

Planning and Zoning Committee
April 21, 2021

Present: James John, Trustee (Chairperson)
Heidi Rudolph, Trustee
Alice Gallagher, Village President
Ingrid Velkme, Village Manager
Martin Scott, Director of Community Development
Victoria Georgelos
Brian Stachacz
John Grundke
Eric White
Arnett Morris (Off the Street Club)

Call to Order: Chairperson James John called the meeting to order at 6:31 pm.

Lyons Township 204: Amendment to conditional use permit to allow a new, illuminated scoreboard

The topic of the replacement of the scoreboard at Bennett Field and the look and feel was discussed. Director Scott provided background and explained that representatives from Lyons Township 204 will update and enhance Bennett Field with a new scoreboard. The existing scoreboard is 20 years old and outdated by current standards. Anything on school grounds (with the exception of the building) is subject to a conditional use permit since it is a unique use and the change intensifies the use of the property, it requires an amendment. This would require an amendment. The new scoreboard will not change other operations or use of the fields. In the end, the conditional use permit will be amended and will go to the Plan Commission and return to the Village Board for approval.

Brian Stachacz and John Grundke are representing Lyons Township 204. Trustee John asked about the two options: 10X25 and 12X25. Brian Stachacz responded that LT would like to go with the 12X25 scoreboard, which is similar in size to what is there now. Now there is no video and minimal lighting.

Trustee John asked from a code perspective, are there any concerns with the size and is there any neighborhood feedback. Director Scott replied that from a code perspective, staff is still looking into this. This is not really a standard lighting issue. If it were, we would need to look at a photometric plan which would show how bright something is from a light standard perspective. Director Scott stated he does not think this would apply here; however before the Plan Commission they will have a solid answer for LT on what the requirements would be.

The whole purpose of the amendment is with the protection of residents in mind. LT will need to notify property owners and tax payers of record within 250 feet of the property about the sign if they proceed to Plan Commission.

Trustee John confirmed that the new scoreboard would be on the South end of Bennett Field and would replace the current scoreboard in the same location.

Trustee Rudolph asked if we were in a position where this could be done for graduation. Director Scott did not think so. Brian Stachacz responded that at this point it will not be ready for graduation. They are

hopeful for the start of the Fall sports season (August). If final approval from the Village occurs by the end of June, the scoreboard could be installed in July or early August.

Trustee Rudolph asked what does the evolving trend seem to be with and where are other schools in the conference. John Grundke responded that LT would be on the leading side of a scoreboard of this type. The plan is to have LT TV students to work present things on the scoreboard.

Brian Stachacz mentioned that LT intends to use the scoreboard for football, soccer and field hockey games. It would be used for any event that would take place at Bennett Field. Also, they have talked about utilizing it for Spirit Week for Homecoming, Movie Nights and various other events. The scoreboard will not be limited to football.

Trustee Rudolph asked if there any concerns about neighboring residents. Village Manager Velkme responded that she has not received any complaints from residents as of right now. It is a very different scoreboard. Director Scott added that the area behind the West grandstand appeared to have a lot of mature trees. He has not received any complaints from neighboring residents. Village Manager Velkme added that that the current scoreboard already includes lights that light up whole field.

Trustee John proposed to move forward with Planning Commission feedback. If that moves forward then the next step is public notification. Trustee Rudolph concurred.

Potential 5K event: Temporary use permit for the Off the Street Club:

Trustee John stated that there are some LT students looking to hold a 5K on August 28, 2021 to benefit the Off the Street Club, which is a non-profit boys and girls club for school age kids.

Director Scott introduced Eric White, a LT student, who contacted him about the idea. The Village has held similar events in the past. Eric has put together his ideas and the Village will need to look at the logistics and timing. Eric will need to provide the Village with a map to review.

Eric White stated that he has been working with the Off the Street Club at Lyons Township High School for approximately 3 years. He and his friends would like to help raise funds for summer programs. They have plenty of volunteers and a sign-up registration company ready to go. Right now he is working on the logistics.

Arnett Morris, Executive Director of the Off the Street Club gave a history of the club and its long standing relationship with Western Springs. Mr. Morris stated that the Off the Street Club will provide Eric with whatever is needed, such as providing an insurance rider. They will stand with Eric as a team. The funds raised will be directed to summer camps. The Off the Street Club is located in West Garfield Park and is one of the most dangerous areas in grow up in Illinois and America. Mr. Morris commended Eric and his team as the epitome of brotherhood.

Trustee John commented that the 5K Run sounds like a great cause and will make a difference. Trustee Rudolph commented that this is a terrific idea and thanked Eric and his team for the exciting idea. Trustee John mentioned that we will need details for official approval and would like to move forward with this event and do whatever we can to support it.

Director Scott will work with the group to finalize the plan. Village staff will review and Eric White and team will iron out the details. He has information from the Field Park 5K, which was a start-up event and similar in size.

Possible DCO amendment: C-1 amendment related to mixed use buildings:

Trustee John – 514 Hillgrove conditional use permit based on Attorney Mike Jurusik’s interpretation, C-1 regulations must be amended. There is minor clarification on mixed-use buildings height and conditional uses needed. He is looking at a public hearing notice to provide description of proposed code changes. Director Scott added that this is a conservative approach. The definition of mixed-use may need to be modified slightly and the ordinance may be more specific on the fact that a building over 35 feet or 3 story is conditional use. In the past regardless of the type of building, if over 35 feet or 3 stories it would be a conditional use. Attorney Jurusik will be specific that if it is a mixed-use building over 35 feet or 3 stories (like KLM) then that is why you are applying for a conditional use permit. The Public Hearing would be separate for a DCO amendment and KLM project.

Trustee John had no concerns. Trustee Rudolph had no concerns.

Possible Village Code amendment: Consideration of cottage food operations and retail sale of baked goods ordinance:

Director Scott discussed that in 2018, Illinois started allowing home cooked food to be sold to the public. Western Springs Code is not in alignment yet. We asking to align our Code with IL Code to allow the retail sale of baked goods and meals.

Director Scott mentioned that Attorney Jurusik and Health Inspector Lynn Hoette have background work regarding this from various Villages (Maywood, Lake Zurich and Oak Park). There are two different sets of laws: The Home Kitchen Operation and The Cottage Food Operation. Both of which have retail components. Village Health Inspector Hoette is aware of both laws and does not think there were any major issues. Director Scott will talk to Attorney Jurusik and they will determine if there are any other conditions related to food safety that would need to be added. Director Scott also discussed that based on what Health Inspector Hoette has seen most people that engage in this need to be good at what they do or their product will not sell. Also, they need to be experienced and well versed at baking and understand food handling. It is Health Inspector Hoette’s perspective that this is acceptable and appropriate to adopt.

Director Scott introduced Victoria Georgelos who has lived in Western Springs for approximately 20 years. She has previously worked at Hash Stacks. While working there, she recognizes the need for different products that are not offered anywhere else in the Village like Whole 30, Paleo and Keto. There are not a lot of options for this currently and she would love to offer these goods to people and not have a retail space. For small baked goods it is not very cost effective. She has done research and believes this would be a great addition to the Village not only for people who live here but as an attraction. Due to the pandemic, a lot of people in the restaurant industry have moved into the genre of online baking businesses. The Cottage Law would apply, which allows you to sell at Farmer’s Markets and the Kitchen/Cupcake Law, which is small baked goods business with home sales of less than \$1,000/monthly. She is hopeful that both laws would be passed in Western Springs. Her plan would be to start small through Instagram.

Trustee John asked how is Cottage Food Operation different than current Farmer’s Market and the ability to sell there. Does this only apply to baked goods? Victoria Georgelos responded that the Cottage Food Law is very specific (salsa, jams, jellies). Director Scott remarked that the French Market vendors fill out very detail applications on how they prepare, store and travel. Their qualifications as a food handler are verified by the Health Inspector. This is very highly regulated.

Village Manager Velkme asked is someone were to order 20 scones would that be considered catering. Victoria Georgelos responded that it would not be a catering company as revenues can ot be more than \$1,000/monthly.

Director Scott stated that there is more work to be done. Once the details are determined at a staff level this will eventually be brought back to the Board. Trustee John had no concerns. Trustee Rudolph had no concerns

Approval of Minutes: March 11, 2021:

Delayed until next meeting

Public Comment: There is no public comment.

Other Business: None

Adjournment: The meeting was adjourned at 7:19 p.m. by unanimous vote.

Submitted by N. Grossi