

Village of La Grange Park
Planning & Zoning Commission - Minutes
July 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, July 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, July 17, 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
Jim Lee

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

Members absent were: Maureen Ventura

2. Public Comment

Nina Kawalek of 700 La Grange Road mentioned the FHA Change, rebuild letters, the conflict of the Comprehensive Plan, and a narrow and straight forward solution to amend the code with a Text Amendment. Mary Ann Purcelli of 711 La Grange Road mentioned her hardship as a property owner not to sell, refinance, or get a reverse mortgage as well as the urgency to find a solution as fast as possible and the economic burdens placed on these 2-flat property owners. Nedra Scale of 805 N. La Grange Road mentioned her support for R-1 to stay R-1 and R-2 to remain R-2. Pat Cassidy of 338 N. La Grange Road mentioned his financial hardship and his support. Rick Owen of 601 N. La Grange Road asked for the PZC to look into Ms. Kaweleks solution and how will this affect the neighborhood. Village President Jim Discipio of 800 Newberry mentioned the discussions of the Village Board and how the Village Board does not want to alter the character of the Community but wants to help these R-2 Property owners rectify their hardship.

3. Approval of the Minutes – June 19, 2018

Ms.Domagalski moved to approve the minutes of the June 19, 2018 Planning & Zoning Commission. Mr. Studwell seconded the motion. The motion passed unanimously on a voice vote.

4. Review and Approval – Findings of Fact for Zoning Case 2018-06

Mr.Studwell made a motion to approve the Findings of Fact for Zoning Case 2018-06 as amended reflecting Mr. Lee's absence at the last meeting. Ms.Domagalski seconded the motion. The motion passed unanimously on a voice vote.

5. Review and Consideration of a Remanded Application for a Map Amendment to Rezone Certain Properties Along La Grange Road (Public Hearing No. 2018-05)

Attorney Keating went over the Remanded application, the reason for no public hearing, the narrower scope, and the procedures and next steps. Assistant Village Manager Rodman discussed the Background and the Village Boards decision and reason for the remand back to PZC as well as the Staff Analysis and Standards. A list of properties proposed for Rezoning from R-1 to R-2 was distributed to the PZC.

The PZC discussed the application. Assistant Village Manager Rodman and Attorney Keating discussed the Public Comments. Chief Maggos clarified comments of concern regarding safety and permit records for older 2-flats. Assistant Village Manager Rodman discussed notices sent to property owners. Commissioners Lee asked for information on all options. Attorney Keating discussed the background and history on 2 family properties in other districts and discussed legal non-conforming uses in regards to the Zoning Code.

Chairman Boyd mentioned his support. Mr. Studwell mentioned there may be a more elegant solution and this is not the perfect solution but will fix the hardship of the 2-flat property owners on La Grange Road. Mr. Lampert mentioned the time and work that went into this and how this is a compromise to the single family and 2-flat property owners. Mr. Lee mentioned the Comprehensive Plan principals and his concerns that this is being expedited. Mr. Bartholomai mentioned his support for the first proposal and his current support. Ms. Domagalski mentioned why she is in favor. At the end of discussion *Mr. Studwell made a motion to recommend approval to the Village Board of an Application for a Map Amendment to rezone the 48 Subject Properties along La Grange Road (listed in the staff memorandum) from R-1 Single Family Residence District to R-2 Two-Family Residence District. The motion was seconded by Ms. Domagalski.*

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

6. 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.*

The Meeting was adjourned at 7:52pm.

Respectfully Submitted,



Amanda G. Seidel
Village Clerk