

Village of La Grange Park
Planning & Zoning Commission - Minutes
April 17, 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, April 17, 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 7:00 p.m. on Tuesday, April 20, 2018, in the Community 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
Jim Lee

Others in Attendance: Emily Rodman, Assistant Village Manager
Amanda Seidel, Village Clerk
Cathleen Keating, Village Attorney
Dean Maggos, Director of Building & Fire
Jim Discipio, Village President
Scott Mesick, Village Trustee
Jamie Zaura, Village Trustee

Members absent were: None

2. Public Comment

There was no public comment.

3. Approval of the Minutes – March 20, 2018

Mr. Lee moved to approve the minutes of the March 20, 2018 Planning & Zoning Commission. Ms. Domagalski seconded the motion. The motion passed unanimously on a voice vote.

4. Review and Approval – Findings of Fact for Zoning Case 2018-03

Ms. Domagalski made a motion to approve the Findings of Fact for Zoning Case 2018-03 as amended reflecting Mr. Lee's presence at the last meeting. Mr. Studwell seconded the motion. The motion passed unanimously on a voice vote.

5. Public Hearing 2018-05 to consider an Application for a Zoning Variation for 303 E. 31st Street

Chairman Boyd convened the public hearing at 7:05 p.m. 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 administered the oath to those wishing to testify and transcribed 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 7:23 p.m.*

The PZC discussed the criteria in order to grant the Zoning Variation Request; undue hardship, unique circumstances, and essential character of the locality. Mr. Lampert was unsure of the undue hardship. The PZC complimented the design of the fence.

At the end of discussion *Mr. Studwell made a motion to recommend approval to the Village Board of a Variation from Section 153.194(D)(2)(a)1 of the Zoning Code to allow a four foot open fence to extend into the front yard up to 25' beyond the front building line. The motion was seconded by Ms. Domagalski.*

Bartholomai-yes Domagalski-yes Lampert-no Lee – Yes Studwell-yes Boyd-yes. The motion to approve passed 5 to 1 by roll call vote.

6. Public Hearing 2018-04 to consider an Application for a Map Amendment for Certain Properties Along LaGrange Road

Chairman Boyd convened the public hearing at 7:29 p.m. 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 administered the oath to those wishing to testify and transcribed 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 9:44 p.m.*

The PZC discussed the History of properties along LaGrange Road, the Comprehensive Plan, and the Zoning Code. Then the PZC moved on to discuss the Distribution of Uses. Then discussion moved to Standards; compatibility, property values, relative gain, suitability, length of time, evidence, consistency, will proposed amendment benefit residents, nonconformities, trend of development, availability of adequate public facilities. Discussion moved to Resident Input. Discussion moved to the proposed Map Amendment. Ms. Domagalski mentioned the problem needs to be solved but thinks a Map Amendment is the wrong approach. Mr. Studwell mentioned; zoning criteria, blanket rezoning, against the Comprehensive Plan, and mentioned for staff to go back at look for another hybrid plan. Mr. Bartholomai mentioned; mixed use scenario, finding a fair solution for both parties, and ensuring that all property rights are respected. Mr. Lampert mentioned this blanket approach is not the appropriate way to address the problem and staff should look for other new ways to find a solution for the Village. Mr. Lee mentioned that he did not believe criteria were met for a Map Amendment and encouraging staff to evaluate other options. Chairman Boyd thanked staff for all their hard work. Chairman Boyd moved on to mention the situation in 2011 when he was on the ZBA and how this was something that has created more consequences than expected and this problem needs to be fixed. Chairman Boyd ended by mentioning if this area is rezoned back to R-2 that regulations should be put in place to prohibit single family properties becoming 2-flats.

At the end of discussion *Mr. Bartholomai made a motion to Deny approval of rezoning of the Subject Properties (114 parcels) along LaGrange Road from the R-1 Single Family Residence District to the R-2 Two Family Residence District. The motion to Deny was seconded by Ms. Domagalski.*

Bartholomai-yes Domagalski-yes Lampert-yes Lee-yes Studwell-yes Boyd-no. The motion to deny passed 5 to 1 by roll call vote.

7. Adjournment

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.*

Respectfully Submitted,

Amanda G. Seidel
Amanda G. Seidel-Village Clerk