

**Village of La Grange Park
Planning & Zoning Commission - Minutes
February 20, 2018
7:00 p.m.**

A meeting of the La Grange Park Planning & Zoning Commission was scheduled to be held at 7:00 p.m. on Tuesday, February 20, 2018, in the La Grange Park Municipal Building.

1. Convene Meeting

Chairman Boyd called the meeting of the La Grange Park Planning & Zoning Commission to order at 7:12 p.m. on Tuesday, February 20, 2018, in the Board Room of the Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

Members in attendance were:

Committee Members: Eric Boyd, Chairman
William Lampert
Christopher Studwell
Caroline Domagalski
Robert Bartholomai

Others in Attendance: Emily Rodman, Assistant Village Manager
Cathleen Keating, Village Attorney
Dean Maggos, Director of Building & Fire
Paul Flood, Village Engineer
Amanda Seidel, Village Clerk
Patrick Boyle, Building Official

Members absent were:

Committee Members: Jim Lee

2. Public Comment

There was no public comment.

3. Approval of the Minutes – January 16, 2018

Mr. Studwell moved to approve the minutes of the January 16, 2018 Planning & Zoning Commission. Ms. Domagalski seconded the motion. The motion passed unanimously on a voice vote.

4. Public Hearing 2018-01 to consider an Application for Variations for 1246 Ostrander Avenue, LaGrange Park

Chairman Boyd convened the public hearing at 7:07pm and introduced the matter. He mentioned incorporating the legal notice into the record of the hearing, summarized the request, and asked that all those in attendance wishing to testify rise and be sworn. The court reporter was not in attendance so Attorney Keating administered the oath to those wishing to testify. Village Clerk Seidel recorded the meeting for the Court Reporter to transcribe, from the recording for the public hearing proceedings verbatim.

When there were no further questions or testimony to be presented, *Ms. Domagalski moved to close the public hearing. Mr. Studwell seconded the motion. Motion carried on a voice vote and the hearing was closed at 7:47 p.m.*

The petitioner removed his request for a variation from Section 153.117 of the Zoning Code, regarding Building Coverage. Discussion began regarding a Variation from Section 153.117 of the Zoning Code, requiring a minimum rear yard setback of 20'. The PZC discussed the criteria in order to grant the variation; undue hardship, unique circumstances, and essential character of the locality. Mr. Studwell and Chairman Boyd mentioned their confusion and concern. Concerns were addressed. Assistant Village Manager Rodman, the Petitioner, and Attorney Keating clarified questions of the Commission.

At the end of discussion *Mr. Studwel made a motion to recommend approval to the Village Board of for a Variation from Section 153.117 of the Zoning Code allowing the rear yard setback to be 17.6' to the eves. The motion was seconded by Ms. Domagalski. Bartholomai-yes Domagalski-yes Lampert-no Studwel-yes Boyd-no. The motion to approve passed 3 to 2 by roll call vote.*

5. Public Hearing 2018-02 to consider a Text Amendment for Mini-Warehouse Uses-1201 Barnsdale LLC

Chairman Boyd convened the public hearing and introduced the matter. He mentioned incorporating the legal notice into the record of the hearing, summarized the request, and asked that all those in attendance wishing to testify rise and be sworn. The court reporter was not in attendance so Attorney Keating administered the oath to those wishing to testify. Village Clerk Seidel recorded the meeting for the Court Reporter to transcribe, from the recording for the public hearing proceedings verbatim.

When there were no further questions or testimony to be presented, *Ms. Domagalski moved to close the public hearing. Mr. Studwell seconded the motion. Motion carried on a voice vote and the hearing was closed at 8:11 p.m.*

Discussion began regarding the petitioners request for Text Amendments to: Section 153.146 Permitted & Special Uses Table, Section 153.03 Generic Use Definitions, and Section 153.304 General Terms Definitions. The Commission thanked the Petitioner for working with the Village on this matter.

At the end of discussion *Ms. Domagalski made a motion to recommend approval to the Village Board of for a Text Amendment to Sections 153.146, 153.303, and 153.304 of the Zoning Code. The motion was seconded by Mr. Bartholomai. The motion to approve passed unanimously by voice vote.*

6. Consideration of Site Plan Review for Brook Park Elementary School- 1214 Raymond Avenue, LaGrange Park-School District #95

Steve Cashman discussed Site Improvement Plans and went through pictures and plans and a detailed PowerPoint Presentation. School District Superintendent Dr. Mark Kuzniewski was there to answer questions of the Commission. A Representative from Eriksson Engineering was present to answer questions regarding Engineering Plans. Discussion began regarding the petitioners request for Text Amendments to: Section 153.146 Permitted & Special Uses Table, Section 153.03 Generic Use Definitions, and Section 153.304 General Terms Definitions. Discussion moved to: the

Comprehensive Plan, Zoning Code, Bulk Regulations, Landscaping, Lighting, Parking, and Storm Water Management. Questions were clarified regarding the dumpster enclosure and garbage schedule. The Timeline of Phase 1 was clarified. Questions on the water basin were clarified. Steve Cashman answered questions regarding: conversations with families of students, communication approach and public outreach, and Community Forums. Questions were clarified for Chairman Boyd regarding: new playground, green space, and the modular units. Assistant Village Manager Rodman clarified Village Agenda Memo and Conditions. The Commission thanked the petitioner for a solid application and commended the petitioner on working with Village Staff.

At the end of discussion *Ms. Domagalski made a motion to Grant Site Plan Approval for Brook Park Elementary in accordance with the following plans: (1) site improvement plans prepared by Cashman Stahler Group, identified as Project Number CSG636, dated 1-18-18, consisting of 9 pages, and (2) Engineering Plans prepared by Eriksson Engineering Associates, LTD dated 1-23-18, consisting of 17 pages. And subject to the following conditions: (a) final approval of the engineering and storm water management plans by the Village Engineer (b) that the school district obtain an MWRD permit (c) that the School District obtain all applicable Village permits. The motion was seconded by Mr. Studwell. The motion to approve passed unanimously by voice vote.*

7. Adjournment

Assistant Village Manager Rodman mentioned to the Commission that Member Anthony Griffin had submitted a letter of Resignation from the Planning & Zoning Commission. Assistant Village Manager Rodman mentioned the next meeting on March 20th. With no further business to come before the PZC, Chairman Boyd called for a motion to adjourn the meeting. *Ms. Domagalski motioned to adjourn the meeting. Mr. Studwell seconded the motion. The motion passed unanimously on a voice vote and the meeting was adjourned at 8:45pm.*

Respectfully Submitted,



Amanda G. Seidel
Village Clerk