

**Village of La Grange Park
Planning & Zoning Commission - Minutes
October 16, 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, October 16, 2018, in the La Grange Park Municipal Building.

1. Convene Meeting

Chairman Boyd was delayed due to the train delays. Village Clerk Seidel called the meeting to order and asked for a motion for a chairman Pro-tem. *Mr. Bartholomai made a motion to make Ms. Domagalski Chairman Pro-tem. Ms. Ventura seconded the motion and the motion passed unanimously by voice vote.* The meeting of the La Grange Park Planning & Zoning Commission was called to order at 7:10 p.m. on Tuesday, October 16, 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 (arrived 7:20)
Christopher Studwell (arrived 7:40)
Caroline Domagalski
Robert Bartholomai
Jim Lee
Maureen Ventura

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
Paul Flood, Village Engineer

Members absent were: William Lampert

2. Public Comment

There was none.

3. Approval of the Minutes – August 21, 2018

Mr. Lee moved to approve the minutes of the August 21, 2018 Planning & Zoning Commission. Mr. Bartholomai seconded the motion. The motion passed unanimously on a voice vote.

4. Consideration of Site Plan Review Hanesworth Park (La Grange Park Little League)

Ralph White discussed the project and the renovation of the dugouts. *Mr. Lee made a motion to Grant Site Plan approval for Hanesworth Park, in accordance with the Hanesworth Park Baseball Field Renovation Plans dated May 31, 2018 and consisting of 11 pages. The motion was seconded by Mr. Bartholomai and passed unanimously by voice vote.*

5. Public Hearing #2018-07 to consider an Application for a Zoning Variation for 1002 Community Drive, La Grange Park

Assistant Village Manager Rodman mentioned the applicant withdrew their request for a variation for the fence height. Attorney Keating clarified Procedures of Public Hearings. Chairman Pro-Tem Domagalski convened the public hearing at 7:18 p.m. and introduced the matter. She 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, *Mr. Boyd moved to close the public hearing. Mr. Lee seconded the motion. Motion carried on a voice vote and the hearing was closed at 7:35 p.m.*

The PZC discussed the criteria that was met in order to grant the Zoning Variation Request; undue hardship, unique circumstances, and essential character of the locality. The PZC thanked the applicant.

At the end of discussion *Ms. Ventura made a motion to recommend approval to the Village Board of a Variation from Section 12.4.D.2.a.iii1 of the Zoning Code to allow the homeowners to install a fence up to 19' north of the rear building line. The motion was seconded by Mr. Boyd and passed unanimously by voice vote.*

6. Public Hearing 2018-08 to consider an Application for a Zoning Text Amendment, two Special Use Permits, and two Zoning Variations for 1201 Barnsdale Road, La Grange Park.

Chairman Boyd convened the public hearing at 7:40 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 8:57 p.m.*

The PZC discussed the compliance with the Zoning Code; façade, signage, parking, landscaping, storm water management, lighting, and other items. The PZC moved on to discussion of the Zoning Applications; Truck Rental, Outdoor Storage and height, Fence Material, and Wall Sign. The PZC expressed unanimous support for all items except for the size of the Wall Sign. The applicant presented a 120 sq. ft. sign in their design plans and presentation. Ms. Ventura expressed her support for 120sq foot sign and concern regarding traffic. Mr. Lee mentioned the staff memo and his support for the staff recommendation. Mr. Studwell mentioned that he does not see an undue hardship with 150 sq. ft. sign. Ms. Domagalski thanked the applicant for the images of the fence and commended the applicants on maintaining building character and landscaping. Mr. Bartholomai commended the application and mentioned his support for their water mitigation plan and mentioned his support for 150 sq. ft. sign and does see an undue hardship. Chairman Boyd thanked the applicant.

At the end of discussion *Mr. Studwell made a motion to recommend approval to the Village Board of a text amendment to Section 153.145-formerly Section 9.2 (table 9-1) of the Zoning Code to permit*

for accessory truck rental as a special use in the M-1 Manufacturing District. The motion was seconded by Ms. Domagalski and passed unanimously by voice vote.

Ms. Ventura made a motion to recommend approval to the Village Board of a special use permit for accessory truck rental for 1201 Barnsdale Road, subject to the condition that no more than two trucks shall be made available for rental at any time. The motion was seconded by Mr. Bartholomai and passed unanimously by voice vote.

Mr. Studwell made a motion to recommend approval to the Village Board of special use permit for outdoor storage for 1201 Barnsdale Road, subject to the following conditions: a. that all outdoor storage shall be confined to the north parking lot and b. that at no time shall any stored motor vehicle, RV or boat exceed ten feet in height and c. that all motor vehicles, RV's and boats which exceed six feet in height shall be stored in the eastern half of the north parking lot and d. that at no time shall more than 50 motor vehicles, RV's or boats be stored outdoors on the subject property. The motion was seconded by Ms. Domagalski and passed unanimously by voice vote.

Mr. Lee made a motion to recommend approval to the Village Board of a variation for outdoor storage to exceed the height of the screening fence for 1201 Barnsdale Road, subject to the condition that at no time shall any stored motor vehicle, RV, or boat exceed ten feet in height. The motion was seconded by Ms. Domagalski and passed unanimously by voice vote.

Mr. Studwell made a motion to recommend approval to the Village Board of a variation to allow for an aluminum screening fence for 1201 Barnsdale Road. The motion was seconded by Mr. Bartholomai and passed unanimously by voice vote.

Mr. Studwell made a motion to recommend approval to the Village Board of a variation to allow a wall sign to be installed on a portion of the south building wall for 1201 Barnsdale Road. The motion was seconded by Ms. Domagalski and passed unanimously by voice vote.

Ms. Ventura made a motion to recommend approval to the Village Board of a variation to allow a 150 square foot wall sign to be installed for 1201 Barnsdale Road. The motion was seconded by Mr. Bartholomai. Bartholomai-yes Domagalski-no Studwell-no Lee-no Ventura-yes Boyd-yes. Motion failed 3 to 3. Mr. Lee made a motion to recommend approval to the Village Board of a variation to allow a 120 square foot wall sign to be installed for 1201 Barnsdale Road. The motion was seconded by Mr. Studwell and passed unanimously 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. Ms. Ventura seconded the motion. The motion passed unanimously on a voice vote and the meeting was adjourned.

The Meeting was adjourned at 9:19pm.

Respectfully Submitted,



Amanda G. Seidel
Village Clerk