

BEFORE THE VILLAGE OF WESTERN SPRINGS
PLAN COMMISSION

IN RE THE MATTER OF:)
)
LYONS TOWNSHIP HIGH SCHOOL)
DISTRICT 204 - 4900 Willow)
Springs Road.)

REPORT OF PROCEEDINGS

JANUARY 31, 2022

7:00 p.m.

REPORT OF PROCEEDINGS HAD and testimony
taken before the WESTERN SPRINGS PLAN COMMISSION,
taken via videoconference, before Pamela C. Taylor,
Certified Shorthand Reporter for the State of
Illinois.

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APPEARANCES:

BOARD MEMBERS PRESENT:

- PETER GLIMCO, Chairman
- DENNIS KELLY, Member
- ROGER HENDRICK, Member
- JOCELYN BRUMBAUGH, Member
- MICHELE JOHANN, Member
- SCOTT MC NAUGHTON, Member
- PETER HANSON, Member

ALSO PRESENT:

- MARTIN A. SCOTT, Director of Community Development
- CAITLYN R. CULBERTSON, Village of Western Springs

PRESENT FOR THE PETITIONER:

- BRIAN STACHAZ
- JOHN GRUNDLE

1 CHAIRMAN GLIMCO: Okay, I'll call the
2 meeting to order. Marty can start with the roll
3 call of the Members present.

4 MR. SCOTT: Member Kelly?

5 MEMBER KELLY: Present.

6 MR. SCOTT: Member Brumbaugh?

7 MEMBER BRUMBAUGH: Present.

8 MR. SCOTT: Member Johann?

9 MEMBER JOHANN: Here.

10 MR. SCOTT: Member Hendrick?

11 MEMBER HENDRICK: Here.

12 MR. SCOTT: Member Hanson?

13 MEMBER HANSON: Here.

14 MR. SCOTT: Member McNaughton?

15 MEMBER MC NAUGHTON: Here.

16 MR. SCOTT: And Chairman Glimco.

17 CHAIRMAN GLIMCO: Here. Thank you, Marty.

18 Welcome everyone, just a quick note
19 again, before we begin, Covid's result in us
20 changing how we're doing public meetings at the
21 Village. Keeping with the time, we are having
22 virtual meetings following prescribed guidelines and
23 each action as a result by this committee is going
24 to require an absolute roll call vote by Marty, just

1 like we did. We have a court reporter, so that, so
2 that she can hear, we have to speak one at a time,
3 and I would ask every one, if you're not speaking,
4 to mute your lines. We'll be happy to remind you,
5 so don't worry about that.

6 I'm going to start tonight with the
7 reading of the agenda. On the agenda tonight we're
8 going to approve the minutes from the past two
9 meeting because they happened so quickly, we were
10 unable to get those minutes out in time to approve
11 those, as you recall, it's been awhile, then we'll
12 have public comment, and then tonight we're going to
13 consider the petition by Lyons Township High School
14 District for a conditional use permit amendment that
15 will allow for a video display scoreboard. With
16 that, we would move to adjourn.

17 So, I will move on to the approval of
18 the transcript minutes from both the May 11th 2021
19 and the May 13th 2021 meetings. Entertain a
20 motion at this time.

21 MEMBER KELLY: I move for approval.
22 Dennis Kelly.

23 CHAIRMAN GLIMCO: Thank you. If you say
24 your name before you speak, that's just going to

1 help the court reporter as well, sorry.

2 MEMBER HENDRICK: Roger Hendrick, second
3 it.

4 CHAIRMAN GLIMCO: Marty, roll call.

5 MR. SCOTT: Member McNaughton?

6 MEMBER MC NAUGHTON: Aye.

7 MR. SCOTT: Member Hanson?

8 MEMBER HENDRICK: Aye.

9 MR. SCOTT: Member Johann?

10 MEMBER JOHANN: Aye.

11 MR. SCOTT: Member Brumbaugh?

12 MEMBER BRUMBAUGH: Aye.

13 MR. SCOTT: Member Kelly?

14 MEMBER KELLY: Aye.

15 MR. SCOTT: Member Hendrick?

16 MEMBER HENDRICK: Aye.

17 MR. SCOTT: Member Kelly?

18 MEMBER KELLY: Two ayes.

19 MR. SCOTT: Sorry, I thought I was asking
20 twice, and Chairman Glimco?

21 CHAIRMAN GLIMCO: Aye.

22 Move on to the public comment
23 section. Just a reminder, this isn't the actual
24 public comment on the matter we're going to consider

1 tonight. General public comments, I don't know if I
2 see anyone, Marty, from the public joining us and
3 they would note whether or not.

4 MR. SCOTT: Mr. Chairman, there are two
5 members of the public. I believe most likely they
6 are here for the agenda item, and there are no hands
7 raised, yeah, hands raised as of right now.

8 CHAIRMAN GLIMCO: Okay, so, as we do this,
9 it's a good point, Marty, you want to maybe give
10 people some help on what it is to ask questions, how
11 they should do so?

12 MR. SCOTT: Sure, sure. In the case of
13 the public hearing, you just hit the raise hand
14 function, and then it will notify me, as the
15 moderator, and then I will, when the timing is
16 right, we will allow public comment and listen, and
17 we do that more than once, we typically, Commission,
18 we ask that it not be repetitive in nature, but
19 we're happy to have some residents here.

20 CHAIRMAN GLIMCO: Excellent. With that I
21 would move on to the matter at hand to consider
22 tonight, and I would ask for a motion to move on to
23 Pub. 2, to open up the public hearing.

24 MEMBER BRUMBAUGH: Jocelyn Brumbaugh, so

1 move.

2 MEMBER KELLY: Dennis Kelly, second.

3 CHAIRMAN GLIMCO: Take the roll.

4 MR. SCOTT: Commissioner McNaughton?

5 MEMBER MC NAUGHTON: Aye.

6 MR. SCOTT: Commissioner Hanson?

7 MEMBER HANSON: Aye.

8 MR. SCOTT: Commissioner Hendrick?

9 MEMBER HENDRICK: Aye.

10 MR. SCOTT: Commissioner Johann?

11 MEMBER JOHANN: Aye.

12 MR. SCOTT: Commissioner Kelly?

13 MEMBER KELLY: Aye.

14 MR. SCOTT: Chairman Glimco?

15 CHAIRMAN GLIMCO: Aye.

16 So, before I submit a request to
17 amend a conditional use permit for LTHS, first, the
18 public hearing, and in accordance with the public
19 guidelines, we need to swear in anyone from the
20 Village Staff or the public and the applicants who
21 intends to speak tonight. We might have to do this
22 individually. After we swear in folks who intend to
23 give testimony, then we'll hear from the
24 applicants -- I'm sorry, first we're going to hear

1 from the Village, and perhaps the Village attorney,
2 and then the applicants.

3 So, after that, we'll follow-up with
4 questions from the Commission, and then we'll open
5 it up to public comment.

6 With that, Marty, I would ask if the
7 village has any remarks at this time? Let's do the
8 swearing in first. Marty, you want to be sworn in?

9 MR. SCOTT: Sure, we'll do that as a group
10 and then if the residents that are here want to
11 unmute, they could do that, if they intend to speak
12 on the top of the LTHS request.

13 (All Village Staff and
14 perspective residents were sworn
15 in by the court reporter.)

16 CHAIRMAN GLIMCO: Okay, Marty.

17 MR. SCOTT: Thank you Mr. Chairman. So
18 you have seen the background information that
19 provide that Lyons Township District is requesting
20 permission to install a video display board or
21 scoreboard on their athletic field, many of you are
22 familiar with that field and its location on the
23 west side of campus. This request requires
24 conditional use since all school, churches and

1 similar uses located in residential districts are
2 denoted as conditional uses, so, there haven't been
3 many amendments at this location in the past, there
4 was one referenced in 1995 that provided you some
5 background on, but since then, not much of anything,
6 although there's been many improvements to the
7 school, of course, but those are handled by the
8 State, but when it comes to the grounds themselves,
9 that's where the Village does have some
10 jurisdiction.

11 So, I can go forgo some of the basic
12 background about the property itself, since you know
13 it very well.

14 The existing scoreboard is
15 traditional with no video display, but provides
16 information about scores and information -- other
17 information about the athletic event that is being
18 held at the time, so, the school is looking to
19 modernize it.

20 Obviously the photos depict what it
21 would look like and what that transfer would be
22 like. It would go from a, a sign that is
23 approximately 15-foot high by 20-foot wide, to one
24 that is 17 feet high by 25-foot wide, so, a little

1 bit bigger.

2 Height would be similar at
3 approximately 25 feet existing, 27 feet for the new
4 sign, and Mr. Stachaz can provide you with more
5 details on that.

6 The display sign would be used for a
7 variety of events, as described in the application,
8 so, and one of the interesting things that came up,
9 there was a neighborhood meeting last week, that LT,
10 had just sponsored, and there was some concern
11 raised about the sign itself and possibly some
12 screening options, and LT is working with Morton
13 Aboretum and their own landscape architect on some
14 buffering issues, and I provide a little background
15 there.

16 So, the actions taken to get us to
17 this point were pretty typical from what we seen in
18 the past. Public hearing sign, notice in the
19 newspaper and school having complied by doing them,
20 mainly having the property 250 feet, so, other than
21 that, there's a draft recommendation, distance
22 provided to you, to guide you in your decision. I
23 failed to introduce Caitlin Culbertson, who is here
24 with the village seal behind her in the boardroom

1 with me. She is filling in for Mike Jurusik, because
2 he's tied up in another matter, a legal matter had a
3 meeting tonight, so, we'll be happy to answer any
4 questions and I think you will find Brian Stachaz to
5 be capable to give you the details and anymore
6 background you would like Mr. Chairman.

7 CHAIRMAN GLIMCO: Caitlyn, you have
8 nothing to add at this time?

9 MS. CULBERTSON: I do not have any
10 questions, I'll be happy to answer them.

11 CHAIRMAN GLIMCO: Appreciate it.
12 Mr. Stachaz?

13 MR. STACHAZ: Stachaz.

14 CHAIRMAN GLIMCO: Do you have any comments
15 at this time?

16 MR. STACHAZ: Well, you know, just to give
17 you a little bit more background on this. Current
18 scoreboard that we have there at Bennett Field is
19 roughly 20 years old, and we have been having, you
20 know, more and more issues with it as we're
21 progressing through time here, and, we have a
22 company that we can work with, who repairs the
23 school board for us.

24 Within the last year, they started

1 making us aware of the fact that they, you know,
2 are, they're running into issues with replacement
3 parts for the current board, and, so, we're able to
4 kind of keep it, you know, keep it running. I think
5 they have actually had to kind of use some parts
6 from some other boards, and that sort of thing, to
7 keep us running, so, that's what really brought us
8 to this point.

9 John Grundke, who was on the call as
10 well, the athletic director, and when we were
11 informed of this, you know, last year on the
12 scoreboard, we had an organization, our Boosters'
13 Organization, that said that they would be willing
14 to, you know, provide a grant to the District to
15 help in, you know, the cost of a new board, and
16 since then, we have also had another organization,
17 the Alumni Association also matched that grant as
18 well, and, so, really that's why we kind of looked
19 at this option here, this video board option as one
20 that we think is a nice step forward here.

21 We know, you know, at this particular
22 point as school districts are changing out their
23 scoreboards, this is the direction that, a few of
24 them have gone at this point, and we think they are

1 going to continue to do that here as they continue
2 to change out boards, you know, in the next 10, 15
3 years.

4 So, that's how we kind of arrived at
5 this particular request, and, so, you know, I would
6 be happy to answer any other questions regarding,
7 but I just want to give you a little bit of that
8 background as well.

9 CHAIRMAN GLIMCO: Thank you for that, and
10 I guess if this was approved, do you have an idea on
11 the timeframe of when ideally you would proceed with
12 the project?

13 MR. STACHAZ: Yes, the goal would be to
14 have it in for the fall athletic season in 2022, so,
15 really, this next, you know, the thought would be
16 that any of the work that would need to be done,
17 electrical work, any of those types of things, would
18 be done in June of 2022, and then installation of
19 the board would be sometime in July or August, and
20 then hopefully, as I said, up and running for that
21 fall sports season in 2022.

22 CHAIRMAN GLIMCO: Are there questions from
23 the members of the Commission?

24 MEMBER KELLY: Dennis Kelly, I've got

1 several.

2 What's the total cost of the project,
3 Brian?

4 MR. STACHAZ: Right now it's estimated at
5 \$218,000. We have two grants from the two
6 organizations that I mentioned, the Boosters and the
7 Alumni Association, each for \$59,000 a piece, and
8 that was a number kind of odd, but based on a board
9 that we were looking at last year, and so we have
10 those two grants -- you know we think that does not
11 include right now upgraded electrical work, and our
12 architect is currently working on that to see what
13 costs maybe involved in that.

14 CHAIRMAN GLIMCO: I guess that wouldn't
15 include any buffering or other landscaping work?

16 MR. STACHAZ: Correct, that does not, that
17 is something the District would do on our own.

18 MEMBER KELLY: It's a video display board,
19 does it include sound also?

20 MR. STACHAZ: It does not, there's no
21 sound. The current sound system that is at Bennett
22 Field, it would be tied into that, so, there is no
23 additional sound system with this particular video
24 board.

1 MEMBER KELLY: In a meeting with the
2 neighbors, in the letter that went out, what was the
3 general reaction from the neighbors in the vicinity?

4 MR. STACHAZ: Well, I think, you know,
5 there were a couple of concerns, certainly one of
6 them was the sound, there was a concern, you know,
7 about some of the sounds. We said, well, to your
8 point, Mr. Kelly, that said, look, the sound is the
9 same, we're not, there's no additional sound system
10 with that.

11 There was the concern of the, you
12 know, the brightness in the community of this
13 particular board. And, you know, as we talked to
14 some of those points, you know, assuming that we're
15 using the board during the day, I don't think that
16 you're going to see, you know, that it's going to
17 affect you know, the community, the surrounding
18 community with any sort of, you know, additional
19 lighting.

20 And remember two that when I say most
21 of the time, 99 percent of the time when we're
22 utilizing that board for a sporting event, the
23 lights are on there as well, and, so, you know,
24 that's going to also dilute some of that.

1 But again, one of the suggestions
2 was, hey, would you be willing to look at some of
3 that additional shading with some, you know, some
4 trees or something along those lines? And we said,
5 absolutely, we would be happy to look at something
6 that would provide some additional shading there as
7 well.

8 CHAIRMAN GLIMCO: Thank you.

9 MR. STACHAZ: Sure.

10 CHAIRMAN GLIMCO: Any other members of the
11 Commission, just jump right in. Go right ahead
12 Jocelyn.

13 MEMBER BRUMBAUGH: Hi, Jocelyn Brumbaugh,
14 thanks so much for your presentation. I have a
15 couple of questions.

16 So what is it about the brightness of
17 the light, there was a lot of information in the
18 documents we received about how, how bright it would
19 be and how often it would be at a hundred percent?
20 Can you talk about that?

21 And the impact that it might have on
22 drivers going by?

23 MR. STACHAZ: Yes, so, there's, in the
24 document that you have there, you have the foot

1 candle and really, we kind of looked at it at around
2 a 700-foot mark, 650, 700 foot mark, and the reason
3 we did that is because if you look at the diagram
4 that you have in there, as well, you will see that
5 the homes are roughly 700 feet from the scoreboard,
6 and I suppose the middle of 47th Street is about
7 650 feet from there.

8 And, those foot candles, the numbers
9 that are in there, are essentially, if the board is
10 turned all the way up at its highest value, and, so,
11 I would have a hard time answering specifically and
12 say, look, we would have it turned up this much at
13 this time and that much at this time.

14 I don't think, from what I know,
15 certainly, from the street you wouldn't see it. I
16 don't think it's going to be something that's going
17 to affect driving on 47th Street, that it would
18 cause, you know, a driver to lose sight of a vehicle
19 in front of them or something along those lines, if
20 I'm answering your question correctly.

21 MEMBER BRUMBAUGH: My second question is,
22 how late do these games typically go, and then if
23 there is this additional use for movie night, how
24 late would those, you indicate those going?

1 MR. STACHAZ: Well, let me, first of all,
2 I'm going to send it over to John Grundke, who is
3 our Athletic Director, he'll tell you how late the
4 sporting events go, and I'll come back and answer
5 that other question for you in just a minute.

6 MR. GRUNDKE: For our events, we try to
7 have everything done by about 9:30, ten o'clock each
8 night, and THEN that's typically when we would be
9 able to turn the scoreboard off, and sometimes the
10 other lights stay on so that the grounds crew can
11 clean up and basically get the area clean for the
12 next day.

13 But as you know, some days we have
14 lighting delays or other things that might push us
15 back a little bit, but even with our football games,
16 the typical, the latest games we would have out
17 there, we moved those up the last two years, so
18 we're starting at seven o'clock instead of 7:30, and
19 so, without a lighting delay, we're done by 9:30,
20 and should be able to turn the lights -- the
21 scoreboard can go off as soon as the game is over.
22 The other lights, again, we have to get everybody
23 out safely and turn the lights off.

24 Now, this year we did have lighting

1 delays on three of our five home games, so, it
2 wasn't a normal year, but typically we like to have
3 the lights off by ten o'clock.

4 MR. STACHAZ: Thanks John.

5 So let me go back and answer the
6 other question.

7 First of all we proposed in our, in
8 our application, that we would be, you know, hosting
9 some movie nights out there for the students at LT,
10 and we have been doing this now with a portable
11 video board, it's not even really a video board,
12 it's something like you might have, if you had a
13 home party, and you were going to have somebody in
14 your backyard, where you have some sort of blow up
15 screen type of things, and so we have the students
16 out there for those, now, the only difference in
17 terms of what we would be doing, of course, we would
18 be utilizing this video board, and we would, you
19 know, obviously it's only going to face one
20 direction, it's not as though we can turn the video
21 board around.

22 And, so, we would be, certainly in
23 line to say that, look, if we were going to have a
24 movie night, that we would start the movie by seven

1 o'clock in the evening and have it over by nine or
2 9:30, which would be in line with what our sporting
3 event, typically, as you heard, would end as well.

4 MEMBER BRUMBAUGH: Thank you.

5 MR. STACHAZ: Thank you.

6 CHAIRMAN GLIMCO: Michelle, do you have a
7 question?

8 MEMBER JOHANN: I do, thanks Marty.

9 I have a question to find out if
10 there was any input from other schools or if any of
11 that was gathered about the success after the fact
12 on how it went for them, after making a decision on
13 a similar type of project?

14 MR. STACHAZ: John, do you have any
15 insight on that at all?

16 MR. GRUNDKE: Well, Hinsdale Central just
17 put in three of these boards. They put one in their
18 stadium, which is facing 55th Street, if you know
19 their property. They absolutely love it. They have
20 been able to have their kids kind of work on
21 learning how to use that type of board or produce
22 some videos to put up on the board. They also have
23 one in their pool, and one in their field house as
24 well.

1 So, they love it, they, you know,
2 have people who know how to use it. It's not just
3 the adults that learn how to use it, but also the
4 kids so that they can be a part of that, and we have
5 LTTV, which we have so many kids who are interested
6 in getting into that field, it's just another great
7 opportunity for them to have that experience.

8 MEMBER JOHANN: Good to know, thanks.

9 And then with regard to the movie
10 night, I think I read that there would be possibly,
11 well there was a proposal of doing four in a year or
12 a season and maybe dial it back to two to test it
13 out.

14 When would that be decided or are you
15 going to wait on some feedback on how that goes to
16 make sure that it's a good choice to continue doing
17 the movie nights?

18 MR. STACHAZ: Yes, so I think that, that
19 feedback came to me, I think on Friday of last week,
20 and, so, we, we certainly are not opposed to looking
21 at something like that. I think I did mention at
22 the meeting that we held last week with the
23 community that, you know, generally speaking, we're
24 going to probably have, again this is just sort of a

1 guess, right, that we would have, you know, maybe a
2 movie night around spirit week for homecoming so you
3 know late September, early October something along
4 those lines, and then maybe something that would
5 correspond with, you know, the seniors graduating,
6 you know, something long those lines in the spring.

7 As we know from mid October through
8 the end of April, in this climate, there probably
9 aren't too many of us looking forward to sitting
10 outside and watching a movie on the outside and so I
11 really think that those, those two times would be
12 the two times that we would probably have the movie
13 nights and, so, you know, we're certainly not
14 opposed to dialing that back to two and then saying,
15 look, let's see how this goes, and then we can
16 always come back and ask for more, if we want, but I
17 have to be honest, I don't know that we'll ever
18 actually have three or four.

19 MEMBER JOHANN: Thanks that's all I have,
20 thank you.

21 MR. STACHAZ: Thank you.

22 CHAIRMAN GLIMCO: Anyone else on the
23 Commission?

24 Brian what do you do with the video

1 board when there's not an event that's live and
2 going on, is there advertisement, or is it just dead
3 when it's not in active use?

4 MR. STACHAZ: That's a great question and
5 that question also came up on our meeting on
6 Wednesday night.

7 And, so, the Board would just be off,
8 it will not, it will not be turned on. One of the
9 questions that we had was, you know, will you be
10 using this, you know, this video board for
11 advertising.

12 In the interest, yes, potentially,
13 assuming that our School Board wanted to do that,
14 during a sporting event. The District has no intent
15 to leave that video board on, like the marquee, for
16 example, on Willow Spring Road, there is no intent
17 to leave it on like that marquee at all, and again
18 quite frankly, as I kind of said the other night, I
19 said, you know, being 650 feet off the center of
20 47th Street, I don't particularly know if anybody
21 would be willing to pay us a whole lot for
22 advertising on that board, because they really don't
23 think that you'll see a whole lot.

24 So, we have no intent of, you know,

1 advertising on there when there's no sporting event
2 going on, and we would be happy to commit to like
3 something like that in writing and say, look, that's
4 never going to be a use for this board, and, so,
5 some day, one of the questions, well, you and, you
6 know, Mr. Grundke say that that's not the case, but
7 what happens when the two of you are gone. We said,
8 well, look, we can certainly commit to something
9 like that, you know, going forward, that's not an
10 issue.

11 CHAIRMAN GLIMCO: Maybe this is a question
12 for Mr. Grundke, will you have replay videos on the
13 board?

14 MR. GRUNDKE: Well, LTTV would have to be
15 their broadcasting live, and they would have to be
16 open to do that, so we could. There are some IHSA
17 events that don't allow you to do that. The
18 problems it could cause if a bad call was put up
19 there or something like that, but, yes, for the most
20 part, it will probably be clips from a previous game
21 that they would put up there, but, we can certainly
22 look into that for non-IHSA events.

23 CHAIRMAN GLIMCO: Anyone else on the
24 Commission have a question before we turn to the

1 public?

2 MEMBER JOHANN: I do have another question
3 Michelle Johann here.

4 Was there an indemnification of
5 maintenance or upkeep or the length of time that
6 this will last the school?

7 MR. STACHAZ: Yes, we talked with the
8 manufacturer and in fact, initially, we had looked
9 at, kind of going back to that \$59,000 figure, we
10 had looked at, sort of a refurbished board, if you
11 will, one that was, had been taken down, for
12 example, a sign like on the side of an interstate
13 something along those lines, refurbished, and then
14 put in, that's how we got to that \$59,000 number,
15 and the life expectancy of those is somewhat
16 questionable.

17 When we started talking about the
18 potential, we obtained that second, second grant
19 from the second group in the district, that's when
20 we started looking at the new board, and those
21 boards typically come with a five-year warranty,
22 and, you know, the expectation is that they would
23 last, again, for somewhere in the ballpark of where
24 our current video board is -- I'm sorry, current

1 scoreboard is, roughly 20 years.

2 There will be maintenance involved
3 and those types of thing, but that, that would be
4 the hope and that's what we're told.

5 Now, you know, things can happen that
6 you have to look at, and you have to prepare, but,
7 that five-year warranty is about as long a warranty
8 you're going to find.

9 I think the refurbished board were
10 offering only a year warranty, and then after that,
11 you're kind of on your own.

12 MEMBER JOHANN: Thank you Brian.

13 MR. STACHAZ: Sure.

14 CHAIRMAN GLIMCO: I think with that, I
15 would ask if there's any public questions or
16 comments at this time, although the public is so
17 large, that we need to, you have to use the raise
18 function feature, that's the easiest.

19 MR. JONAS: Hi, this is Greg Jonas, if
20 it's okay to speak I will?

21 CHAIRMAN GLIMCO: Please go ahead, Mr.
22 Jonas. For the court reporter, could you please
23 spell your last name?

24 MR. JONAS: Okay, last name is Jonas,

1 J-O-N-A-S, and I did submit written comments to the
2 Board, I don't know if you have all received them,
3 had a chance to look at those, I'm hoping hopefully
4 you did.

5 So, I just have, you know, just a
6 general comment and it looks like LTHS is looking to
7 put some buffering, I think it will help to minimize
8 and mitigate the effect of a new scoreboard and
9 really keep, you know, any potential disruption or
10 disturbance to the neighborhood, so, that's my main
11 concern is that is indicate a permit, I think that
12 will go far to alleviate concerns.

13 And then the second issue was this,
14 you know taking a limited approach on movie nights,
15 see how they go before giving carte blanche approval
16 at the beginning.

17 So, that was it, I don't need to go
18 into the detail, I think I spelled it out in my
19 comments, it's just to look at it and just try to
20 buffer the effect of the video scoreboard, and I
21 think it can be done.

22 CHAIRMAN GLIMCO: Mr. Jonas, I thank you
23 and just for the record, Marty did disseminate your
24 letter, dated January 27th, along with the

1 diagrams you were nice enough to put together with
2 ideas for the buffering landscaping, so, thank you
3 very much for submitting that to us to consider
4 before the meeting tonight, I appreciate it.

5 MR. JONAS: That's it, thank you.

6 CHAIRMAN GLIMCO: With that, Marty, I
7 don't know that, if we would walk through each of
8 the elements that we should consider. The public,
9 the Planning Commission has any additions you would
10 like to talk about, perhaps that would go along with
11 this conditional use permit, like, something along
12 the lines of asking for the landscaping, perhaps
13 limiting the number of movie nights, we could
14 certainly talk about that as a group.

15 MR. SCOTT: Yes, Mr. Chairman, we can
16 forgo that, if you would like to, or you can straw
17 poll, essentially, the Commission on the standards,
18 as you normally talk about those from time to time
19 that would be A through G. You can do that either
20 way, you can talk about each one of those or just
21 kind of do a straw poll, and then on conditions, I
22 had in listening to public comment and thinking
23 about other conversations I had with Mr. Stachaz
24 providing you some kind of rough draft possible

1 conditions, and you can talk about those as well,
2 whenever you're ready, I can summarize those or read
3 those, if you would like?

4 CHAIRMAN GLIMCO: Well, let's dispatch
5 with the conditional use standards first, Marty,
6 because, I do think the Commission has now been
7 together long enough that we're all familiar with
8 the standards, and I don't know that we need to read
9 them all into the record again. I'm sure you have
10 all contemplated them before we got together tonight
11 and does anyone have a particular standard that they
12 would like to address as an issue, and if not, I
13 would suggest that we move on to discussing perhaps
14 some conditions that we might contemplate. Hearing
15 none, I'm going to move on, Marty, and talk about
16 some possible conditions that we might disapprove,
17 talk about, it sounds to me, that the applicant
18 seems very willing to consider and accept these
19 conditions, so, thank you for that, makes everything
20 a little bit easier.

21 The idea of some landscaping
22 buffering along 47th Street might be a condition
23 that we would put on here, I'm sure we can tweak
24 this with help from Caitlyn, but we could consider

1 that as a condition of, creates a landscape buffer
2 plan for the area along 47th Street where the
3 athletic field abuts the street. Prior to
4 commencing for review by Staff and approval by the
5 Village during a regular public meeting.

6 The goal of the plan would be to
7 enhance the existing buffer, while considering the
8 current conditions, which includes the overhead
9 wires, the existing trees, proximity of the running
10 track, and the availability of planting materials
11 and other related factors.

12 Does anyone have any thoughts on that on
13 the Commission?

14 Yes, what I'm asking now, should we
15 put strings and conditions on the granting or the
16 denial of the permit request?

17 MEMBER BRUMBAUGH: We would like it to be
18 --Jocelyn Brumbaugh. I do believe we should have
19 some buffering. I don't know, I appreciate the
20 language where it's a little vague, and we're not
21 asking LT to buy, these are very expensive at the
22 time, but to the best of their ability to find a way
23 to put a buffer between the field.

24 CHAIRMAN GLIMCO: Any other thoughts?

1 MEMBER HENDRICK: Roger Hendrick. I would
2 be more concerned about getting buffering and the
3 residents' side or the north side, I guess the south
4 side rather the north side.

5 I don't think people going by on 47
6 Street are going to see the scoreboard at all in the
7 first place, so, if you want to ask them to put a
8 bush or two there, that's okay, but I wouldn't, I
9 wouldn't holdup the plan for it.

10 MR. SCOTT: Mr. Chairman, if I can just
11 clarify, Roger, so the concern came from the folks
12 that live along 47th Street near the corner and
13 the direction that that scoreboard faces, which is
14 north, so, that's typically what we would look at
15 for an area for buffer. The west side is, is best,
16 you can tell is pretty well buffered with coniferous
17 trees and some Evergreens, but along the south side
18 of the athletic field, north side of 47th, if you
19 will, that's that area that we were looking at for
20 Staff level, we thought about buffering.

21 MEMBER HENDRICK: The people across the
22 street who are concerned about it? Not the people
23 in Springdale?

24 MR. SCOTT: Well, no, the neighborhood is

1 escaping me right now, Ridge Acres.

2 MEMBER HENDRICK: Ridge Acres, it's not
3 the people from Ridge Acres, it's the people across
4 the street on 47th?

5 MR. SCOTT: The people across the street
6 to the north are Ridge Acres, that's the south end
7 of Ridge Acres. Ridge Acres runs from 47th up to
8 the tracks.

9 MEMBER HENDRICK: You put a tree in their
10 yard as opposed to along the fence, it probably
11 would work just as well.

12 MR. SCOTT: Yeah, well and to that point,
13 that's why Commissioner Brumbaugh brought it up,
14 saying that the language is in there, something to
15 the effect of dropping the word, "vague" in there.
16 When we look at these kinds of situations when I was
17 throwing out this rough language or conditions, you
18 have to kind of assess existing plantings and the
19 other factors, such as the overhead wires, and not
20 just plop in trees, like a lot of people do, like
21 the Village probably did, years ago underneath wires
22 and parkways, it just doesn't do anyone any good,
23 that's not good for the power lines, it's not good
24 for the owners of the trees, because the trees get

1 scalped, and plus the distance between trees so they
2 can grow healthy in a healthy fashion, and that's
3 what we learned from arborist and landscape
4 architects over the years.

5 I don't think that it would be an
6 extensive landscape plan, it would be something
7 tastefully done to focus on where the biggest bang
8 for the buck could go and provide a future buffer,
9 because not everything is going to be mature height,
10 you know, 12 or 15 feet high when those could go in,
11 so, in my opinion that north side -- sorry, south
12 side of the athletic field is where it makes most
13 sense.

14 MEMBER HENDRICK: You may want to throw a
15 screen or something that can be temporary, a screen
16 that can go up at night when there's a game, you
17 know.

18 MR. SCOTT: Sure, the door is opened to
19 look at anything, I haven't seen one like that, I
20 can think of, yeah.

21 MEMBER HENDRICK: It's not a big deal to
22 me, but I wouldn't hold it up for it.

23 CHAIRMAN GLIMCO: Any other thoughts?

24 If there is no more discussion, I'm

1 not real clear where we are whether or not to
2 include conditions, maybe we can do a straw poll on
3 whether or not the Commission thinks the landscaping
4 buffer idea is a condition worth including in our
5 approval of the objection of the application.

6 MR. SCOTT: Let me jump in, I can throw
7 out the conditions that I drafted and read those, if
8 you want a straw poll, you know, and hear people's
9 voices after that, if that would help, I would
10 gladly do that.

11 CHAIRMAN GLIMCO: I think we should do
12 that, I think we already covered, why don't we knock
13 that one out, on that one right now Marty.

14 MR. SCOTT: Sure. So, the other two that
15 I had mentioned was the one that was brought up,
16 pretty simple. The number of movie nights
17 restricted to two per calendar year. "LTHS may
18 petition the Village Board for two additional movie
19 nights."

20 And the second one, advertising might
21 come up. "No advertising or other messaging on the
22 scoreboard display is allowed, other than during
23 regular school events, which are occurring on the
24 athletic field."

1 And the third one will be the
2 landscape -- yes, the landscape buffer as the way
3 you read it, Mr. Chairman.

4 CHAIRMAN GLIMCO: You know, it sounds to
5 me like the advertising issue is addressed, there's
6 not any intention to use the scoreboard, other than
7 during events. I don't know why you would depart
8 from that, I haven't heard any complaints about
9 that.

10 MEMBER JOHANN: Michelle Johann here.

11 To that, I would agree they shouldn't
12 be running outside of the time when the board is to
13 be used for school purposes, so, I think that's
14 pretty clean cut, and I would wholeheartedly agree
15 with that, I think that's a very smart conditional
16 use.

17 MEMBER BRUMBAUGH: I agree with Mrs.
18 Johann on the advertisements and also during, about
19 the movie nights, it doesn't sound like a debate
20 point either. Doesn't think they're going to go
21 beyond two anyway, so, I think it's fine to limit it
22 to two, and it becomes the most popular thing at LT
23 ever, then they can come back to us and we can talk
24 about three and four.

1 CHAIRMAN GLIMCO: Okay.

2 MEMBER KELLY: As far as the landscaping
3 issues, why not, let's not make a decision for the
4 District, let's recommend that they meet with the
5 landscaping company to get ideas for buffers.

6 CHAIRMAN GLIMCO: Yeah, Dennis, I think
7 that's a good idea, but I think the condition that
8 we're going to put on here, is simply that Lyons
9 Township comes back to the Village, after they do
10 that, the Village approves whatever they decide, if
11 that makes sense.

12 MEMBER KELLY: That makes sense to me,
13 yes.

14 MEMBER HENDRICK: Roger Hendrick.

15 I'm in favor of that, I'm just a
16 little concerned that the landscaping, if we require
17 landscaping and it turns out he doesn't provide an
18 adequate blockage, then we're back at stage one.

19 The drawings that Mr. Jonas put
20 together are okay, but if we're putting up junipers
21 or something like that, and it's going to overrun to
22 the point where he can still see them, and houses on
23 the other side of the street, you know, I don't want
24 to be in the landscaping business in making the

1 decision as to what it should be, but, I do think
2 that they should make some effort to find a way to
3 screen it, through shrubbery or trees or some other
4 means.

5 CHAIRMAN GLIMCO: Okay.

6 MEMBER JOHANN: I have a question, we
7 talked a little bit about the time constraint and
8 time expectation, but is there a reason to put in a
9 conditional language that it cannot go beyond eleven
10 or whatever that number may be that coincide with
11 either curfew or certain hours in case there's
12 delays that can come up? Or is that hard to do, you
13 know, is that too difficult to put a time on there
14 and you're stuck with that?

15 MEMBER KELLY: The Village, Marty, if we
16 put in something for ten o'clock and they go over,
17 what's the penalty?

18 MS. CULBERTSON: I was just going to jump
19 in just to point out that interesting, which is I
20 think is exactly what Marty was going to point out,
21 and the ordinance from '95, that approved there is
22 no conditional use approval, it does have a limit
23 that the school district will be diligent in ceasing
24 operation and the lighting --

1 (Interruption by the court
2 reporter.)

3 MS. CULBERTSON: I apologize, it says,
4 "The school district will be diligent in ceasing the
5 operation of the lighting and sound system as soon
6 as is feasible following an event."

7 So, that's already a requirement for
8 the school district for their lighting and sound,
9 and it has the language, you can include that,
10 obviously, as a condition on this as well, but it
11 does, you know, keeps it more vague after an event
12 because the timing, as you heard, you know obviously
13 difficult to estimate.

14 CHAIRMAN GLIMCO: It's a safety issue to
15 get people out. It seems to me like consistency
16 would be appropriate, but she didn't tell you what
17 the fine is Mr. Kelly.

18 MEMBER KELLY: I don't think there has
19 been any fine assessed in 25 years, has there Marty?

20 MR. SCOTT: No, no, and that's a great
21 point to bring up there, when I talked to the police
22 department when this idea initially came up from LT,
23 and then just recently checking it again. There
24 have been minimal complaints over there and LT, good

1 neighbor or good partner with the Village in that
2 respect, and when just talking to Brian and as we
3 talked over the months, the school and obviously
4 everybody one who works there, wants the kids and
5 attendees out of there as soon as possible
6 afterwards because, you know, the event is over and
7 the campus shuts down and you move on.

8 So, except obviously, when Mr.
9 Grundke mentioned lighting issues and the games
10 extends a little bit, but that's more or less mother
11 nature intervening, so, a good, it's been a good, a
12 good relationship, and the fines would be clumsy, to
13 just put it mildly, if you're writing tickets and
14 going to Bridgeview Court, and that type of thing,
15 and we just really looking for compliance which we
16 have had over the years.

17 CHAIRMAN GLIMCO: Any other comments from
18 the Commission? I think at this time I would
19 entertain a motion to approve or deny the
20 recommendation, and with that view, you would add on
21 conditions.

22 MEMBER BRUMBAUGH: Jocelyn Brumbaugh.

23 I move to approve the motion with
24 conditions related to landscaping plans,

1 advertisements and, and movie nights and limiting
2 movie nights.

3 MEMBER KELLY: I'll second the motion,
4 Dennis Kelly.

5 MR. SCOTT: Mr. Chairman, if I may, would
6 you like me to read, at least the landscaping
7 language, so, it's specifically noted here?

8 CHAIRMAN GLIMCO: I think it might be
9 helpful to be a little more -- go right ahead.

10 MR. SCOTT: You can do it? Have a
11 Commissioner do it instead.

12 CHAIRMAN GLIMCO: We have a motion,
13 seconded on the floor to approve the applicants
14 tonight, for the conditional use permit amended to
15 allow the video display scoreboard at Lyons Township
16 High School conditioned upon having a number of
17 movie nights displayed on the board, restrictive to
18 two per calendar year, with the concession that LTHS
19 may come back and petition the Village Board for
20 additional movie nights depending how well those go.

21 Second condition would include a
22 requirement that the board be used only during
23 regular school events, which are occurring on the
24 athletic field, and that the board not be used for

1 advertising purposes otherwise.

2 And the third and final condition
3 would include that LTHS create a landscaped buffer
4 plan for the area along 47th Street where the
5 athletic field abuts the street, prior to
6 construction commencing, and the plan would be
7 reviewed and approved by Staff and the Village Board
8 during a regular public meeting.

9 The goal of the plan is to enhance
10 the existing buffer while also considering current
11 existing conditions, including overhead wires,
12 trees, proximity of the running track and the
13 availability of planting materials, and any other
14 related factors.

15 That is the motion before you, with
16 that, Marty, I would ask you to take roll call.

17 MR. SCOTT: Member McNaughton?

18 MEMBER MC NAUGHTON: Approved.

19 MR. SCOTT: Member Hanson?

20 MEMBER HANSON: Approve.

21 MR. SCOTT: Member Hendrick?

22 MEMBER HENDRICK: Yes.

23 MR. SCOTT: Member Johann?

24 MEMBER JOHANN: Approve.

1 MR. SCOTT: Member Brumbaugh?

2 MEMBER BRUMBAUGH: Approve.

3 MR. SCOTT: Member Kelly?

4 MEMBER KELLY: Approve.

5 MR. SCOTT: And Chair Glimco?

6 CHAIRMAN GLIMCO: Approve.

7 With that I would entertain a motion
8 to close the public hearing portion of our meeting.

9 MEMBER HENDRICK: Roger Hendrick, I make
10 that motion.

11 CHAIRMAN GLIMCO: Is there a second?

12 MEMBER JOHANN: Second the motion,
13 Michelle Johann.

14 CHAIRMAN GLIMCO: Roll call.

15 MR. SCOTT: Member McNaughton?

16 MEMBER MC NAUGHTON: Aye.

17 MR. SCOTT: Member Hanson?

18 MEMBER HANSON: Aye.

19 MR. SCOTT: Member Hendrick?

20 MEMBER HENDRICK: Aye.

21 MR. SCOTT: Member Johann?

22 MEMBER JOHANN: Aye.

23 MR. SCOTT: Member Brumbaugh?

24 MEMBER BRUMBAUGH: Aye.

1 MR. SCOTT: Member Kelly?

2 MEMBER KELLY: Aye.

3 MR. SCOTT: And Chair Glimco?

4 CHAIRMAN GLIMCO: Aye.

5 There's no other business on the
6 agenda, and that concludes our meeting. If I would
7 get a motion to adjourn, or we can do another fun
8 roll call.

9 MEMBER KELLY: I move to adjourn, Dennis
10 Kelly.

11 MEMBER BRUMBAUGH: Jocelyn Brumbaugh,
12 second.

13 MR. SCOTT: Member McNaughton?

14 MEMBER MC NAUGHTON: Aye.

15 MR. SCOTT: Member Hanson?

16 MEMBER HANSON: Aye.

17 MR. SCOTT: Member Hendrick?

18 MEMBER HENDRICK: Aye.

19 MR. SCOTT: Member Johann?

20 MEMBER JOHANN: Aye.

21 MR. SCOTT: Member Brumbaugh?

22 MEMBER BRUMBAUGH: Aye.

23 MR. SCOTT: Member Kelly?

24 MEMBER KELLY: Aye.

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MR. SCOTT: And Chair Glimco?

CHAIRMAN GLIMCO: Aye.

Thank you very much every one.

(Which were all the proceedings
had in the above-entitled
cause.)

1 BEFORE THE VILLAGE OF WESTERN SPRINGS

2 PLAN COMMISSION

3
4 IN RE THE MATTER OF:)

)

5 LYONS TOWNSHIP HIGH SCHOOL)

DISTRICT 204 - 4900 Willow)

6 Springs Road.)

7
8 I, Pamela C. Taylor, CSR/RPR of the
9 State of Illinois, do hereby certify that I reported
10 in machine shorthand the proceedings had at the
11 hearing in the above-entitled cause, and that this
12 transcript is a true and accurate transcription of
13 my machine shorthand notes so taken to the best of
14 my ability.

15
16
17 *Pamela C. Taylor*

18
19 _____
20 CSR #084-001184

21
22 Dated this 14th day
23 of February, 2022

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