect it to
23 Caroline.

24 COMMISSIONER DePROSPERIS: And there's an

1 existing storm sewer on Caroline?

2 MR. HUR: Correct.

3 CHAIRMAN GLIMCO: Do you have an easement
4 already on the property behind Lot 1, to the east
5 of Lot 1 to run that storm sewer or does that
6 already exist?

7 MR. HUR: Yes, there's an existing.

8 CHAIRMAN GLIMCO: They exist. Okay.

9 MR. HUR: Yeah, the water main is there now.

10 CHAIRMAN GLIMCO: Okay.

11 MR. HUR: The City water main.

12 CHAIRMAN GLIMCO: So the easement exists?

13 MR. HUR: Correct.

14 CHAIRMAN GLIMCO: That's my landscaping.

15 MS. MINI: How does that affect your property,
16 Pete?

17 MR. COULES: Sorry. There was one more
18 question.

19 MS. FAWELL: Yes, there was. Two part
20 question.

21 So how will building and parking
22 facilities be demolished safely? And are there
23 plans in the event there's asbestos -- I'm sorry,
24 asbestos -- I can't speak right now -- but if

1 there's asbestos in the building.

2 MR. HUR: Wow. That's --

3 MR. COULES: If we find any, like anyone has
4 to follow the EPA regulations. If you find any
5 tiles in the ceilings, any tiles on the floor, any
6 wrappings on pipes, you're calling the people to
7 remediate it.

8 CHAIRMAN GLIMCO: It will all be conditioned
9 on the building permit issuance --

10 MR. COULES: Correct. It will all be part of
11 that.

12 DIRECTOR VALONE: Right. Standard Village
13 building permit requires that they first obtain a
14 permit from Cook County. If they do, in fact, run
15 into asbestos during that, they have to apply to
16 Cook County to get a permit to remove it and they
17 are required to follow certain protocols, and they
18 are required to hire an asbestos contractor and
19 dispose of that material as required by the state.

20 So we have -- we do run into this in
21 our historic Village frequently and they will be
22 required to follow the same protocol. Again, they
23 would have to get a permit from Cook County if they
24 locate it to remove it, then they have to show Cook

1 County they have properly removed it, and they have
2 to show they have properly disposed of it as well.
3 Then Cook County will issue them a demo permit, and
4 then our demo permit is issued generally about the
5 same time. So they will be required to follow
6 those protocols that are already in our Village
7 Code.

8 CHAIRMAN GLIMCO: Thank you.

9 Do you have a next question?

10 MS. FAWELL: Those --

11 MR. COULES: That was it.

12 CHAIRMAN GLIMCO: Oh, that was it. Okay.
13 Thank you.

14 MR. COULES: Thank you.

15 MR. HUR: Thank you.

16 CHAIRMAN GLIMCO: I guess we didn't really
17 address parking. Parking was kind of raised as an
18 issue or a concern, and I don't know how the
19 applicant can address that, but is there any
20 comment on the -- there are a lot of events in that
21 park and I just think that people will park on
22 Johnson without the parking that's being removed,
23 right?

24 MR. MINI: I think there is restricted parking

1 during -- I can't -- the sign is in my front yard.

2 I can't remember --

3 CHAIRMAN GLIMCO: You have to come up and say
4 your name for the record and -- sorry.

5 MR. MINI: Hi. I am Mike Mini. I'm at 5117
6 Johnson Avenue. I was just going to say I think
7 that there are some parking restrictions on
8 Johnson. Again, maybe this -- these are parking
9 restrictions that have expired, but the sign is
10 still there, and I believe it is on Sunday
11 mornings, and I presume that that was due to the
12 traffic for the church service to ensure that the
13 cars remained in the lot and not parked on the
14 street, so I don't know if there -- I know you
15 can't -- with a public park you can't really
16 restrict parking during any particular time frame,
17 but it would be something to consider. And perhaps
18 those parking restrictions need to be revisited
19 because -- or maybe the sign taken out of my front
20 yard, because there's no church there anymore.

21 CHAIRMAN GLIMCO: I'm guessing that sign was
22 before they built the church. That's probably when
23 they had the church in the gymnasium. That's
24 probably a really old sign.

1 COMMISSIONER WINEGAR: I have a question for
2 Heather on this.

3 Aren't there some regulations about
4 having a clearance for emergency vehicles to turn
5 around in a cul-de-sac? Can they restrict parking?

6 DIRECTOR VALONE: That's correct. There are
7 certain requirements for the size of the cul-de-sac
8 and -- but they are meeting the requirements, so --

9 COMMISSIONER WINEGAR: With or without
10 parking?

11 DIRECTOR VALONE: They -- they're meeting our
12 standard requirements for our cul-de-sac radius,
13 which, in our Village, does include if someone were
14 street parking. However, I do want to draw
15 attention to the fact that all of these lots will
16 have driveways as well, and depending on where
17 those driveways are located, it might make parking
18 down in the cul-de-sac not ideal.

19 Additionally, to clarify, the
20 property that's being looked at is just church
21 property. This is not any park property. This is
22 privately owned property owned by the church that
23 has no affiliation with the park. It's -- my
24 understanding, and kind of my observations driving

1 by is that it likely is used right now because the
2 church is not very well in use, or not in use at
3 all. However, that does not change the fact that
4 that is not park property. It is private property
5 that people are parking on that don't have, you
6 know, relation to the church. So that's an item to
7 consider.

8 COMMISSIONER DePROSPERIS: I think the issue,
9 too, is that you think of the parks around here,
10 none of them have -- Sereda doesn't have a parking
11 lot, Laidlaw doesn't have a parking lot.
12 Springdale, I think, was taking advantage of the
13 fact that the church had the parking lot and it was
14 convenient. I, too, I have young children and I
15 know the experience on Caroline and during baseball
16 games it can be a nightmare over there sometimes
17 parking on the street, but, yeah. I mean, none of
18 the other parks in the Village -- I think even if
19 you punted this back to the Park District they
20 would say, hey, look, none of the other parks have
21 any accommodations either.

22 CHAIRMAN GLIMCO: Questions, Commissioners?
23 Comments? Should we look at the conditions
24 recommended by the Village? Many of them, I would

1 say, are somewhat straightforward and the applicant
2 has already said that they are interested in
3 accepting all of them, so maybe we won't go through
4 those in detail.

5 The one issue that they did wish to
6 address was item 3 under plat of resubdivision
7 relating to the drainage easement being relocated
8 to the south of Lot 4 instead of between Lots 4 and
9 5, and that seemed to be acceptable to the Village
10 and I have no issue with that.

11 Does anyone have any concerns at all
12 about that?

13 COMMISSIONER HANSON: No.

14 COMMISSIONER DePROSPERIS: No.

15 COMMISSIONER JOHANN: No.

16 CHAIRMAN GLIMCO: Any further discussion?

17 Is there any recommendation that
18 anyone would like to make relating to the petition?
19 Should we do these separate for the vacation and
20 the resubdivision or can we do these together?
21 They seem to be -- they seem to be --

22 MS. SKRODZKI: The vote can be taken together.
23 I mean, procedurally, you can do it.

24 CHAIRMAN GLIMCO: And they seem to be required

1 to be together.

2 So would there be any recommendation
3 relating to the petition to -- for the vacation of
4 a public right-of-way and plat of resubdivision for
5 five lot single-family residence subdivision at
6 5129 Wolf Road subject to, I believe, 21 conditions
7 that have been included in the packet from the
8 Village with the modification to condition 3 under
9 the plat of resubdivision requesting that the
10 public utility ten-foot drainage easement be
11 located at the south edge of Lot 4 instead of
12 between Lots 4 and 5?

13 COMMISSIONER JOHANN: Motion to approve the
14 application.

15 CHAIRMAN GLIMCO: Subject to the conditions we
16 discussed.

17 COMMISSIONER TURNER: With the modification of
18 number 3 of the plat of resubdivision condition.

19 CHAIRMAN GLIMCO: Is there a second?

20 COMMISSIONER TURNER: Second.

21 CHAIRMAN GLIMCO: Heather, would you -- or,
22 I'm sorry, Kelsey, would you like to take vote?

23 MS. FAWELL: Yes. Thank you.

24 Commissioner DeProsperis?

1 COMMISSIONER DePROSPERIS: Yes.

2 MS. FAWELL: Commissioner Hanson?

3 COMMISSIONER HANSON: Yes.

4 MS. FAWELL: Commissioner Johann?

5 COMMISSIONER JOHANN: Yes.

6 MS. FAWELL: Commissioner Turner?

7 COMMISSIONER TURNER: Yes.

8 MS. FAWELL: Commissioner Winegar?

9 COMMISSIONER WINEGAR: Yes.

10 MS. FAWELL: And Chair Glimco?

11 CHAIRMAN GLIMCO: You know, I'm going to
12 abstain from voting at this time just because I am
13 so close to this parcel.

14 DIRECTOR VALONE: So then we would just need a
15 motion, again, to direct Staff to update the
16 recommendation that was included in the packet at
17 tonight's meeting for the chairman's signature.

18 COMMISSIONER TURNER: Motion to direct Staff
19 as such subject to the one modification of
20 condition number 3 that we already discussed.

21 CHAIRMAN GLIMCO: Second?

22 COMMISSIONER HANSON: Second.

23 DIRECTOR VALONE: Roll call.

24 CHAIRMAN GLIMCO: All in favor?

1 DIRECTOR VALONE: Or all in favor?

2 (Chorus of ayes.)

3 MR. COULES: Can I ask one thing? Can you
4 please close the public hearing?

5 CHAIRMAN GLIMCO: I was just about to do that.

6 MR. COULES: Thank you.

7 CHAIRMAN GLIMCO: You have already addressed
8 everything you would like to address in the public
9 hearing?

10 MS. SKRODZKI: Correct. I'm good. Thank you.

11 CHAIRMAN GLIMCO: Is there -- can I entertain
12 a motion to close the public hearing on the
13 petition for 5129 Wolf Road for a vacation and
14 resubdivision?

15 COMMISSIONER HANSON: Move to close the
16 hearing.

17 COMMISSIONER TURNER: Second.

18 CHAIRMAN GLIMCO: All in favor?

19 (Chorus of ayes.)

20 CHAIRMAN GLIMCO: With that we would move on
21 to new business.

22 DIRECTOR VALONE: Just -- I apologize. Really
23 quick. Again, this application will be forwarded
24 to the Planning and Zoning Committee next week --

1 next week the 24th in this room at 7:45.

2 MR. COULES: Thank you.

3 CHAIRMAN GLIMCO: Thank you.

4 Hearing no new business I would move
5 on to other business.

6 Hearing -- is there any other
7 business? Any other meetings, future meetings that
8 you see on the horizon?

9 MS. FAWELL: We do not have any meetings
10 scheduled as of yet. We have one application that
11 is submitted and complete right now that we expect
12 the -- to be completed soon, so don't be shocked if
13 I reach out to you in the next coming two to three
14 weeks for a scheduling meeting.

15 CHAIRMAN GLIMCO: Okay.

16 DIRECTOR VALONE: For potentially June.

17 CHAIRMAN GLIMCO: Potentially June. Okay.

18 Moving on to the final item on the
19 agenda. Adjournment. I would entertain a motion
20 to adjourn.

21 COMMISSIONER HANSON: Move to adjourn.

22 CHAIRMAN GLIMCO: Is there a second?

23 COMMISSIONER DePROSPERIS: Second.

24 CHAIRMAN GLIMCO: All in favor?

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(Chorus of ayes.)

CHAIRMAN GLIMCO: Meeting is adjourned. Thank
you, everyone.

(Whereupon the meeting was
adjourned at 8:45 p.m.)

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

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12 *Hailey Schoot*

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



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