

Village of La Grange Park  
Planning & Zoning Commission - Minutes  
June 19, 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, June 19, 2018, in the La Grange Park Municipal Building.

1. Convene Meeting

Village Clerk Seidel called the meeting of the La Grange Park Planning & Zoning Commission to order at 7:00 p.m. on Tuesday, June 19, 2018, in the Community Room of the Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois. Clerk Seidel called for a motion to elect a Chairman Pro-Tem for the evening. *Mr. Studwell made a motion to elect Mr. Lampert Chairman Pro-tem. The motion was seconded by Ms. Domagalski and passed unanimously by roll call vote.*

Members in attendance were:

Committee Members: William Lampert  
Christopher Studwell  
Caroline Domagalski  
Robert Bartholomai  
Maureen Ventura

Others in Attendance: Emily Rodman, Assistant Village Manager  
Amanda Seidel, Village Clerk  
Cathleen Keating, Village Attorney  
Dean Maggos, Director of Building & Fire

Members absent were: Eric Boyd, Chairman  
Jim Lee

2. Public Comment

There was no public comment.

3. Approval of the Minutes – May 15, 2018

*Ms. Domagalski moved to approve the minutes of the May 15, 2018 Planning & Zoning Commission. Mr. Studwell seconded the motion. The motion passed unanimously on a voice vote.*

4. Public Hearing 2018-06 to consider an Application for a Special Use Permit to Allow Outdoor Dining for 9 E. 31<sup>st</sup> Street, La Grange Park

Chairman Pro-tem Lampert convened the public hearing at 7:06 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 8:16 p.m.*

Discussion began over comments from residents and neighboring businesses regarding parking issues. Mr. Studwell and Ms. Domagalski commented about looking into the parking issues during peak times of business for the Restaurant. Mr. Bartholomai mentioned how sufficient parking has been met according to the Zoning Code. Discussion moved to the overall parking issue along 31<sup>st</sup> Street. The PZC discussed the criteria to grant a Special Use Permit. Village Manager Rodman mentioned current code enforcement issues and a third recommended condition. Attorney Keating and Assistant Village Rodman clarified wording of the three conditions. The PZC discussed the three conditions in granting a Special Use Permit for Outdoor Dining; rooftop screening, fence or landscape buffer, and landscaping in front of the south facade. Attorney Keating and Assistant Village Manager Rodman discussed the background and process regarding looking further into Parking along 31<sup>st</sup> Street.


*At the end of discussion Mr. Studwell made a motion to recommend approval to the Village Board of granting a Special Use Permit for Outdoor Dining for 9 E. 31<sup>st</sup> Street with the following 3 conditions: the applicant must obtain a building permit for installation of the required rooftop screening for the existing mechanicals and complete installation of the screening prior to the issuance of a building permit for the outdoor dining area; and the applicant must obtain any necessary building permits and complete installation of a fence and/or a dense evergreen landscape buffer between the subject property and the adjacent residential property to form a continuous border prior to issuance of a building permit for the outdoor dining area; and applicant must complete new landscaping in front of the south facade prior to issuance of a occupancy permit for the outdoor dining area. The motion was seconded by Mr. Bartholomai. The motion passed unanimously by voice vote.*

*Mr. Studwell made a motion to recommend to the Village Board to evaluate parking issues along 31<sup>st</sup> Street and expand the Parking Study to include 31<sup>st</sup> Street to La Grange Road. The motion was seconded by Ms. Domagalski and passed unanimously by voice vote.*

## **5. Adjournment**

With no further business to come before the PZC, Chairman Pro-tem Lampert called for a motion to adjourn the meeting. *Ms. Ventura motioned to adjourn the meeting. Ms. Domagalski seconded the motion. The motion passed unanimously on a voice vote and the meeting was adjourned at 8:37pm.*

Respectfully Submitted,

  
Amanda G. Seidel  
Village Clerk