

PRESIDENT
Dr. James L. Discipio
VILLAGE MANAGER
Julia A. Cedillo
VILLAGE CLERK
Meghan M. Kooi



VILLAGE OF
**LA GRANGE
PARK** EST. 1892

TRUSTEES
Robert T. Lautner
Jamie M. Zaura
Karen M. Koncel
Michael L. Sheehan
Joseph F. Caputo
Nicholas J. Diaferio

VILLAGE BOARD WORK SESSION MEETING

Tuesday, January 13, 2026 - 7:30 p.m.

Village Hall Board Room

447 N. Catherine Avenue

Members of the public are encouraged to attend this meeting.

AGENDA

1. **Call Meeting to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Public Participation (Agenda and Non-Agenda Related)**
5. **Administration Committee** – Karen Koncel, Chairwoman
 - A. Discussion & Action – Resolution Establishing Work Period Designations – *Motion: To Approve A Resolution Establishing Work Period Designations For Certain Sworn Police Department Positions For Purposes Of Overtime Calculations Under The Fair Labor Standards Act And Applicable State Law*
 - B. Discussion & Action – Memorandum Of Agreement – Lateral Police Officer Hiring – *Motion: To Adopt A Resolution Authorizing The Ratification, Approval, And Implementation Of A Memorandum Of Agreement Between The Illinois Fraternal Order Of Police Labor Council And The Village Of La Grange Park Regarding Lateral Police Officer Hiring*
 - C. Discussion & Action – Injunctive Relief – Administrative Adjudication – *Motion: To Approve An Ordinance Amending Title III (Administration), Chapter 38 (Administrative Adjudication) Of The La Grange Park Municipal Code To Include Injunctive Relief In Administrative Adjudications*
6. **Building & Zoning Committee** – Jamie Zaura, Chairwoman
 - A. Discussion & Action – Zoning Text Amendments – Village Of La Grange Park – *Motion: To Approve An Ordinance Amending Various Sections Of Title VI (Land Usage) Of The La Grange Park Zoning Code – Village Of La Grange Park (Case #25-0021)*
7. **Finance Committee** – Bob Lautner, Chairman
 - A. Discussion & Action – Resolution Approving Professional Services Agreement With Sikich CPA LLC For Auditing Services For FY 2026 And 2027 - *Motion: To Approve A Resolution Authorizing The Approval And Execution Of A Professional Services Agreement To Be Entered Into Between The Village Of La Grange Park And Sikich CPA LLC For The*

VILLAGE WORK SESSION MEETING
January 13, 2026 – 7:30 p.m.

AGENDA (continued – Page 2)

Performance Of Auditing Services For Fiscal Years 2026 And 2027 And Approving The Expenditure Of Funds To Pay For The Services

8. Other Reports

A. Village Manager

1. Discussion & Action – Director Of Building & Inspectional Services/Building Commissioner Appointment – *Motion: To Appoint Jose Nieto As Director Of Building And Inspectional Services/Building Commissioner, Effective January 19, 2026*

B. Village President

1. Discussion & Action – Lobbyist Services – Approval Of Resolution - Second Addendum To Agreement With Taft Stettinius & Hollister LLP - *Motion: To Approve A Resolution Approving And Authorizing The Execution Of A Second Addendum To Consulting Service Agreement For Public Affairs Representation Between The Village Of La Grange Park And Taft Stettinius & Hollister LLP (Village Lobbyist)*

C. Village Clerk

9. New Business

- 10. Closed Session** – *Motion: To Adjourn Into Closed Session For The Purpose Of Discussing The Appointment, Employment, Compensation, Discipline, Performance or Dismissal Of Specific Employees Of The Public Body In Accordance With 5ILCS120/2(c)(1) Not To Reconvene To Open Session Until The Next Regularly Scheduled Meeting On January 27, 2026 In The Village Hall Board Room*

11. Adjourn

Items of Interest:

Village Board Meeting: January 27, 2026

Village Work Session: February 10, 2026

The Village of La Grange Park is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Maggie Jarr, Deputy Village Manager, at 708-354-0225 x108 or mjarr@lagrangepark.org promptly to allow the Village of La Grange Park to make reasonable accommodations for those persons



RULES FOR PUBLIC COMMENT

All Village Meetings

1. Please step up to the podium before speaking, and announce your name before beginning your comments. Speakers shall provide comments only from the podium and return to their seat at the end of their remarks.
2. After announcing your name for the record, you will be allowed to speak for three (3) minutes, or such lesser period of time as the Village President or Commission/Committee Chair deems appropriate in light of number of potential speakers and time constraints.
3. You may not use profane or obscene language and you may not threaten any person with bodily harm, or engage in conduct which amounts to a threat of physical harm.
4. The Village President or Commission/Committee Chair reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to Village business, Village services or Village governance.
5. For Village Board Meetings only (4th Tuesday of each month): Under the “Public Participation (Agenda Related Comments)” section of the agenda, the Village President reserves the right to disallow comments that do not relate to agenda items.
6. The Village of La Grange Park complies with the Americans with Disabilities Act of 1990. If you require accommodations in order to observe or participate in the meeting, please contact Deputy Village Manager Maggie Jarr at mjarr@lagrangepark.org or by calling (708) 354-0225 between 9:00 a.m. and 4:30 p.m. before the meeting so that the Village can make reasonable accommodations for you.

The Village of La Grange Park is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Maggie Jarr, Deputy Village Manager, at 708-354-0225 x108 or mjarr@lagrangepark.org promptly to allow the Village of La Grange Park to make reasonable accommodations for those persons.

VILLAGE OF



EST. 1892

LA GRANGE PARK

Civility Pledge

In the interest of civility, I pledge to promote civility by listening, being respectful of others, acknowledging that we are all striving to support and improve our community and understanding that we each may have different ideas for achieving that objective.



Administration Committee Divider

Karen Koncel, Chairwoman

Jamie Zaura

Joe Caputo



Village Board Agenda Memo

Date: January 13, 2026
To: Village President & Board of Trustees
From: Julia Cedillo, Village Manager
Larry Noller, Finance Director
Tim Contois, Police Chief
RE: **Resolution Establishing Work Period Designations**

PURPOSE

To approve a Resolution establishing formal work-period designations for certain sworn supervisory positions in the Police Department for purposes of overtime calculations under the Fair Labor Standards Act (FLSA) and applicable State law.

GENERAL BACKGROUND

Patrol Officers are covered by a collective bargaining agreement (CBA) with the Fraternal Order of Police (FOP), which governs work hours, schedules, and overtime. In addition, the Village and the FOP entered into a Memorandum of Understanding (MOU) effective May 1, 2024 through April 30, 2027, establishing an 8.5-hour workday, a 14-day/86-hour FLSA work period, and related overtime and scheduling provisions. No action is required for Patrol Officers, as their work-period designations are already defined through the CBA and MOU.

The Village also employs sworn supervisory personnel who are not covered by the CBA. While the Village has long applied consistent work-period practices for these positions, those practices are not currently documented in Village policy. Formalizing these designations will ensure clarity, consistency, and compliance with FLSA requirements.

Historically, the Village has treated:

- Patrol Sergeants: 14-day/86-hour FLSA work period;
- Detective/Investigative Sergeant: standard 40-hour FLSA workweek; and
- Commander: standard 40-hour FLSA workweek.

Documenting these designations will support accurate payroll administration and provide Finance with a clear framework for overtime reporting.

STAFF RECOMMENDATION

Staff recommends approval of the Resolution establishing work-period designations for certain sworn Police Department supervisory positions, as it reflects longstanding Village practice and provides clear guidance for payroll and administrative purposes.

MOTION/ACTION REQUESTED

This item is for discussion and action.

Motion: To approve a Resolution Establishing Work Period Designations For Certain Sworn Police Department Positions For Purposes Of Overtime Calculations Under The Fair Labor Standards Act And Applicable State Law.

DOCUMENTATION

- Resolution Establishing Work Period Designations for Certain Sworn Police Department Positions
- Memorandum of Understanding Between the Village of La Grange Park and the Illinois Fraternal Order of Police (May 1, 2024 – April 30, 2027)

RESOLUTION NO. 26-01

A RESOLUTION ESTABLISHING WORK PERIOD DESIGNATIONS FOR CERTAIN SWORN POLICE DEPARTMENT POSITIONS FOR PURPOSES OF OVERTIME CALCULATIONS UNDER THE FAIR LABOR STANDARDS ACT AND APPLICABLE STATE LAW

WHEREAS, the President and Board of Trustees of the Village of La Grange Park (the "Village Board" or the "Village") are responsible for establishing lawful and consistent work-period designations for Village personnel to ensure proper calculation and administration of overtime under the Fair Labor Standards Act ("FLSA"), applicable collective bargaining agreements, and State of Illinois law; and

WHEREAS, the Village maintains a collective bargaining agreement with the Fraternal Order of Police ("FOP") that governs work hours, schedules, and overtime for Patrol Officers, and therefore no further action is required with respect to those classifications; and

WHEREAS, the Village and the Illinois Fraternal Order of Police entered into a Memorandum of Understanding ("MOU") dated May 1, 2024 through April 30, 2027, which establishes an 8.5-hour workday, a 14-day/86-hour FLSA §7(k) work period, and related overtime, shift rotation, and scheduling provisions for bargaining-unit Patrol Officers; and

WHEREAS, although Patrol Sergeants are not members of the collective bargaining unit, the Village has historically scheduled and treated Patrol Sergeants consistent with the operational work-period structure established in the MOU due to the supervisory nature of the position and its alignment with patrol operations; and

WHEREAS, the Village has historically treated the Detective/Investigative Sergeant as operating under a standard 40-hour FLSA workweek due to the nature of investigative duties, scheduling, and operational needs; and

WHEREAS, the Village has historically treated the Commander position as operating under a standard 40-hour FLSA workweek; and

WHEREAS, the Village Board finds that formalizing these work-period designations is in the best interests of the Village to ensure legal compliance, provide clarity for payroll administration, , and reflect longstanding Village practice; and

WHEREAS, pursuant to their statutory authority under Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) of the Illinois Constitution of 1970 and applicable provisions of the Illinois Municipal Code (65 ILCS 5/), the President and Board of Trustees find that adoption of this Resolution is protective of the public health, safety, and welfare and in the best interests of the Village, its residents, property owners, local businesses, and the public.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation. The recitals set forth above are incorporated by reference into this Section 1 as material and operative provisions of this Resolution.

SECTION 2. Work-Period Designation for Patrol Sergeants. The President and Board of Trustees designate the Patrol Sergeant classification as operating under a 14-day, 86-hour FLSA §7(k) work period. Patrol Sergeants shall be scheduled and treated for purposes of hours worked, overtime calculation, payroll administration, and shift rotation consistent with the operational work-period provisions applicable to Patrol Officers as set forth in the Memorandum of Understanding dated May 1, 2024 through April 30, 2027 (attached hereto as **Group Exhibit "A"**), and any successor agreements, except as otherwise required by law or Village policy.

SECTION 3. Work-Period Designation for Detective/Investigative Sergeant. The Detective/Investigative Sergeant classification is designated as operating under a standard 40-hour FLSA workweek, with overtime eligibility for hours worked in excess of 40 hours in a workweek, except as otherwise provided by law or Village policy.

SECTION 4. Work-Period Designation for Commander. The Commander classification is designated as operating under a standard 40-hour FLSA workweek, with overtime eligibility determined by applicable Village policies.

SECTION 5. Applicability to Collective Bargaining Agreement. Nothing in this Resolution modifies, supersedes, or conflicts with the collective bargaining agreement applicable to Patrol Officers. All terms and conditions of that agreement remain in full force and effect.

SECTION 6. Implementation Authority. The Village Manager, Finance Director, Police Chief, and Village staff are authorized to take all actions necessary to implement the provisions of this Resolution and ensure proper payroll administration consistent with these work-period designations.

SECTION 7. Effective Date. This Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois on the 13th day of January, 2026.

AYES:
NAYS:
ABSENT:
ABSTAIN:

APPROVED by the Village President on this 13th day of January, 2026, and attested by the Village Clerk on the same date.

Dr. James L. Discipio, Village President

ATTEST:

Meghan M. Kooi, Village Clerk

APPROVED AS TO FORM BY: Village Attorney Michael T. Jurusik on Dec. 16, 2025.

GROUP EXHIBIT "A"

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE VILLAGE OF LA GRANGE PARK AND
THE ILLINOIS FRATERNAL ORDER OF POLICE
May 1, 2024 - April 30, 2027
(8 ½ Workday)**

MEMORANDUM OF UNDERSTANDING

May 1, 2024 – April 30, 2027

The Village of La Grange Park and the Illinois Fraternal Order of Police hereby agree as follows:

1. The Village will continue the 8 ½-hour workday for the period of May 1, 2024 through April 30, 2027. At the expiration of the 2024-2027 collective bargaining agreement/trial period, this Memorandum of Understanding will expire, and the 8-hour workday will resume. This Memorandum of Understanding does not apply to the detective assignment, and all provisions of the collective bargaining agreement remain unaltered with respect to the detective assignment.

2. Article IX, Section 2 of the collective bargaining agreement will provide as follows for employees assigned to an 8 ½-hour workday:

The work period as defined by federal law for all officers shall be fourteen (14) consecutive days, with the first such period beginning on Monday and ending on Sunday. All hours that an officer is in pay status shall be counted as hours worked for purposes of computing overtime.

3. The days off rotation for employees assigned to an 8 ½-hour workday will be five (5) working days on, followed by two (2) days off, then five (5) working days on, followed by three (3) days off (5-2/5-3).
4. The shift rotations, unless otherwise assigned by management, will be: 6:30 a.m. – 3:00 p.m., 2:30 p.m. – 11:00 p.m. and 10:30 p.m. – 7:00 a.m. for employees assigned to an 8 ½-hour workday. Hours of work shall otherwise be administered per Article IX, Section 3 of the collective bargaining agreement.
5. Article IX, Section 4 of the collective bargaining agreement will provide as follows for employees assigned to an 8 ½-hour workday:

Overtime which has been duly authorized or approved shall be compensated as follows:

All hours in excess of an employee's regularly worked and/or compensated hours, other than the special training day defined below, in a 14-day work period shall be compensated at the rate of one and one-half (1-1/2) times the regular hourly rate (hourly rate determined by dividing the annual salary by 2080).

All overtime calculations shall be rounded ahead to the nearest quarter hour. Cash payments for overtime shall accrue only after the officer has worked a minimum of eight (8) minutes of work on any day of the week beyond the officer's full regularly scheduled shift.

6. A full day use of vacation, sick and personal leave will amount to 8.5 hours. Any partial-day use of benefit time must be taken in whole hour increments.

7. An officer who is assigned by the Village to attend training during their scheduled shift will be credited with a full 8 ½-hour shift for each full day of training.
8. Holidays paid and/or worked are assigned as 8-hour workdays while bereavement days are assigned as 8 ½ hour workdays.
9. An employee's salary and hourly rate of pay remain based upon 2,080 hours per 52-week work year. Depending on the shift assignment, employees working the 8 ½-hour shift schedule will work between six (6) and thirty-one and a half (31.5) hours less than 2,080 per 52-week work year, yet be paid as if employees worked 2,080 hours for the year. To account for the hours paid but not worked, employees agree to forfeit their annual floating holiday (see Article XI of the CBA) and to participate in one (1) special training day each fiscal year. The special training day will occur outside of the employee's regularly scheduled shift, may require up to ten (10) hours of participation, will not result in any additional pay or overtime, and will not count towards hours worked for overtime purposes.
10. This Memorandum of Understanding shall be without prejudice to the parties' future ability to bargain different terms and will not be considered binding or precedential on the parties beyond the 2024-2027 collective bargaining agreement period.

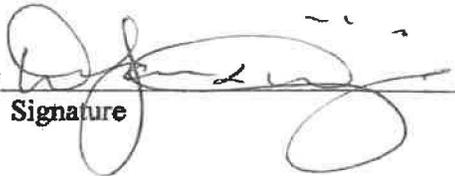
FRATERNAL ORDER OF POLICE
LABOR COUNCIL

VILLAGE OF LA GRANGE PARK

By

By


Signature


Signature

4/4/24
Title

Village President
Title

Date

4/9/24
Date

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Meghan M. Kooi, the Village Clerk of the Village of La Grange Park, Cook County, Illinois, certify that the attached document is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 26-01

A RESOLUTION ESTABLISHING WORK PERIOD DESIGNATIONS FOR CERTAIN SWORN POLICE DEPARTMENT POSITIONS FOR PURPOSES OF OVERTIME CALCULATIONS UNDER THE FAIR LABOR STANDARDS ACT AND APPLICABLE STATE LAW

which was passed by a roll call vote of the Board of Trustees of the Village of La Grange Park at a Regular Meeting held on the 13th day of January, 2026, at which meeting a quorum was present, and approved by the Village President of the Village of La Grange Park on the 13th day of January, 2026.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of La Grange Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of La Grange Park, and that the result of said vote was as follows, to-wit:

AYES: _____
NAYS: _____
ABSENT: _____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of La Grange Park this 13th day of January, 2026.

By: _____
Meghan M. Kooi, Village Clerk





Village Board Agenda Memo

Date: January 13, 2026
To: Village President & Board of Trustees
From: Julia Cedillo, Village Manager
Tim Contois, Police Chief
RE: **Memorandum of Agreement – Lateral Police Officer Hiring**

PURPOSE

To request Village Board ratification of a Memorandum of Agreement between the Village and the Illinois Fraternal Order of Police Labor Council regarding lateral police officer hiring.

GENERAL BACKGROUND

The Village of La Grange Park and the Illinois Fraternal Order of Police Labor Council are parties to a Collective Bargaining Agreement and Memorandum of Understanding covering the Village's full-time sworn patrol officers for the period of May 1, 2024 through April 30, 2027.

The Village discussed the inclusion of a lateral police officer hiring provision with the Illinois Fraternal Order of Police Labor Council. Following those discussions, the Village's labor counsel prepared a Memorandum of Agreement that was acceptable to the Union. The Memorandum of Agreement has been executed by both parties and is now before the Village Board for ratification.

The Memorandum of Agreement aligns the Village's hiring practices with those used by neighboring departments and allows for a more efficient hiring process for already certified police officers. The Memorandum of Agreement will expire upon expiration of the current Collective Bargaining Agreement or upon ratification and execution of a successor agreement. All other provisions of the Collective Bargaining Agreement remain unchanged.

STAFF RECOMMENDATION

Staff recommends that the Village Board ratify and approve the Memorandum of Agreement.

MOTION / ACTION REQUESTED

This item is for discussion and action.

Motion: To Adopt A Resolution Authorizing The Ratification, Approval, And Implementation Of A Memorandum Of Agreement Between The Illinois Fraternal Order Of Police Labor Council And The Village Of La Grange Park Regarding Lateral Police Officer Hiring

DOCUMENTATION

- A Resolution Authorizing the Ratification, Approval, and Implementation of a Memorandum of Agreement Between the Illinois Fraternal Order of Police Labor Council and the Village of La Grange Park Regarding Lateral Police Officer Hiring
- Memorandum of Agreement (Exhibit "A")

RESOLUTION NO. 26-02

**A RESOLUTION AUTHORIZING THE RATIFICATION,
APPROVAL, AND IMPLEMENTATION OF A MEMORANDUM OF
AGREEMENT BETWEEN THE ILLINOIS FRATERNAL ORDER OF POLICE
LABOR COUNCIL AND THE VILLAGE OF LA GRANGE PARK
REGARDING LATERAL POLICE OFFICER HIRING**

WHEREAS, the President and Board of Trustees of the Village of La Grange Park (the “Village Board” or “Village”) are parties to a Collective Bargaining Agreement and a Memorandum of Understanding (“MOU”) with the Illinois Fraternal Order of Police Labor Council (the “Union”) covering the Village’s full-time sworn patrol officers for the period of May 1, 2024 through April 30, 2027, which were approved by the Village Board by Resolution No. 24-01; and

WHEREAS, the Village and the Union recently discussed the inclusion of provisions into the Collective Bargaining Agreement related to the hiring of lateral police officers as a recruitment and staffing tool; and

WHEREAS, the proposed lateral hiring provisions, which are included within a Memorandum of Agreement (“MOA”) that was drafted by the Village’s legal counsel, Klein, Thorpe & Jenkins, Ltd., were reviewed by Jennifer Sexton, Attorney for the Illinois Fraternal Order of Police Labor Council, and discussed with bargaining unit members covered under the Collective Bargaining Agreement; and

WHEREAS, during those discussions, the Union requested that any such provisions include a sunset clause tied to the term of the Collective Bargaining Agreement; and

WHEREAS, in response to those concerns, the Village and the Union agreed that the MOA would expire upon expiration of the current Collective Bargaining Agreement or upon ratification and execution of a successor agreement; and

WHEREAS, the Village and the Union thereafter signed and entered into the MOA, a copy of which is attached hereto as **Exhibit “A”** and made a part hereof; and

WHEREAS, pursuant to their statutory authority under Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) of the Constitution of the State of Illinois of 1970 and the applicable provisions of the Illinois Municipal Code (65 ILCS 5/) and the Illinois Public Labor Relations Act (5 ILCS 315/), the President and Board of Trustees of the Village of La Grange Park find that ratifying, approving, and implementing the Memorandum of Agreement is protective of the health, safety, and welfare of and in the best interests of the Village and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. The recitals set forth above are incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Ratification and Approval of Memorandum of Agreement. The President and Board of Trustees of the Village ratify, approve, and confirm the Memorandum of Agreement between the Illinois Fraternal Order of Police Labor Council and the Village of La Grange Park regarding lateral

police officer hiring, substantially in the form attached hereto as **Exhibit "A."** and which may contain non-substantive modifications approved by the Village Attorney.

SECTION 3: Authorization to Implement. The Village Manager and Village staff are authorized to take all actions necessary to implement and administer the terms of the Memorandum of Agreement and to fulfill the obligations of the Village thereunder.

SECTION 4: Approval of Expenses Under the Memorandum of Agreement. The President and Board of Trustees of the Village authorize and approve the expenditure of Village funds to satisfy the obligations of the Village as set forth in the Memorandum of Agreement.

SECTION 5: Delivery of Documents. After approval of this Resolution, the Village Clerk, Village Manager, or their designees are authorized and directed to transmit executed originals or certified copies of the Memorandum of Agreement and this Resolution to all necessary parties and to retain copies for Village records.

SECTION 6: Effective Date. This Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois, on the 13th day of January, 2026.

- AYES:
- NAYS:
- ABSENT:
- ABSTAIN:

APPROVED by the Village President on this 13th day of January, 2026, and attested by the Village Clerk on the same date.

Dr. James L. Discipio, Village President

ATTEST:

Meghan M. Kooi, Village Clerk

- VOTE:
- AYES: _____
- NAYS: _____
- ABSENT: _____
- ABSTAIN: _____
- DATE: January 13, 2026

APPROVED AS TO FORM BY: Village Attorney Michael T. Jurusik on January 13, 2026.

EXHIBIT "A"

**MEMORANDUM OF AGREEMENT
Between the Illinois Fraternal Order of Police Labor Council
and the Village of La Grange Park
Regarding Lateral Police Officer Hiring
(attached)**

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (the "Agreement") is entered into by and between the Village of La Grange Park, Illinois (the "Village"), the Illinois Fraternal Order of Police Labor Council, representing the Village's Patrol Officers (the "Union").

WHEREAS, the Village and the Union are parties to a collective bargaining agreement that is in effect through April 30, 2027, covering the Village's Patrol Officers (the "Patrol Officers Contract"); and

WHEREAS, competition for qualified police officers has in recent years become intense throughout the State of Illinois; and

WHEREAS, the Village has experienced significant difficulties attracting and retaining quality individuals to serve in its Police Department; and

WHEREAS, an understaffed police department can result in the inability of police officers to utilize accrued time off and can present other operational and scheduling issues; and

WHEREAS, the Village desires to hire and employ lateral police officers; and

WHEREAS, the Village and the Union have met and discussed this issue, and have agreed to the employment of lateral transfer police officers in accordance with the terms set forth in this Agreement;

NOW, THEREFORE, in exchange for the good and valuable consideration contained herein, the sufficiency of which is acknowledged, the Village and the Union agree as follows:

1. The above Whereas clauses are incorporated herein as substantive provisions of this Agreement.
2. The Village may employ properly certified police officers with previous law enforcement experience as lateral transfers.
3. The Village shall determine in its discretion where to initially place any such officer(s) on the salary schedule that is contained in the Contract. Thereafter, the officer(s) shall advance in salary from their initial placement in accordance with the terms of the Contract.
4. The Village shall provide an initial amount of vacation and sick leave to any such lateral officer(s) as it determines in its discretion to be in the best interests of the Village. Thereafter, the officer(s) shall earn paid time off in accordance with the Contract.
5. A lateral transfer shall be considered a probationary employee in accordance with Article II of the Contract.
6. Prior service at another agency by a lateral transfer shall be considered only for the initial salary placement, vacation accrual and sick leave as set forth above, and shall not be considered as bargaining unit seniority as defined in Article X, Section 1 of the Contract.

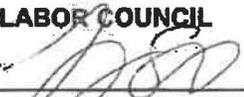
7. The Union acknowledges and agrees, on behalf of itself and all of its members, that the issue of the employment of lateral police officers has been fully negotiated and that all of the agreements reached are contained herein.
8. All other provisions of the Contract shall remain in full force and effect and are not modified in any way by this Agreement.
9. This Agreement shall automatically terminate upon ratification and execution of a successor collective bargaining agreement that replaces the Patrol Officers Contract.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates shown below.

VILLAGE OF LA GRANGE PARK

By: 
Date: 12/12/25

**ILLINOIS FRATERNAL ORDER OF
POLICE LABOR COUNCIL**

By: 
Date: 12/5/25

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Meghan M. Kooi, Village Clerk of the Village of La Grange Park, Cook County, Illinois, certify that the attached document is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 26-02

A RESOLUTION AUTHORIZING THE RATIFICATION,
APPROVAL, AND IMPLEMENTATION OF A MEMORANDUM OF
AGREEMENT BETWEEN THE ILLINOIS FRATERNAL ORDER OF POLICE
LABOR COUNCIL AND THE VILLAGE OF LA GRANGE PARK
REGARDING LATERAL POLICE OFFICER HIRING

which was passed by a roll call vote of the Board of Trustees of the Village of La Grange Park at a Regular Meeting held on the 13th day of January, 2026, at which meeting a quorum was present, and approved by the Village President of the Village of La Grange Park on the 13th day of January, 2026.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of La Grange Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of La Grange Park, and that the result of said vote was as follows, to-wit:

AYES: _____
NAYS: _____
ABSENT: _____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of La Grange Park this 13th day of January, 2026.

By: _____
Meghan M. Kooi, Village Clerk





Village Board Agenda Memo

Date: January 13, 2026
To: Village President & Board of Trustees
From: Julia Cedillo – Village Manager
Tim Contois – Police Chief *[Signature]*
RE: **Injunctive Relief – Administrative Adjudication**

PURPOSE:

To approve an ordinance amending Title III (Administration), Chapter 38 (Administrative Adjudication) of the La Grange Park Municipal Code to include Injunctive Relief in Administrative Adjudications

GENERAL BACKGROUND:

On August 15, 2025, Governor Pritzker signed a bill that will serve to expand powers of administrative hearing officers by allowing them to enter orders that include injunctive relief to compel property owners to remediate code violations. This additional power will enhance the Village's efforts to resolve code violations more quickly and effectively.

Public Act 104-0200 went into effect on January 1, 2026.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed ordinance amending Title III (Administration), Chapter 38 (Administrative Adjudication) of the La Grange Park Municipal Code to include Injunctive Relief in Administrative Adjudications.

ACTION REQUESTED:

This item is for discussion and action.

Motion To Approve an Ordinance Amending Title III (Administration), Chapter 38 (Administrative Adjudication) Of The La Grange Park Municipal Code To Include Injunctive Relief In Administrative Adjudications.

DOCUMENTATION

- Ordinance

ORDINANCE NO. 1292

AN ORDINANCE AMENDING TITLE III (ADMINISTRATION), CHAPTER 38 (ADMINISTRATIVE ADJUDICATION) OF THE LA GRANGE PARK MUNICIPAL CODE TO INCLUDE INJUNCTIVE RELIEF IN ADMINISTRATIVE ADJUDICATIONS

WHEREAS, the President and Board of Trustees of the Village of La Grange Park (the "Corporate Authorities of the Village"), a non-home rule municipality, have all of the powers and authority granted to such municipalities pursuant to Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) of the Constitution of the State of Illinois of 1970, including the right to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Title III (Administration), Chapter 38 (Administrative Adjudication) of the Village of La Grange Park Municipal Code ("Municipal Code") provides for an administrative hearing system for the enforcement of certain Village of La Grange Park ("Village") ordinances and resolutions; and

WHEREAS, on August 15, 2025, Governor Pritzker signed Public Act 104-0200 into law, which expanded the powers of administrative law judges in local administrative code enforcement adjudications by authorizing administrative law judges to enter orders imposing injunctive relief in addition to monetary fines; and

WHEREAS, the Corporate Authorities of the Village desire to amend Title III (Administration), Chapter 38 (Administrative Adjudication) of the Municipal Code to allow the Village administrative hearing officer to impose injunctive relief require the remediation of code violations (the "Code Amendments"); and

WHEREAS, at an open public meeting held on January __, 2026, the Village President and Board of Trustees of the Village reviewed and discussed the Code Amendments, and received input from the Village staff and provided an opportunity for public input relative to the Code Amendments; and

WHEREAS, pursuant to its statutory authority and constitutional powers provided by the applicable provisions of the Illinois Municipal Code (65 ILCS 5/) and Section 7 (Counties And Municipalities Other Than Home Rule Units) of Article VII (Local Government) of the Constitution of the State of Illinois of 1970, the President and Board of Trustees of the Village of La Grange Park find that the approval of the below Code Amendments is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. The above recitals are incorporated by reference into Section 1 of this Ordinance as material terms and provisions.

SECTION 2: Code Amendments. Subsection B (Hearing Officer) of Section 38.02 (Department Composition) of Chapter 38 (Administrative Adjudication) of Title III (Administration) of the Municipal Code shall be amended to read in its entirety as follows:

“§ 38.02 DEPARTMENT COMPOSITION.

(B) Hearing officer.

(1) A hearing officer must be an attorney licensed to practice law in the State of Illinois for at least three years.

(2) The hearing officer shall have the following duties:

(a) Preside over all adjudicatory hearings to determine whether or not a village code violation exists and administer oaths and affirmations;

(b) Hear testimony and accept evidence that is relevant to the existence of a village code violation;

(c) At any time prior to the hearing date, the hearing officer assigned to hear the case may, at the request of either party, issue subpoenas directing witnesses to appear and give testimony at the hearing or produce relevant documents;

(d) Preserve and authenticate the record of the hearing and all exhibits and evidence introduced at the hearing;

(e) Issue and sign a written finding, decision and order stating whether a village code violation exists;

(f) Impose penalties and sanctions or such other relief consistent with applicable provisions of this code and assess costs upon finding a party liable for the charged violation, except, however, that in no event shall the hearing officer have the authority to impose a penalty of incarceration, or fines in excess of \$50,000;

(g) Upon a finding of liable a \$30 penalty is to be imposed by the hearing officer as an administrative adjudication hearing cost. This additional penalty shall not be construed as part of the fine for the purposes of any reduction made in the fine for compliance.

(h) Enter orders prohibiting further code violation or compelling the remediation of existing code violation within a specified time and authorizing the Village to take all necessary steps to remediate code violations.

(3) Prior to conducting administrative adjudication proceedings under this chapter, the hearing officer shall have successfully completed a formal training program which includes the following:

(a) Instruction on the rules of procedure of the administrative hearings over which the hearing officer shall preside;

(b) Orientation to each subject area of the code violations that he or she will adjudicate;

(c) Observation of administrative hearings; and

(d) Participation in hypothetical cases, including rules on evidence and issuing final orders.

(4) The hearing officer shall be employed as an independent contractor of the village and shall not be considered an employee of the village. A hearing officer may be removed with or without cause by the Village President or his or her designee.”

SECTION 3: Code Amendments. Subsection C (Findings, decision and order) of Section 38.04 (Administrative Hearings) of Chapter 38 (Administrative Adjudication) of Title III (Administration) of the Municipal Code shall be amended to read in its entirety as follows:

“(C) Findings, decision and order.

(1) At the conclusion of the hearing, the hearing officer shall make a determination on the basis of the evidence presented at the hearing as to whether or not a code violation exists.

(2) The determination shall be in writing and shall be designated as the findings, decision, and order, including the fine, penalty or action with which the defendant must comply.

(3) The findings, decision, and order shall include:

(a) The hearing officer’s findings of fact;

(b) A decision of whether or not a code violation exists based upon the findings of fact;

(c) In the case of a code violation other than a building code violation, an order that states the sanction or dismisses the case if a code violation is not proved;

(d) In the case of a building code violation only, an order ordering the owner to correct the building code violation or dismissing the case if a building code violation is not proved; and

(e) In the case of a building code violation, if a building code violation is proved, the order may also impose the sanctions that are provided in the building code for the building code violation proved; -

(f) If applicable, an order that requires remediation of existing code violations within a specified time;

(g) If applicable, an order that prohibits further code violation; and

(h) If applicable, an order authoring the Village to take all necessary steps to remediate the code violations

(4) A monetary sanction under this chapter shall be consistent with applicable village code provisions with a maximum of \$50,000 for all code violations.

(5) The maximum monetary fine imposed under the village code shall be exclusive of costs of enforcement or costs incurred by the village to secure compliance with the village code, and shall not be applicable to cases to enforce the collection of any tax imposed and collected by the village.

(6) A copy of any findings, decisions, or orders shall be served on the alleged violator within five days after it is issued. Service shall be made in person or by first class mail.

(7) Payment of any penalty or fine and the disposition of any fine money shall be in the manner as set forth in the village code.

(8) In the case of a building code violation only, the order to correct a building code violation and the sanctions imposed by the village as the result of a finding of a building code violation under this chapter shall attach to the property as well as to the property owner so that a finding of a building code violation against one owner cannot be avoided by conveying or transferring the property to another owner. Any subsequent transferee or owner of the property takes subject to the findings, decision and order of a hearing officer under this chapter."

SECTION 4: Codifier to Make All Necessary Internal Amendments. To the extent necessary, all tables of contents, indexes, headings, text and internal references or cross-references to sections that need to be amended or deleted within the Municipal Code as a consequence of the above Code Amendments, shall be amended by the Village's codifier so as to be consistent with the terms of this Ordinance.

SECTION 5: Repeal of Conflicting Provisions; Severability; Validity of Non-Conflicting Legislation. All ordinances or parts of ordinances in conflict with this Ordinance are repealed. Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. Except as to the Municipal Code amendments set forth above in this Ordinance, all Chapters and Sections of the Municipal Code, as amended, shall remain in full force and effect.

SECTION 6: Effective Date; Publication in Pamphlet Form. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois this ___ day of January, 2026 pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN: _____

APPROVED by the Village President this _____ day of _____ 2026.

Dr. James L. Discipio, Village President

ATTEST:

Meghan M. Kooi, Village Clerk

DATE: ____ 2026.

This Ordinance was published by me in pamphlet form on the __ day of January, 2026.

Meghan M. Kooi, Village Clerk

APPROVED AS TO FORM BY: Village Attorney Michael T. Jurusik on Jan. 13th, 2026

Building & Zoning Committee Divider

Jamie Zaura, Chairwoman

Bob Lautner

Karen Koncel



Village Board Agenda Memo

Date: January 13, 2026
To: Village President & Board of Trustees
From: Maggie Jarr, Deputy Village Manager
Julia Cedillo, Village Manager
RE: **Zoning Text Amendments – Village of La Grange Park**

GENERAL BACKGROUND

The Village of La Grange Park (“Applicant”) proposes a series of zoning text amendments to the La Grange Park Zoning Code (“Zoning Code”), including Sections 153.058 (Special Use), 153.193 (Accessory Structures and Uses), 153.194 (Permitted Encroachments), 153.195 (Temporary Uses and Structures), 153.303 (Generic Use Definitions), 153.304 (General Terms Definitions), and 153.999 (Penalty).

The proposed amendments are intended to align the Zoning Code with current community needs and established policy direction. In recent years, the Village Board has approved multiple variations and ordinances addressing recurring zoning matters, such as front porch encroachments, reduced garage setbacks, shade structures in parks, and certain temporary seasonal uses including outdoor dining areas and greenhouses. These actions reflect consistent Board policy and community support.

Rather than continuing to address these issues on a case-by-case basis, the proposed amendments would codify these practices and establish clear, consistent standards. The amendments also include clarifications to improve usability and enforceability of the Zoning Code, including updated definitions and standards for common accessory structures (e.g., gazebos and pergolas), clarification of surface-type terminology, and revised penalty provisions specifying fine amounts for noncompliance.

The amendments were developed in consultation with Arista Strungys of Camiros, Ltd., the Village’s zoning consultant, and were reviewed by the Village Engineer and Village Attorney. Collectively, the updates are intended to streamline administration of the Zoning Code while ensuring it reflects current land use practices, community preferences, and applicable legal standards.

The Planning and Zoning Commission held a public hearing on October 21, 2025, which was continued to November 18, 2025. The Applicant attended and provided testimony. Meeting minutes, public hearing transcripts, and the approved Findings of Fact are attached. Upon conclusion of the hearing, the Planning and Zoning Commission recommended approval of the text amendments by a vote of five (5) to zero (0).

STAFF RECOMMENDATION

Staff concurs with the recommendation of the Planning and Zoning Commission.

MOTION/ACTION REQUESTED

This item is for discussion and action.

Motion To Approve An Ordinance Amending Various Sections Of Title VI (Land Usage) Of The La Grange Park Zoning Code – Village of La Grange Park (Case #25-0021)

DOCUMENTATION

- An Ordinance Amending Various Sections Of Title VI (Land Usage) Of The La Grange Park Zoning Code – Village of La Grange Park (Case #25-0021)
- Application and Attachments for Zoning Text Amendments
- Planning and Zoning Commission Agenda Memos – October 21, 2025 & November 18, 2025
- Planning and Zoning Commission Meeting Minutes – October 21, 2025 & November 18, 2025
- Public Hearing Transcripts (Case #25-0021) – October 21, 2025 & November 18, 2025

ORDINANCE NO. 1293

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE VI (LAND USAGE) OF THE LA GRANGE PARK ZONING CODE
- VILLAGE OF LA GRANGE PARK
CASE #25-0021**

WHEREAS, the Village of La Grange Park (“Applicant”) filed an Application for zoning text amendments to Section 153.058 (Special Use), Section 153.193 (Accessory Structures and Uses), Section 153.194 (Permitted Encroachments), Section 153.195 (Temporary Uses and Structures), Section 153.303 (Generic Use Definitions), Section 153.304 (General Terms Definitions), and Section 153.999 (Penalty) of Title XV (Land Usage) of the La Grange Park Zoning Code (“Zoning Code”), collectively referred to as the “Text Amendments”; and

WHEREAS, at an open, public meeting held on October 21, 2025, the Planning and Zoning Commission of the Village of La Grange Park, Illinois (“Commission”) conducted a public hearing relative to the Text Amendments, pursuant to notice and publication as required by law (“Public Hearing”); and

WHEREAS, at the Public Hearing, the Applicant presented its Application for the Text Amendments, including submittal of written documents and delivery of oral testimony in support of the Text Amendments, Village staff provided verbal comments relative to its Village Staff Report regarding the Application, and other members of the public were provided an opportunity to submit written documents and deliver verbal testimony relative to the Application. During the Public Hearing, the Commission accepted into the record the Application and the Applicant’s additional submittals, the Village Staff Report and all other submittals of members of the public as well as all oral testimony that was heard by the Commission. The meeting was recorded in order to prepare a transcript of the Public Hearing proceedings. On October 21, 2025, pursuant to a unanimous vote of the members of the Commission, the Public Hearing was continued to November 18, 2025; and

WHEREAS, at an open public meeting held on November 18, 2025, the Commission continued the Public Hearing relative to the Text Amendments, and the Applicant presented revisions to its Application for the Text Amendments. The meeting was recorded in order to prepare a transcript of the Public Hearing proceedings. On November 18, 2025, pursuant to a unanimous vote of the members of the Commission, the Public Hearing was closed; and

WHEREAS, after the close of the Public Hearing, the Commission recommended that the President and Board of Trustees of the Village grant the Text Amendments mentioned above, based upon certain Findings of Fact, adopted by the Commission at its open, public meeting held on December 16, 2025. True and correct copies of the Findings of Fact are attached to this Ordinance as **Exhibit “A”** and incorporated herein by reference as if fully set forth herein; and

WHEREAS, in accordance with the authority granted by Division 11-13 (Zoning) of the Illinois Municipal Code (65 ILCS 5/ 11-13) and the applicable provisions of the La Grange Park Zoning Code, the President and Board of Trustees of the Village of La Grange Park have reviewed the Application, the Public Hearing transcript, and the Findings of Fact, and have publicly discussed these issues at a regularly scheduled open public meeting on January 13, 2026, and have found that approval of the Text Amendments, as requested by the Applicant, as set forth in Section 2 below in this Ordinance, is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF

LA GRANGE PARK, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: Incorporation. The above recitals are incorporated by reference into Section 1 of this Ordinance as material terms and provisions.

SECTION 2: Approval of the Text Amendments. That Section 153.058 (Special Use), Section 153.193 (Accessory Structures and Uses), Section 153.194 (Permitted Encroachments), Section 153.195 (Temporary Uses and Structures), Section 153.303 (Generic Use Definitions), Section 153.304 (General Terms Definitions), and Section 153.999 (Penalty) of Title XV (Land Usage) of the La Grange Park Zoning Code, are hereby amended to read in its entirety as set forth herein:

SECTION 153.058 SPECIAL USE.

(G) *Revocation of special use permit.* A special use permit may be revoked by the Village Board after a finding of the existence of any one of the following conditions or of the occurrence of any of the following events:

- (1) The operation of the use for which a special use permit has been issued ceases for a continuous period of 180 days.
- (2) The licenses or permits required for the operation or maintenance of the use are not obtained or are subsequently terminated.
- (3) Any of the provisions of this section or chapter, or any of the terms and conditions of the special use permit are violated. If a violation occurs, in accordance with Section 10.99, a fine of not less than \$100 nor more than \$750 for each and every violation may be imposed.
- (4) A building permit for the construction of the structure(s) for which a special use permit was granted is not issued, through no fault of the village, within one year of the granting of the special use permit by the Village Board and construction is not completed within two years of the granting of the special permit by the Village Board.

SECTION 153.193 ACCESSORY STRUCTURES AND USES.

(E) Garages, attached and detached. The following design standards apply to all residential garages. Attached garages shall not be considered an accessory structure but shall be subject to the regulations of this section for attached garages.

(2) *Detached garages.*

- (a) A detached garage shall not exceed a maximum of 16 feet in height as measured from the garage floor to the highest point of a flat roof, to the deck line of a mansard roof, or to the mean point between the eaves and the ridge of a gable, hip or gambrel roof.
- (b) The area above the vehicle parking spaces in a detached garage may be utilized for storage, but not living space and may not contain a kitchen, bathroom or sleeping area.
- (c) Detached garages shall not exceed 660 square feet.
- (d) Detached garages are permitted in the rear and interior side yards and setbacks. Detached garages shall be located a minimum of five feet from any rear lot line and three feet from an interior side lot line, as measured from the eaves.
- (e) Detached garages should be consistent with the architecture and design of the principal building. Consistency of design shall include use of the same palette of materials as the principal building, roofing, roof pitch, trim and colors.

- (f) Detached garages shall be located a minimum of ten feet from the principal structure on a lot. The distance shall be measured from the walls of the structure.
- (g) In recognition of preserving existing residential structures on interior lots within the R-1A and R-1 Districts that currently have a single-car detached garage and are currently constructed at the 30% limitation of building coverage, an additional lot coverage bonus of 3% is permitted to construct a new detached two-car garage. Principal structures within the R-1A and R-1 Districts with an existing detached garage as of the date of adoption of this Code shall be permitted a maximum building coverage of 33% specifically for the replacement of a detached garage with a two-car capacity. If such principal structure is demolished, the building coverage requirement shall revert to 30% limitation for interior lots. Within the R-1A and R-1 Districts, no additional building coverage is permitted for corner lots where lot coverage is limited to 35% for corner lots.
- (h) As of (insert effective date), existing nonconforming detached garages for single-family dwellings may be replaced in their existing location. Replacement garages cannot exceed the previous garage footprint, square footage, setbacks, eave encroachment, and height.

(F) *Gazebo and Pergola, detached.* Detached gazebos and pergolas are permitted in the rear yard and setback, provided they comply with the following requirements:

- (1) Each surface of the gazebo or pergola shall be at least 25% open.
- (2) Gazebos or pergolas shall be limited to 12 feet in height as measured from grade to the peak of the roof. The gazebo or pergola platform shall be no higher than four feet above grade. Gazebos or pergolas shall be limited to 120 square feet in area.
- (3) The gazebo or pergola shall be set back a minimum of five feet from any lot line.
- (4) Gazebos shall be a minimum of ten (10) feet from any principal structure.

(J) *Porches.*

- (1) Unenclosed porches may encroach eight (8) feet into any required front, corner side or rear setback. Steps are permitted to encroach five (5) additional feet into a required front yard, but shall in no event exceed an encroachment of 13 feet. In all cases, no portion of a porch or steps leading to a porch shall be located closer than five (5) feet to the front lot line.
- (2) Enclosed porches must meet all setback requirements.
- (3) Stoops are not considered porches.
- (4) In the R-1A and R-1 Districts, single-family homes on interior lots are allowed additional building coverage as follows to accommodate a single-story unenclosed front porch. The additional building coverage may only be used for the unenclosed front porch. Such porches must meet the requirements of this section, including division (5) below.
 - (a) For existing single-family dwellings, up to an additional 3% of building coverage is permitted to construct a new unenclosed porch or to reconstruct or expand an existing unenclosed porch.
 - (b) For new construction of single-family dwellings, up to an additional 2% of building coverage is permitted if the dwelling is constructed with an unenclosed front porch.

- (5) In order to qualify for such bonus, the unenclosed front porch must meet the following standards.
- (a) The depth of the unenclosed front porch is a minimum of five feet.
 - (b) The length of the unenclosed front porch along the front façade is a minimum of 40% of the front façade. For homes with an attached front-loading garage, the garage portion of the façade is not included as part of the front façade for the purposes of this calculation.

(Q) Sidewalks and private walkways.

- (1) Sidewalks and private walkways shall not be located adjacent to a patio, parking pad or driveway to increase the size of the patio, parking pad or driveway.
- (2) Sidewalks and private walkways located adjacent to a patio, parking pad or driveway shall not be more than three (3) feet in width.
- (3) The Building Official or Zoning administrator shall have the authority to determine the intended use of a sidewalk or private walkway.

SECTION 153.194 PERMITTED ENCROACHMENTS.

TABLE 12-1: PERMITTED ENCROACHMENTS			
Y = PERMITTED N = NOT PERMITTED			
TYPE OF ENCROACHMENT	SETBACK WHERE PERMITTED		
	FRONT SETBACK, CORNER SIDE SETBACK	INTERIOR SIDE SETBACK	REAR SETBACK
Gazebo & Pergola Subject to 153.193(F)	N	N	Y
Sidewalk & Private Walkway Subject to 153.193(Q)	Y	Y	Y

SECTION 153.195 TEMPORARY USES AND STRUCTURES.

(8) *Tents.*

- (a) *Commercial districts.* Tents within commercial districts shall be permitted for no longer than 14 days and must be in conjunction with a special event of a use located on the same lot. Tents must be removed within two days of the end of the event for which it was erected, but in no case may a tent be in place for longer than 14 days. Unless waived in writing by the Zoning Administrator, every tent shall comply with the bulk requirements applicable to accessory structures. Additionally, the size and location of tents may be restricted where it is determined that it creates parking and/or access problems on the site. Tents included as part of approved temporary outdoor sales and display use are not subject to these standards, but rather the standards of that approved temporary use permit.
- (b) *Residential districts.* Tents within residential districts shall be limited to no more than five days and must be located within the rear yard. These structures shall include tents used for entertainment or assembly purposes that are not intended for living purposes, such as camping and sleeping. Tents in residential districts are exempt from obtaining a temporary use permit.

(9) *Temporary retail stands.* Temporary retail stands not exceeding 250 square feet in are permitted in C-1, C-2, M-1 and OS Districts, subject to approval of a temporary use permit and the following regulations:

- (a) The structure is located entirely on private property and does not encroach upon any required landscaping areas. All such structures shall be setback at least ten feet from any lot line that abuts a public street.
- (b) Off-street parking is not required.
- (c) Temporary retail stands are permitted to sell retail goods and food items, subject to all other village codes.
- (d) Temporary retail stands may not have outdoor seating or outdoor display components.
- (e) Temporary retail stands are permitted one sign of eight square feet. In addition, a temporary retail stand that sells food items is permitted an additional menu sign of four square feet. All signs must be in a wall sign structure.
- (f) Temporary retail stands included as part of an approved temporary outdoor sales and display use are not subject to these standards, but rather the standards of that approved temporary use permit.

(10) *Temporary Outdoor Sales and Display.* Temporary outdoor sales and display areas are permitted for retail goods establishments in the C-1 and C-2 Districts, subject to approval of a temporary use permit and the following regulations.

- (a) Temporary outdoor sales and display areas shall be located entirely on private property.
- (b) Temporary outdoor sales and display areas cannot encroach upon any required landscaping or parking areas. Any structures shall be setback at least ten (10) feet from any lot line that abuts a public street.
- (c) No sales and display area may be placed within five (5) feet of either side of an active door or within 25 feet directly in front of an active door.
- (d) A minimum clear width for pedestrian traffic of five feet (5) must be maintained along any pedestrian pathway within the lot.
- (e) Outdoor sales and display of merchandise must be merchandise that is customarily sold on the premises.
- (f) The timeframe of temporary outdoor sales and display area shall be determined as part of the temporary use permit.
- (g) Such areas are not considered in the calculation of off-street parking requirements.
- (h) Temporary outdoor sales and display areas may include tents/shade structures, temporary greenhouse structures, movable display racks, fenced areas, and similar structures. However, no such structures may be permanently installed on site.

(11) *Temporary Seasonal Outdoor Dining.* Temporary seasonal outdoor dining areas located on private property are permitted in the C-1 and C-2 Districts, subject to approval of a temporary use permit and the following regulations:

- (a) Temporary seasonal outdoor dining areas shall be located entirely on private property.
- (b) The timeframe of temporary seasonal outdoor dining shall be determined as part of the temporary use permit.
- (c) When abutting a public right-of-way, the outdoor dining area must be clearly delineated using temporary structures, such as fences or planters. These

items must be removed from the area upon expiration of the temporary use permit.

- (d) A diagram shall be provided as part of the temporary use application indicating the area of outdoor dining with a description of how the dining area will be delineated.
- (e) Such areas are not considered in the calculation of off-street parking requirements.

SECTION 153.303 GENERIC USE DEFINITIONS.

OUTDOOR DINING. A permanent seating area located outdoors of a contiguous restaurant, usually in addition to an indoor seating area. Outdoor seating areas for tavern/bars, typically referred to as a beer garden, are considered *OUTDOOR DINING*. When *OUTDOOR DINING* is located on private property that abuts a public right-of-way, it is only considered a principal use when such area is delineated through permanently installed structures such as permanent fencing or bollards. (For temporary seasonal outdoor dining areas located on private property abutting a public right-of-way, see “Temporary Seasonal Outdoor Dining”).

PARK/PLAYGROUND. A non-commercial, not-for-profit facility designed to serve the recreation needs of the residents of the community. *PARKS* include, but are not limited to, ballfields, football fields, soccer fields, basketball courts, playgrounds and park district field houses that may have indoor recreation facilities. *PARK/PLAYGROUND* also includes ancillary structures common to *PARKS/PLAYGROUNDS*, such as picnic areas, shade structures, plazas/seating areas, water features, and amphitheaters/pavilions. Such ancillary structures are considered integral to the *PARK/PLAYGROUND* use and not accessory structures.

SECTION 153.304 GENERAL TERMS DEFINITIONS.

GAZEBO. A freestanding outdoor structure that is open-sided in design, with a solid roof providing full shelter, intended for recreational use and not for habitation.

IMPERVIOUS SURFACE. A measure of intensity of land use that represents the portion of a site that is occupied by buildings, structures, pavement, and other impervious surfaces that do not allow for the absorption of water. *SEMI-PERVIOUS SURFACE* areas (e.g., permeable pavers) may be counted as *IMPERVIOUS SURFACE* at a reduced rate based on the coefficient of permeability.

PERGOLA. A freestanding outdoor structure that is open-sided in design, with an open, latticed or slatted roof providing partial shade, intended for recreational use and not for habitation.

PERVIOUS SURFACE. A surface that allows precipitation to infiltrate directly into the ground. Pervious surfaces typically consist of living vegetation, such as turf grass, groundcover, shrubs, or landscaped planting beds.

PRIVATE WALKWAY. A sidewalk or dedicated path on private property for pedestrian use of the owners and their invited guests and not for the general public.

SEMI-PERVIOUS SURFACES. A surface made of materials designed to allow partial

infiltration of stormwater into the ground, thereby reducing runoff, though not as effectively as fully pervious surfaces. Examples include permeable pavers, porous asphalt, gravel-crete, open-grid paving systems, and porous concrete. To qualify as a semi-pervious surface, these materials must be installed over a base layer of washed, open-graded, non-recycled aggregate with a minimum thickness of ten (10) inches. Slatted decks constructed with open-gap joints between planks and installed above pervious surfaces shall also be considered semi-pervious. For stormwater and zoning calculations, semi-pervious surfaces are credited proportionally, with seventy percent (70%) of their area counted as impervious.

SECTION 153.999 PENALTY.

(A) Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this chapter, upon conviction, shall be fined for each offence. In accordance with this Section, no fine shall be less than \$100 or more than \$750 for each and every violation thereof. Each day that a violation continues shall constitute a separate offense for the purposes of the penalties and remedies available to the village. The accumulation of penalties for violations, but not the obligation for payment for violations already committed, shall cease upon correction of the violation.

(B) Fines. Each violation, and each day that such violation continues, shall be subject to a fine as established in the Village Code.

SECTION 3: Codifier to Make All Necessary Internal Amendments. To the extent necessary, all tables of contents, indexes, headings, text and internal references or cross-references to sections that need to be amended or deleted within the Municipal Code as a consequence of the above Code Amendments, shall be amended by the Village's codifier so as to be consistent with the terms of this Ordinance.

SECTION 4: Repeal of Conflicting Provisions; Severability; Validity of Non-Conflicting Legislation. All ordinances or parts of ordinances in conflict with this Ordinance are repealed. Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. Except as to the Municipal Code amendments set forth above in this Ordinance, all Chapters and Sections of the Municipal Code, as amended, shall remain in full force and effect.

SECTION 5: Effective Date; Publication in Pamphlet Form. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois this 13th day of January, 2026 pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN: _____

APPROVED by the Village President this 13th day of January 2026.

Dr. James L. Discipio, Village President

ATTEST:

Meghan M. Kooi, Village Clerk

DATE: ____ 2026.

This Ordinance was published by me in pamphlet form on the __ day of January, 2026.

Meghan M. Kooi, Village Clerk

APPROVED AS TO FORM BY: Village Attorney Michael T. Jurusik on January 13, 2026.

EXHIBIT "A"

FINDINGS OF FACT

(Incorporated by reference and on file with the Village Clerk's Office)

FINDINGS OF FACT
VILLAGE OF LA GRANGE PARK PLANNING & ZONING COMMISSION
CASE – #25-0021
ZONING TEXT AMENDMENTS

WHEREAS, the Village of La Grange Park (the “Applicant”) filed an Application for zoning text amendments to Section 153.058 (Special Use), Section 153.193 (Accessory Structures and Uses), Section 153.194 (Permitted Encroachments), Section 153.195 (Temporary Uses and Structures), Section 153.303 (Generic Use Definitions), Section 153.304 (General Terms Definitions), and Section 153.999 (Penalty) of Title XV (Land Usage) of the La Grange Park Zoning Code (the “Zoning Code”), collectively referred to as the “Text Amendments”; and

WHEREAS, at an open public meeting held on October 21, 2025, the Planning and Zoning Commission of the Village of La Grange Park, Illinois (the “Commission”) conducted a public hearing relative to the Text Amendments, pursuant to notice and publication as required by law (the “Public Hearing”); and

WHEREAS, at the Public Hearing, the Applicant presented its Application for the Text Amendments, including submittal of written documents and delivery of oral testimony in support of the Text Amendments, Village staff provided verbal comments relative to its Village Staff Report regarding the Application, and other members of the public were provided an opportunity to submit written documents and deliver verbal testimony relative to the Application. During the Public Hearing, the Commission accepted into the record the Application and the Applicant’s additional submittals, the Village Staff Report and all other submittals of members of the public as well as all oral testimony that was heard by the Commission. The meeting was recorded in order to prepare a transcript of the Public Hearing proceedings. On October 21, 2025, pursuant to a unanimous vote of the members of the Commission, the Public Hearing was continued to November 18, 2025; and

WHEREAS, at an open public meeting held on November 18, 2025, the Commission continued the Public Hearing relative to the Text Amendments, and the Applicant presented revisions to its Application for the Text Amendments. The meeting was recorded in order to prepare a transcript of the Public Hearing proceedings. On November 18, 2025, pursuant to a unanimous vote of the members of the Commission, the Public Hearing was closed; and

WHEREAS, with respect to the Application for the Text Amendments, based upon documentary evidence submitted by the Applicant, and testimony presented by the Applicant and staff at the Public Hearing, the Commission makes the following Summary of Facts, and pursuant to Section 153.056(E) of the Zoning Code, makes the following Findings of Fact:

SUMMARY OF FACTS

The Applicant is proposing the Text Amendments in order to bring the Zoning Code into alignment with evolving community needs. In recent years, the Village Board has approved a number of variation requests and ordinances that address recurring zoning matters, such as front porch encroachments into

required yards, reduced garage setbacks, and the installation of shade structures in parks. The Board has also approved ordinances allowing certain temporary seasonal uses and structures, such as outdoor dining areas and greenhouses. These decisions reflect a broader policy direction and community support for such uses and structures.

Rather than continuing to address these issues on a case-by-case basis through variances or ordinances, the proposed text amendments are intended to codify these practices and provide clear, consistent regulations moving forward.

In addition, the amendments include clarifications and additions to the Zoning Code to improve its usability and enforceability. These include definitions and standards for common accessory structures, such as gazebos, pergolas, and sidewalks/private walkways, clarification of terminology related to surface types, and updated penalty provisions to specify fine amounts for noncompliance.

The Text Amendments are intended to support streamlined administration of the Zoning Code while ensuring regulations reflect current land use practices, community preferences, and legal standards. The proposed text amendments are as follows:

SECTION 153.058 SPECIAL USE.

(G) *Revocation of special use permit.* A special use permit may be revoked by the Village Board after a finding of the existence of any one of the following conditions or of the occurrence of any of the following events:

- (1) The operation of the use for which a special use permit has been issued ceases for a continuous period of 180 days.
- (2) The licenses or permits required for the operation or maintenance of the use are not obtained or are subsequently terminated.
- (3) Any of the provisions of this section or chapter, or any of the terms and conditions of the special use permit are violated. If a violation occurs, in accordance with Section 10.99, a fine of not less than \$100 nor more than \$750 for each and every violation may be imposed.
- (4) A building permit for the construction of the structure(s) for which a special use permit was granted is not issued, through no fault of the village, within one year of the granting of the special use permit by the Village Board and construction is not completed within two years of the granting of the special permit by the Village Board.

SECTION 153.193 ACCESSORY STRUCTURES AND USES.

(E) Garages, attached and detached. The following design standards apply to all residential garages. Attached garages shall not be considered an accessory structure but shall be subject to the regulations of this section for attached garages.

(2) *Detached garages.*

- (a) A detached garage shall not exceed a maximum of 16 feet in height as measured from the garage floor to the highest point of a flat roof, to the deck line of a mansard roof, or to the mean point between the eaves and the ridge of a gable, hip or gambrel roof.
- (b) The area above the vehicle parking spaces in a detached garage may be utilized for storage, but not living space and may not contain a kitchen, bathroom or sleeping area.
- (c) Detached garages shall not exceed 660 square feet.
- (d) Detached garages are permitted in the rear and interior side yards and setbacks. Detached garages shall be located a minimum of five feet from any rear lot line and three feet from an interior side lot line, as measured from the eaves.

- (e) Detached garages should be consistent with the architecture and design of the principal building. Consistency of design shall include use of the same palette of materials as the principal building, roofing, roof pitch, trim and colors.
- (f) Detached garages shall be located a minimum of ten feet from the principal structure on a lot. The distance shall be measured from the walls of the structure.
- (g) In recognition of preserving existing residential structures on interior lots within the R-1A and R-1 Districts that currently have a single-car detached garage and are currently constructed at the 30% limitation of building coverage, an additional lot coverage bonus of 3% is permitted to construct a new detached two-car garage. Principal structures within the R-1A and R-1 Districts with an existing detached garage as of the date of adoption of this Code shall be permitted a maximum building coverage of 33% specifically for the replacement of a detached garage with a two-car capacity. If such principal structure is demolished, the building coverage requirement shall revert to 30% limitation for interior lots. Within the R-1A and R-1 Districts, no additional building coverage is permitted for corner lots where lot coverage is limited to 35% for corner lots.
- ~~(e)~~(h) As of (insert effective date), existing nonconforming detached garages for single-family dwellings may be replaced in their existing location. Replacement garages cannot exceed the previous garage footprint, square footage, setbacks, eave encroachment, and height.

(F) Gazebo and Pergola, detached. Detached gazebos and pergolas are permitted in the rear yard and setback, provided they comply with the following requirements:

- (1) Each surface of the gazebo or pergola shall be at least 25% open.
- (2) Gazebos or pergolas shall be limited to 12 feet in height as measured from grade to the peak of the roof. The gazebo or pergola platform shall be no higher than four feet above grade. Gazebos or pergolas shall be limited to 120 square feet in area.
- ~~(3)~~ The gazebo or pergola shall be set back a minimum of five feet from any lot line.
- ~~(3)~~(4) Gazebos shall be a minimum of ~~and ten~~ (10) feet from any principal structure.

(J) Porches.

- (1) Unenclosed porches may encroach ~~five-eight (8)~~ (8) feet into any required front, corner side or rear setback. Steps are permitted to encroach ~~ten-five (5)~~ (5) additional feet into a required front yard, but shall in no event exceed an encroachment of 13 feet. In all cases, no portion of a porch or steps leading to a porch shall be located closer than five (5) feet to the front lot line.
- (2) Enclosed porches must meet all setback requirements.
- (3) Stoops are not considered porches.
- (4) In the R-1A and R-1 Districts, single-family homes on interior lots are allowed additional building coverage as follows to accommodate a single-story unenclosed front porch. The additional building coverage may only be used for the unenclosed front porch. Such porches must meet the requirements of this section, including division (5) below.
 - (a) For existing single-family dwellings, up to an additional 3% of building coverage is permitted to construct a new unenclosed porch or to reconstruct or expand an existing unenclosed porch.
 - (b) For new construction of single-family dwellings, up to an additional 2% of building coverage is permitted if the dwelling is constructed with an unenclosed front porch.
- (5) In order to qualify for such bonus, the unenclosed front porch must meet the following standards.
 - (a) The depth of the unenclosed front porch is a minimum of five feet.
 - (b) The length of the unenclosed front porch along the front façade is a minimum of 40% of the front façade. For homes with an attached front-loading garage, the garage portion of the façade is not included as part of the front façade for the purposes of this calculation.

(Q) Sidewalks and private walkways.

- (1) Sidewalks and private walkways shall not be located adjacent to a patio, parking pad or driveway to increase the size of the patio, parking pad or driveway.
- (2) Sidewalks and private walkways located adjacent to a patio, parking pad or driveway shall not be more than three (3) feet in width.

- (3) The Building Official or Zoning administrator shall have the authority to determine the intended use of a sidewalk or private walkway.

SECTION 153.194 PERMITTED ENCROACHMENTS.

VILLAGE OF LA GRANGE PARK, ILLINOIS TABLE 12-1: PERMITTED ENCROACHMENTS Y = PERMITTED N = NOT PERMITTED			
TYPE OF ENCROACHMENT	SETBACK WHERE PERMITTED		
	FRONT SETBACK, CORNER SIDE SETBACK	INTERIOR SIDE SETBACK	REAR SETBACK
Gazebo & Pergola Subject to 153.193(F)	N	N	Y
Sidewalk & Private Walkway Subject to 153.193(Q)	Y	Y	Y

SECTION 153.195 TEMPORARY USES AND STRUCTURES.

(8) *Tents.*

- (a) *Commercial districts.* Tents within commercial districts shall be permitted for no longer than 14 days and must be in conjunction with a special event of a use located on the same lot. Tents must be removed within two days of the end of the event for which it was erected, but in no case may a tent be in place for longer than 14 days. Unless waived in writing by the Zoning Administrator, every tent shall comply with the bulk requirements applicable to accessory structures. Additionally, the size and location of tents may be restricted where it is determined that it creates parking and/or access problems on the site. Tents included as part of approved temporary outdoor sales and display use are not subject to these standards, but rather the standards of that approved temporary use permit.
- (b) *Residential districts.* Tents within residential districts shall be limited to no more than five days and must be located within the rear yard. These structures shall include tents used for entertainment or assembly purposes that are not intended for living purposes, such as camping and sleeping. Tents in residential districts are exempt from obtaining a temporary use permit.

(9) *Temporary retail stands.* Temporary retail stands not exceeding 250 square feet in are permitted in C-1, C-2, M-1 and OS Districts, subject to approval of a temporary use permit and the following regulations:

- (a) The structure is located entirely on private property and does not encroach upon any required landscaping areas. All such structures shall be setback at least ten feet from any lot line that abuts a public street.
- (b) Off-street parking is not required.
- (c) Temporary retail stands are permitted to sell retail goods and food items, subject to all other village codes.
- (d) Temporary retail stands may not have outdoor seating or outdoor display components.
- (e) Temporary retail stands are permitted one sign of eight square feet. In addition, a temporary retail stand that sells food items is permitted an additional menu sign of four square feet. All signs must be in a wall sign structure.
- (e)(f) (f) Temporary retail stands included as part of an approved temporary outdoor sales and display use are not subject to these standards, but rather the standards of that approved temporary use permit.

(10) *Temporary Outdoor Sales and Display.* Temporary outdoor sales and display areas are permitted for retail goods establishments in the C-1 and C-2 Districts, subject to approval of a temporary use permit and the following regulations.

- (a) Temporary outdoor sales and display areas shall be located entirely on private property.

- (b) Temporary outdoor sales and display areas cannot encroach upon any required landscaping or parking areas. Any structures shall be setback at least ten (10) feet from any lot line that abuts a public street.
- (c) No sales and display area may be placed within five (5) feet of either side of an active door or within 25 feet directly in front of an active door.
- (d) A minimum clear width for pedestrian traffic of five feet (5) must be maintained along any pedestrian pathway within the lot.
- (e) Outdoor sales and display of merchandise must be merchandise that is customarily sold on the premises.
- (f) The timeframe of temporary outdoor sales and display area shall be determined as part of the temporary use permit.
- (g) Such areas are not considered in the calculation of off-street parking requirements.
- (a)(h) Temporary outdoor sales and display areas may include tents/shade structures, temporary greenhouse structures, movable display racks, fenced areas, and similar structures. However, no such structures may be permanently installed on site.

(11) Temporary Seasonal Outdoor Dining. Temporary seasonal outdoor dining areas located on private property are permitted in the C-1 and C-2 Districts, subject to approval of a temporary use permit and the following regulations:

- (a) Temporary seasonal outdoor dining areas shall be located entirely on private property.
- (b) The timeframe of temporary seasonal outdoor dining shall be determined as part of the temporary use permit.
- (c) When abutting a public right-of-way, the outdoor dining area must be clearly delineated using temporary structures, such as fences or planters. These items must be removed from the area upon expiration of the temporary use permit.
- (d) A diagram shall be provided as part of the temporary use application indicating the area of outdoor dining with a description of how the dining area will be delineated.
- (a)(e) Such areas are not considered in the calculation of off-street parking requirements.

SECTION 153.303 GENERIC USE DEFINITIONS.

OUTDOOR DINING. A permanent seating area located outdoors of a contiguous restaurant, usually in addition to an indoor seating area. Outdoor seating areas for tavern/bars, typically referred to as a beer garden, are considered OUTDOOR DINING. When OUTDOOR DINING is located on private property that abuts a public right-of-way, it is only considered a principal use when such area is delineated through permanently installed structures such as permanent fencing or bollards. (For temporary seasonal outdoor dining areas located on private property abutting a public right-of-way, see "Temporary Seasonal Outdoor Dining").

PARK/PLAYGROUND. A non-commercial, not-for-profit facility designed to serve the recreation needs of the residents of the community. PARKS include, but are not limited to, ballfields, football fields, soccer fields, basketball courts, playgrounds and park district field houses that may have indoor recreation facilities. PARK/PLAYGROUND also includes ancillary structures common to PARKS/PLAYGROUNDS such as picnic areas, shade structures, plazas/seating areas, water features, and amphitheaters/pavilions. Such ancillary structures are considered integral to the PARK/PLAYGROUND use and not accessory structures.

SECTION 153.304 GENERAL TERMS DEFINITIONS.

GAZEBO. A freestanding outdoor structure that is open-sided in design, with a solid roof providing full shelter, intended for recreational use and not for habitation.

IMPERVIOUS SURFACE. A measure of intensity of land use that represents the portion of a site that is occupied by buildings, structures, pavement, and other impervious surfaces that do not allow for the absorption of water. SEMI-PERVIOUS SURFACE areas (e.g., permeable pavers) may be counted as IMPERVIOUS SURFACE at a reduced rate based on the coefficient of permeability. Unroofed, unenclosed accessory structures, where water is allowed to drain to a pervious surface, such as decks constructed of wood slats, are not included in IMPERVIOUS SURFACE calculations.

PERGOLA. A freestanding outdoor structure that is open-sided in design, with an open, latticed or slatted roof providing partial shade, intended for recreational use and not for habitation.

PERVIOUS SURFACE. A surface that allows precipitation to infiltrate directly into the ground. Pervious surfaces typically consist of living vegetation, such as turf grass, groundcover, shrubs, or landscaped planting beds.

PRIVATE WALKWAY. A sidewalk or dedicated path on private property for pedestrian use of the owners and their invited guests and not for the general public.

SEMI-PERVIOUS SURFACES. A surface made of materials designed to allow partial infiltration of stormwater into the ground, thereby reducing runoff, though not as effectively as fully pervious surfaces. Examples include permeable pavers, porous asphalt, gravel-crete, open-grid paving systems, and porous concrete. To qualify as a semi-pervious surface, these materials must be installed over a base layer of washed, open-graded, non-recycled aggregate with a minimum thickness of ten (10) inches. Slatted decks constructed with open-gap joints between planks and installed above pervious surfaces shall also be considered semi-pervious. For stormwater and zoning calculations, semi-pervious surfaces are credited proportionally, with seventy percent (70%) of their area counted as impervious.

SECTION 153.999 PENALTY.

(A) Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this chapter, upon conviction, shall be fined for each offence. In accordance with this Section, no fine shall be less than \$100 or more than \$750 for each and every violation thereof. Each day that a violation continues shall constitute a separate offense for the purposes of the penalties and remedies available to the village. The accumulation of penalties for violations, but not the obligation for payment for violations already committed, shall cease upon correction of the violation.

(B) Fines. Each violation, and each day that such violation continues, shall be subject to a fine as established in the Village Code.

FINDINGS OF FACT

Penalty Amounts for Noncompliance – The proposed text amendments would add language to clarify penalty amounts for noncompliance with the Zoning Code, including any violations of conditions for approved special uses, making enforcement more direct and understandable. The amendments make it explicit that violations are not just grounds for revocation, but may also result in financial penalties, and reinforce the seriousness of permit conditions and enhancing the legal foundation for enforcement. The defined penalty (no fine shall be less than \$100 or more than \$750 for each violation) is consistent with the minimum and maximum fine amounts across different sections of the code.

Detached Garages – In 2022 and 2023, the Village Board approved two separate variation requests to decrease the required garage setbacks to the rear and/or interior side property lines in order to rebuild residential detached garages at the same size and in the same location. Under Section 153.193 of the Zoning Code (Accessory Structures and Uses), a detached garage must be located a minimum of 5' from the rear lot line and 3' from an interior side lot line, as measured from the eaves. In both zoning cases, the Planning and Zoning Commission provided the Village Board with findings that the strict application of the terms of the Zoning Code would result in undue hardship for the homeowner and that the proposed variation would not alter the essential character of the locality. The approved variations were to decrease the minimum interior side setback from 3' to 0.27' and the

minimum rear lot line setback from 5' to 0.32' (409 North Spring Avenue) and to decrease the minimum rear lot line setback for the garage from 5' to 3.7' (400 North Brainard Avenue). The proposed text amendment would allow for the "in kind" replacement of existing nonconforming detached garages for single-family dwellings.

Gazebos and Pergolas – Currently, the Zoning Code does not define or provide any specific requirements for pergolas, and pergolas are regulated as gazebos in accordance with Section 153.193 (Accessory Structures and Uses) and Section 153.194 (Permitted Encroachments) of the Zoning Code. The proposed text amendments would add a definition for pergola, amend the definition of gazebo to ensure a distinction between the two types of structures, and update the standards for gazebos and pergolas. By creating a separate definition for pergolas, the Village acknowledges that these are functionally and structurally different types of accessory structures – gazebos are sheltered and often more enclosed, while pergolas are more decorative with limited shelter. Similar standards are applied to both types of structures (i.e., openness, size, height), but gazebos require a minimum of 10' of separation from the principal structure due to safety and visual bulk/massing. The proposed text amendments will eliminate confusion between these similar but distinct structures and enable more consistent enforcement and compliance during plan review or complaint investigation.

Front Porch Encroachments – In 2024 and 2025, the Village Board approved two separate variation requests to allow front porch encroachments larger than 5' into the required front yard setback. Under Section 153.193 of the Zoning Code (Accessory Structures and Uses), a porch may encroach up to 5' into the required front setback and the steps are permitted to encroach 10' into the required front yard. In both zoning cases, the Planning and Zoning Commission provided the Village Board with findings that the proposed variation would not alter the essential character of the locality. The approved variations were to increase the front setback encroachment from 5' to 7'-6" (424 Brainard Avenue) and from 5' to 6'-11½" (615 North Waiola Avenue). The proposed text amendment would increase the allowable front porch encroachment from 5' to 8' into any required front, corner side, or rear setback. Steps would be permitted to encroach an additional 5' into a required front yard. However, a porch or steps leading to a porch shall not be located closer than five (5) feet to the front lot line.

Sidewalks and Private Walkways – Currently, the Zoning Code does not define or provide any specific requirements for sidewalks and private walkways, aside from Section 153.194 of the Zoning Code (Permitted Encroachments) which allows sidewalks and private walkways to encroach into any required front, corner side, interior side, or rear setback. The proposed text amendment would add a definition for private walkway and standards for the location of sidewalks and private walkways consistent with Village staff's review of zoning applications and building permit applications. The reason for these amendments is to preserve the integrity of zoning regulations, prevent the unauthorized expansion of impervious surfaces, and maintain the character and function of residential properties. Without these standards, homeowners or developers could exploit loopholes by expanding patios, driveways, or parking areas under the guise of installing walkways.

Temporary Outdoor Sales and Display – Each year, the Village Board approves a Temporary Use Permit for Jewel-Osco to erect a seasonal greenhouse to house decorative plants and vegetable

plants in the parking lot at 507 Woodlawn Avenue for approximately three (3) months. Section 153.195 of the Zoning Code (Temporary Uses and Structures) permits tents in commercial districts for up to 14 days and temporary retail stands in commercial districts up to 250 square feet. Village Board approval is required because Jewel requests to install a greenhouse structure that does not comply with the timeframe or size requirements of the Code. The proposed text amendments would create a new temporary use (temporary outdoor sales and display), standards for the new temporary use (outdoor sales and display), and clarify two existing temporary uses (tents and temporary retail stands).

Temporary Seasonal Outdoor Dining – In 2020, in response to the COVID-19 pandemic and the regulations contained in the Restore Illinois Plan, the Village Board approved an ordinance allowing for temporary outdoor dining. The ordinance allowed existing restaurants to apply for a Temporary Use Permit to engage in outdoor dining through December 31, 2020. The ordinance also allowed the approval for temporary outdoor dining to be issued administratively, rather than requiring the typical three-to-four-month zoning review process. The Village Board went on to approve six extensions of this policy in order to provide continued support to our restaurant community, and given the sustained interest in outdoor dining from both restaurant owners and patrons. The proposed text amendments would create a new temporary use and standards for temporary seasonal outdoor dining, and amend the definition of outdoor dining to ensure a distinction between a permanent outdoor dining area and the new temporary use. Temporary seasonal outdoor dining on private property is permitted in the C-1 and C-2 Districts, subject to approval of a Temporary Use Permit.

Ancillary Structures Related to Parks/Playgrounds – In 2023 and 2025, the Village Board approved two separate variations requested by the Community Park District of La Grange Park to allow for shade structures larger than 120 square feet to be constructed at Beach Oak Park (336-square-foot structure) and Yena Park (240-square-foot structure). A shade structure is considered a gazebo under Section 153.304 of the Zoning Code (General Terms Definitions) and is therefore subject to the corresponding on-site development standards which limit the total area of the structure to 120 square feet. In both zoning cases, the Planning and Zoning Commission provided the Village Board with findings that the allowable 120-square-foot area for a gazebo structure is limiting for a park/playground use, as compared to gazebos located in residential zoning districts and used in conjunction with residential uses. The proposed text amendment would add language to the definition of park/playground to allow for structures integral to the operation of a park to be permitted by-right. Such structures (i.e., picnic areas, shade structures, plazas/seating areas, water features, pavilions) would not be considered accessory structures, but rather part of the principal use.

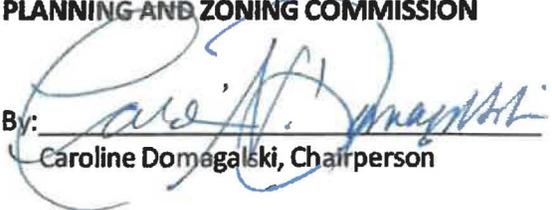
Definitions for Surface Types – Semi-pervious surface areas (e.g., permeable pavers) may be counted as impervious surface at a reduced rate based on the coefficient of permeability under Section 153.117 (Bulk and Setback Regulations) and Section 153.304 (General Terms Definitions) of the Zoning Code. The proposed text amendments would distinguish between surfaces that fully, partially or do not allow water infiltration by revising the definition of impervious surface and add definitions for pervious surface and semi-pervious surface. These definitions will help clarify how different surface materials impact stormwater runoff, drainage and site design, and support consistent application of zoning and stormwater management standards.

Regarding the request for the Text Amendments outlined above, the Planning and Zoning Commission voted to approve the Text Amendments, as follows:

- AYES:** Campo, Domagalski, Lampert, McElligott and Studwell
- NAYS:** None
- ABSENT:** Bartholomai and Lee

RESPECTFULLY SUBMITTED this 16th day of December, 2025.

**VILLAGE OF LA GRANGE PARK
PLANNING AND ZONING COMMISSION**

By: 

Caroline Domagalski, Chairperson



VILLAGE OF LA GRANGE PARK • ADMINISTRATION DEPARTMENT
 447 N. CATHERINE AVE, IL 60526 • PHONE (708) 354-0225 • FAX (708) 354-0241

APPLICATION FEE: \$500
 DEPOSIT: \$1,000

APPLICATION ZONING TEXT AMENDMENT

NAME OF APPLICANT(S): Village of La Grange Park
 INTEREST IN PROPERTY: N/A
 ADDRESS: 447 N. Catherine Avenue
 CITY, STATE, ZIP: La Grange Park, IL 60526
 EMAIL: mjarr@lagraangepark.org PHONE: (708) 354-0225 FAX:

NAME OF PROPERTY OWNER/TRUSTEE(S):
 ADDRESS:
 CITY, STATE, ZIP:
 EMAIL: PHONE: FAX:

NAME OF ATTORNEY (IF APPLICABLE): Michael T. Jurusik – Klein, Thorpe and Jenkins, Ltd.
 ADDRESS: 900 Oakmont Lane, Suite 301
 CITY, STATE, ZIP: Westmont, Illinois 60559
 EMAIL: mtjurusik@ktlaw.com PHONE: (312) 984-6432 FAX:

NAME OF ENGINEER (IF APPLICABLE):
 ADDRESS:
 CITY, STATE, ZIP:
 EMAIL: PHONE: FAX:

NAME OF ARCHITECT (IF APPLICABLE):
 ADDRESS:
 CITY, STATE, ZIP:
 EMAIL: PHONE: FAX:

VILLAGE PERSONNEL: Provide the following information for any officer or employee of the Village with an interest in the Owner, Applicant, or Consultant and the nature and extent of that interest.

NAME:
 ADDRESS:
 CITY, STATE, ZIP:
 EMAIL: PHONE: FAX:

NATURE/EXTENT OF INTEREST:



REQUIRED DOCUMENTATION: All required documents must be submitted in hard copy (2 copies) and in digital form (1 copy).

~~STATEMENT OF AGREEMENT TO REIMBURSE COSTS (separate document)~~

ORDINANCE PROVISION: Section(s) of the Zoning Code which is impacted by the proposed Zoning Text Amendment.

- Section 153.058 SPECIAL USE.
- Section 153.193 ACCESSORY STRUCTURES AND USES.
- Section 153.194 PERMITTED ENCROACHMENTS.
- Section 153.195 TEMPORARY USES AND STRUCTURES.
- Section 153.303 GENERIC USE DEFINITIONS.
- Section 153.304 GENERAL TERMS DEFINITIONS.
- Section 153.999 PENALTY.

SUMMARY OF PROPOSED TEXT AMENDMENT: (Attach additional pages if necessary)

See proposed text amendments attached – original text in **BLACK** and proposed changes in **RED**.

STANDARDS FOR A ZONING TEXT AMENDMENT: The Zoning Board of Appeals’ recommendation and the Village Board of Trustees’ decision on any zoning text amendment is a matter of legislative description that is not controlled by any specific standard. However, in making their recommendation and decision, the Zoning Board of Appeals and the Village Board of Trustees shall consider the standards noted below (you may attach additional pages if necessary).

See proposed descriptions attached – narrative text in **BLUE**.

a. The extent to which the proposed amendment promotes the public health, safety, comfort, convenience and general welfare of the Village.

b. The relative gain to the public, as compared with the hardship imposed upon the Applicant.

c. The consistency of the proposed amendment with the Comprehensive Plan.

d. The consistency of the proposed amendment with the intent and general regulations of the Zoning Code.

e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.



f. *Whether the proposed amendment will benefit the residents of the Village as a whole, and not just the Applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the Applicant.*

g. *Whether the proposed amendment provides a more workable way to achieve the intent and purposes of the Zoning Code and Comprehensive Plan.*

h. *The extent to which the proposed amendment creates nonconformities.*

OWNER/APPLICANT REPRESENTATIONS:

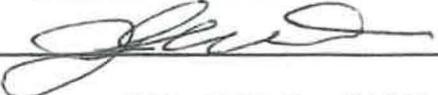
The Owner states that he and/or she consent to the filing of this application and that all information contained herein is true and correct to the best of his and/or her knowledge.

Name of Owner (print): N/A Date: N/A

Signature of Owner: N/A Date: N/A

The applicant certifies that all of the information contained in this application is correct to the best of applicant's knowledge. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application.

Name of Applicant (print): Village of La Grange Park Date: 10-1-2025

Signature of Applicant:  Date: 10-1-2025

SIGN REQUIREMENTS FOR ALL PUBLIC HEARINGS

Under Section 3.3C of the Zoning Code, a sign provided by the Village of La Grange Park must be posted in front of the property at least 15 days, but not more than 30 days prior to the scheduled hearing. The Applicant must maintain the sign during the required time period.

APPLICATION FEE

An application fee of \$500.00, payable to the Village of La Grange Park, must accompany this Application.

REIMBURSEMENT OF FEES REQUIRED DEPOSIT AMOUNT



VILLAGE OF LA GRANGE PARK • ADMINISTRATION DEPARTMENT
447 N. CATHERINE AVE, IL 60526 • PHONE (708) 354-0225 • FAX (708) 354-0241

_____ APPLICATION FEE: \$500

_____ DEPOSIT: \$1,000

A deposit in the amount of \$1,000.00, payable to the Village of La Grange Park, must accompany this Application and the executed Reimbursement of Fees Agreement.

Revised July 2013

ORDERED LIST OF PROPOSED TEXT AMENDMENTS *Village of La Grange Park*

SECTION 153.058 SPECIAL USE.

(G) *Revocation of special use permit.* A special use permit may be revoked by the Village Board after a finding of the existence of any one of the following conditions or of the occurrence of any of the following events:

- (1) The operation of the use for which a special use permit has been issued ceases for a continuous period of 180 days.
- (2) The licenses or permits required for the operation or maintenance of the use are not obtained or are subsequently terminated.
- (3) Any of the provisions of this section or chapter, or any of the terms and conditions of the special use permit are violated. If a violation occurs, in accordance with Section 10.99, a fine of not less than \$100 nor more than \$750 for each and every violation may be imposed.
- (4) A building permit for the construction of the structure(s) for which a special use permit was granted is not issued, through no fault of the village, within one year of the granting of the special use permit by the Village Board and construction is not completed within two years of the granting of the special permit by the Village Board.

SECTION 153.193 ACCESSORY STRUCTURES AND USES.

(E) Garages, attached and detached. The following design standards apply to all residential garages. Attached garages shall not be considered an accessory structure but shall be subject to the regulations of this section for attached garages.

- (2) *Detached garages.*
 - (a) A detached garage shall not exceed a maximum of 16 feet in height as measured from the garage floor to the highest point of a flat roof, to the deck line of a mansard roof, or to the mean point between the eaves and the ridge of a gable, hip or gambrel roof.
 - (b) The area above the vehicle parking spaces in a detached garage may be utilized for storage, but not living space and may not contain a kitchen, bathroom or sleeping area.
 - (c) Detached garages shall not exceed 660 square feet.
 - (d) Detached garages are permitted in the rear and interior side yards and setbacks. Detached garages shall be located a minimum of five feet from any rear lot line and three feet from an interior side lot line, as measured from the eaves.
 - (e) Detached garages should be consistent with the architecture and design of the principal building. Consistency of design shall include use of the same palette of materials as the principal building, roofing, roof pitch, trim and colors.
 - (f) Detached garages shall be located a minimum of ten feet from the principal structure on a lot. The distance shall be measured from the walls of the structure.
 - (g) In recognition of preserving existing residential structures on interior lots within the R-1A and R-1 Districts that currently have a single-car detached garage and are currently constructed at the 30% limitation of building coverage, an additional lot coverage bonus of 3% is permitted to construct a new detached two-car garage. Principal structures within the R-1A and R-1 Districts with an existing detached garage as of the date of adoption of this Code shall be permitted a maximum building coverage of 33% specifically for the replacement of a detached garage with a two-car capacity. If such principal structure is demolished, the building coverage requirement shall revert to 30% limitation for interior lots. Within the R-1A and R-1 Districts, no additional building coverage is permitted for corner lots where lot coverage is limited to 35% for corner lots.
 - (g)(h) As of (insert effective date), existing nonconforming detached garages for single-family dwellings may be replaced in their existing location. Replacement garages cannot exceed the previous garage footprint, square footage, setbacks, eave encroachment, and height.

(F) *Gazebo and Pergola, detached.* Detached gazebos and pergolas are permitted in the rear yard and setback, provided they comply with the following requirements:

- (1) Each surface of the gazebo or pergola shall be at least 25% open.

(2) Gazebos or pergolas shall be limited to 12 feet in height as measured from grade to the peak of the roof. The gazebo or pergola platform shall be no higher than four feet above grade. Gazebos or pergolas shall be limited to 120 square feet in area.

(3) The gazebo or pergola shall be set back a minimum of five feet from any lot line.

~~(3)~~(4) Gazebos shall be a minimum of and ten (10) feet from any principal structure.

(J) *Porches.*

(1) Unenclosed porches may encroach five-eight (8) feet into any required front, corner side or rear setback. Steps are permitted to encroach ten-five (5) additional feet into a required front yard, but shall in no event exceed an encroachment of 13 feet. In all cases, no portion of a porch or steps leading to a porch shall be located closer than five (5) feet to the front lot line.

(2) Enclosed porches must meet all setback requirements.

(3) Stoops are not considered porches.

(4) In the R-1A and R-1 Districts, single-family homes on interior lots are allowed additional building coverage as follows to accommodate a single-story unenclosed front porch. The additional building coverage may only be used for the unenclosed front porch. Such porches must meet the requirements of this section, including division (5) below.

(a) For existing single-family dwellings, up to an additional 3% of building coverage is permitted to construct a new unenclosed porch or to reconstruct or expand an existing unenclosed porch.

(b) For new construction of single-family dwellings, up to an additional 2% of building coverage is permitted if the dwelling is constructed with an unenclosed front porch.

(5) In order to qualify for such bonus, the unenclosed front porch must meet the following standards.

(a) The depth of the unenclosed front porch is a minimum of five feet.

(b) The length of the unenclosed front porch along the front façade is a minimum of 40% of the front façade. For homes with an attached front-loading garage, the garage portion of the façade is not included as part of the front façade for the purposes of this calculation.

(Q) Sidewalks and private walkways.

(1) Sidewalks and private walkways shall not be located adjacent to a patio, parking pad or driveway to increase the size of the patio, parking pad or driveway.

(2) Sidewalks and private walkways located adjacent to a patio, parking pad or driveway shall not be more than three (3) feet in width.

(3) The Building Official or Zoning administrator shall have the authority to determine the intended use of a sidewalk or private walkway.

SECTION 153.194 PERMITTED ENCROACHMENTS.

VILLAGE OF LA GRANGE PARK, ILLINOIS TABLE 12-1: PERMITTED ENCROACHMENTS			
Y = PERMITTED N = NOT PERMITTED			
TYPE OF ENCROACHMENT	SETBACK WHERE PERMITTED		
	FRONT SETBACK, CORNER SIDE SETBACK	INTERIOR SIDE SETBACK	REAR SETBACK
Gazebo & Pergola Subject to 153.193(F)	N	N	Y
Sidewalk & Private Walkway Subject to 153.193(Q)	Y	Y	Y

SECTION 153.195 TEMPORARY USES AND STRUCTURES.

(8) *Tents.*

- (a) *Commercial districts.* Tents within commercial districts shall be permitted for no longer than 14 days and must be in conjunction with a special event of a use located on the same lot. Tents must be removed within two days of the end of the event for which it was erected, but in no case may a tent be in place for longer than 14 days. Unless waived in writing by the Zoning Administrator, every tent shall comply with the bulk requirements applicable to accessory structures. Additionally, the size and location of tents may be restricted where it is determined that it creates parking and/or access problems on the site. Tents included as part of approved temporary outdoor sales and display use are not subject to these standards, but rather the standards of that approved temporary use permit.
- (b) *Residential districts.* Tents within residential districts shall be limited to no more than five days and must be located within the rear yard. These structures shall include tents used for entertainment or assembly purposes that are not intended for living purposes, such as camping and sleeping. Tents in residential districts are exempt from obtaining a temporary use permit.
- (9) *Temporary retail stands.* Temporary retail stands not exceeding 250 square feet in are permitted in C-1, C-2, M-1 and OS Districts, subject to approval of a temporary use permit and the following regulations:
- (a) The structure is located entirely on private property and does not encroach upon any required landscaping areas. All such structures shall be setback at least ten feet from any lot line that abuts a public street.
- (b) Off-street parking is not required.
- (c) Temporary retail stands are permitted to sell retail goods and food items, subject to all other village codes.
- (d) Temporary retail stands may not have outdoor seating or outdoor display components.
- (e) Temporary retail stands are permitted one sign of eight square feet. In addition, a temporary retail stand that sells food items is permitted an additional menu sign of four square feet. All signs must be in a wall sign structure.
- ~~(e)~~(f) (f) Temporary retail stands included as part of an approved temporary outdoor sales and display use are not subject to these standards, but rather the standards of that approved temporary use permit.
- (10) Temporary Outdoor Sales and Display. Temporary outdoor sales and display areas are permitted for retail goods establishments in the C-1 and C-2 Districts, subject to approval of a temporary use permit and the following regulations.
- (a) Temporary outdoor sales and display areas shall be located entirely on private property.
- (b) Temporary outdoor sales and display areas cannot encroach upon any required landscaping or parking areas. Any structures shall be setback at least ten (10) feet from any lot line that abuts a public street.
- (c) No sales and display area may be placed within five (5) feet of either side of an active door or within 25 feet directly in front of an active door.
- (d) A minimum clear width for pedestrian traffic of five feet (5) must be maintained along any pedestrian pathway within the lot.
- (e) Outdoor sales and display of merchandise must be merchandise that is customarily sold on the premises.
- (f) The timeframe of temporary outdoor sales and display area shall be determined as part of the temporary use permit.
- (g) Such areas are not considered in the calculation of off-street parking requirements.
- (a)(h) Temporary outdoor sales and display areas may include tents/shade structures, temporary greenhouse structures, movable display racks, fenced areas, and similar structures. However, no such structures may be permanently installed on site.
- (11) Temporary Seasonal Outdoor Dining. Temporary seasonal outdoor dining areas located on private property are permitted in the C-1 and C-2 Districts, subject to approval of a temporary use permit and the following regulations:
- (a) Temporary seasonal outdoor dining areas shall be located entirely on private property.
- (b) The timeframe of temporary seasonal outdoor dining shall be determined as part of the temporary use permit.

- (c) When abutting a public right-of-way, the outdoor dining area must be clearly delineated using temporary structures, such as fences or planters. These items must be removed from the area upon expiration of the temporary use permit.
- (d) A diagram shall be provided as part of the temporary use application indicating the area of outdoor dining with a description of how the dining area will be delineated.
- (a)(e) Such areas are not considered in the calculation of off-street parking requirements.

SECTION 153.303 GENERIC USE DEFINITIONS.

OUTDOOR DINING. A permanent seating area located outdoors of a contiguous restaurant, usually in addition to an indoor seating area. Outdoor seating areas for tavern/bars, typically referred to as a beer garden, are considered OUTDOOR DINING. When OUTDOOR DINING is located on private property that abuts a public right-of-way, it is only considered a principal use when such area is delineated through permanently installed structures such as permanent fencing or bollards. (For temporary seasonal outdoor dining areas located on private property abutting a public right-of-way, see "Temporary Seasonal Outdoor Dining").

PARK/PLAYGROUND. A non-commercial, not-for-profit facility designed to serve the recreation needs of the residents of the community. **PARKS** include, but are not limited to, ballfields, football fields, soccer fields, basketball courts, playgrounds and park district field houses that may have indoor recreation facilities.

PARK/PLAYGROUND also includes ancillary structures common to PARKS/PLAYGROUNDS, such as picnic areas, shade structures, plazas/seating areas, water features, and amphitheatres/pavilions. Such ancillary structures are considered integral to the PARK/PLAYGROUND use and not accessory structures.

SECTION 153.304 GENERAL TERMS DEFINITIONS.

GAZEBO. A freestanding outdoor structure that is open-sided in design, with a solid roof providing full shelter, intended for recreational use and not for habitation.

IMPERVIOUS SURFACE. A measure of intensity of land use that represents the portion of a site that is occupied by buildings, structures, pavement, and other impervious surfaces that do not allow for the absorption of water. **SEMI-PERVIOUS SURFACE** areas (e.g., permeable pavers) may be counted as **IMPERVIOUS SURFACE** at a reduced rate based on the coefficient of permeability. Unroofed, unenclosed accessory structures, where water is allowed to drain to a pervious surface, such as decks constructed of wood slats, are not included in IMPERVIOUS SURFACE calculations.

PERGOLA. A freestanding outdoor structure that is open-sided in design, with an open, latticed or slatted roof providing partial shade, intended for recreational use and not for habitation.

PERVIOUS SURFACE. A surface that allows precipitation to infiltrate directly into the ground. Pervious surfaces typically consist of living vegetation, such as turf grass, groundcover, shrubs, or landscaped planting beds.

PRIVATE WALKWAY. A sidewalk or dedicated path on private property for pedestrian use of the owners and their invited guests and not for the general public.

SEMI-PERVIOUS SURFACES. A surface made of materials designed to allow partial infiltration of stormwater into the ground, thereby reducing runoff, though not as effectively as fully pervious surfaces. Examples include permeable pavers, porous asphalt, gravel-crete, open-grid paving systems, and porous concrete. To qualify as a semi-pervious surface, these materials must be installed over a base layer of washed, open-graded, non-recycled aggregate with a minimum thickness of ten (10) inches. Slatted decks constructed with open-gap joints between planks and installed above pervious surfaces shall also be considered semi-pervious. For stormwater and zoning calculations, semi-pervious surfaces are credited proportionally, with seventy percent (70%) of their area counted as impervious.

SECTION 153.999 PENALTY.

(A) Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this chapter, upon conviction, shall be fined for each offence.

In accordance with this Section, no fine shall be less than \$100 or more than \$750 for each and every violation thereof. Each day that a violation continues shall constitute a separate offense for the purposes of the penalties and remedies available to the village. The accumulation of penalties for violations, but not the obligation for payment for violations already committed, shall cease upon correction of the violation.

(B) Fines. Each violation, and each day that such violation continues, shall be subject to a fine as established in the Village Code.

SUMMARY OF PROPOSED TEXT AMENDMENTS
Village of La Grange Park

	Text Amendment (RED) & Narrative Description (BLUE)
1	<p><u>SECTION 153.058 SPECIAL USE.</u></p> <p>(G) <i>Revocation of special use permit.</i> A special use permit may be revoked by the Village Board after a finding of the existence of any one of the following conditions or of the occurrence of any of the following events:</p> <ol style="list-style-type: none"> (1) The operation of the use for which a special use permit has been issued ceases for a continuous period of 180 days. (2) The licenses or permits required for the operation or maintenance of the use are not obtained or are subsequently terminated. (3) Any of the provisions of this section or chapter, or any of the terms and conditions of the special use permit are violated. <i>If a violation occurs, in accordance with Section 10.99, a fine of not less than \$100 nor more than \$750 for each and every violation may be imposed.</i> (4) A building permit for the construction of the structure(s) for which a special use permit was granted is not issued, through no fault of the village, within one year of the granting of the special use permit by the Village Board and construction is not completed within two years of the granting of the special permit by the Village Board. <p><u>SECTION 153.999 PENALTY.</u></p> <p>(A) Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this chapter, upon conviction, shall be fined for each offence. <i>In accordance with this Section, no fine shall be less than \$100 or more than \$750 for each and every violation thereof.</i> Each day that a violation continues shall constitute a separate offense for the purposes of the penalties and remedies available to the village. The accumulation of penalties for violations, but not the obligation for payment for violations already committed, shall cease upon correction of the violation.</p> <p>(B) Fines. Each violation, and each day that such violation continues, shall be subject to a fine as established in the Village Code.</p> <p>The proposed text amendments would add language to clarify penalty amounts for noncompliance with the La Grange Park Zoning Code, including any violations of conditions for approved special uses, making enforcement more direct and understandable. The amendments make it explicit that violations are not just grounds for revocation, but may also result in financial penalties, and reinforce the seriousness of permit conditions and enhancing the legal foundation for enforcement. The defined penalty (no fine shall be less than \$100 or more than \$750 for each violation) is consistent with the minimum and maximum fine amounts across different sections of the code.</p>
2	<p><u>SECTION 153.193 ACCESSORY STRUCTURES AND USES.</u></p> <p>(E) Garages, attached and detached. The following design standards apply to all residential garages. Attached garages shall not be considered an accessory structure but shall be subject to the regulations of this section for attached garages.</p> <ol style="list-style-type: none"> (2) <i>Detached garages.</i> <ol style="list-style-type: none"> (a) A detached garage shall not exceed a maximum of 16 feet in height as measured from the garage floor to the highest point of a flat roof, to the deck line of a mansard roof, or to the mean point between the eaves and the ridge of a gable, hip or gambrel roof.

- (b) The area above the vehicle parking spaces in a detached garage may be utilized for storage, but not living space and may not contain a kitchen, bathroom or sleeping area.
- (c) Detached garages shall not exceed 660 square feet.
- (d) Detached garages are permitted in the rear and interior side yards and setbacks. Detached garages shall be located a minimum of five feet from any rear lot line and three feet from an interior side lot line, as measured from the eaves.
- (e) Detached garages should be consistent with the architecture and design of the principal building. Consistency of design shall include use of the same palette of materials as the principal building, roofing, roof pitch, trim and colors.
- (f) Detached garages shall be located a minimum of ten feet from the principal structure on a lot. The distance shall be measured from the walls of the structure.

(g) In recognition of preserving existing residential structures on interior lots within the R-1A and R-1 Districts that currently have a single-car detached garage and are currently constructed at the 30% limitation of building coverage, an additional lot coverage bonus of 3% is permitted to construct a new detached two-car garage. Principal structures within the R-1A and R-1 Districts with an existing detached garage as of the date of adoption of this Code shall be permitted a maximum building coverage of 33% specifically for the replacement of a detached garage with a two-car capacity. If such principal structure is demolished, the building coverage requirement shall revert to 30% limitation for interior lots. Within the R-1A and R-1 Districts, no additional building coverage is permitted for corner lots where lot coverage is limited to 35% for corner lots.

(g)(h) As of (insert effective date), existing nonconforming detached garages for single-family dwellings may be replaced in their existing location. Replacement garages cannot exceed the previous garage footprint, square footage, setbacks, eave encroachment, and height.

In 2022 and 2023, the Village Board approved two separate variation requests to decrease the required garage setbacks to the rear and/or interior side property lines in order to rebuild residential detached garages at the same size and in the same location. Under Section 153.193 of the Zoning Code (Accessory Structures and Uses), a detached garage must be located a minimum of 5' from the rear lot line and 3' from an interior side lot line, as measured from the eaves. In both zoning cases, the Planning and Zoning Commission provided the Village Board with findings that the strict application of the terms of the Zoning Code would result in undue hardship for the homeowner and that the proposed variation would not alter the essential character of the locality. The approved variations were to decrease the minimum interior side setback from 3' to 0.27' and the minimum rear lot line setback from 5' to 0.32' (409 North Spring Avenue) and to decrease the minimum rear lot line setback for the garage from 5' to 3.7' (400 North Brainard Avenue). The proposed text amendment would allow for the "in kind" replacement of existing nonconforming detached garages for single-family dwellings.

3 SECTION 153.193 ACCESSORY STRUCTURES AND USES.

(F) Gazebo and Pergola, detached. Detached gazebos and pergolas are permitted in the rear yard and setback, provided they comply with the following requirements:

- (1) Each surface of the gazebo or pergola shall be at least 25% open.
- (2) Gazebos or pergolas shall be limited to 12 feet in height as measured from grade to the peak of the roof. The gazebo or pergola platform shall be no higher than four feet above grade. Gazebos or pergolas shall be limited to 120 square feet in area.

(3) The gazebo or pergola shall be set back a minimum of five feet from any lot line.

~~(3)~~(4) Gazebos shall be a minimum of ~~and~~ ten (10) feet from any principal structure.

SECTION 153.194 PERMITTED ENCROACHMENTS.

VILLAGE OF LA GRANGE PARK, ILLINOIS TABLE 12-1: PERMITTED ENCROACHMENTS			
Y = PERMITTED N = NOT PERMITTED			
TYPE OF ENCROACHMENT	SETBACK WHERE PERMITTED		
	FRONT SETBACK, CORNER SIDE SETBACK	INTERIOR SIDE SETBACK	REAR SETBACK
<u>Gazebo & Pergola</u> Subject to 153.193(F)	N	N	Y

SECTION 153.304 GENERAL TERMS DEFINITIONS.

GAZEBO. A freestanding outdoor structure that is open-sided in design, with a solid roof providing full shelter, intended for recreational use and not for habitation.

PERGOLA. A freestanding outdoor structure that is open-sided in design, with an open, latticed or slatted roof providing partial shade, intended for recreational use and not for habitation.

Currently, the Zoning Code does not define or provide any specific requirements for pergolas, and pergolas are regulated as gazebos in accordance with Section 153.193 (Accessory Structures and Uses) and Section 153.194 (Permitted Encroachments) of the Zoning Code. The proposed text amendments would add a definition for pergola, amend the definition of gazebo to ensure a distinction between the two types of structures, and update the standards for gazebos and pergolas. By creating a separate definition for pergolas, the Village acknowledges that these are functionally and structurally different types of accessory structures – gazebos are sheltered and often more enclosed, while pergolas are more decorative with limited shelter. Similar standards are applied to both types of structures (i.e., openness, size, height), but gazebos require 10’ of separation from the principal structure due to safety and visual bulk/massing. The proposed text amendments will eliminate confusion between these similar but distinct structures and enable more consistent enforcement and compliance during plan review or complaint investigation.

4 SECTION 153.193 ACCESSORY STRUCTURES AND USES.

(J) *Porches.*

- (1) Unenclosed porches may encroach five-eight (8) feet into any required front, corner side or rear setback. Steps are permitted to encroach ten-five (5) additional feet into a required front yard, but shall in no event exceed an encroachment of 13 feet. In all cases, no portion of a porch or steps leading to a porch shall be located closer than five (5) feet to the front lot line.

In 2024 and 2025, the Village Board approved two separate variation requests to allow front porch encroachments larger than 5’ into the required front yard setback. Under Section 153.193 of the Zoning Code (Accessory Structures and Uses), a porch may encroach up to 5’ into the required front setback and the steps are permitted to encroach 10’ into the required front yard. In both zoning cases, the Planning and Zoning Commission provided the Village Board with findings that the proposed variation would not alter the essential character of the locality. The approved variations were to increase the front setback encroachment from 5’ to 7’-6” (424 Brainard Avenue) and from 5’ to 6’-11½” (615 North Waiola Avenue). The proposed text amendment would increase the

allowable front porch encroachment from 5' to 8' into any required front, corner side, or rear setback. Steps would be permitted to encroach an additional 5' into a required front yard.

5 SECTION 153.193 ACCESSORY STRUCTURES AND USES.

(Q) Sidewalks and private walkways.

- (1) Sidewalks and private walkways shall not be located adjacent to a patio, parking pad or driveway to increase the size of the patio, parking pad or driveway.
- (2) Sidewalks and private walkways located adjacent to a patio, parking pad or driveway shall not be more than three (3) feet in width.
- (3) The Building Official or Zoning administrator shall have the authority to determine the intended use of a sidewalk or private walkway.

SECTION 153.194 PERMITTED ENCROACHMENTS.

VILLAGE OF LA GRANGE PARK, ILLINOIS TABLE 12-1: PERMITTED ENCROACHMENTS Y = PERMITTED N = NOT PERMITTED			
TYPE OF ENCROACHMENT	SETBACK WHERE PERMITTED		
	FRONT SETBACK, CORNER SIDE SETBACK	INTERIOR SIDE SETBACK	REAR SETBACK
Sidewalk & Private Walkway <i>Subject to 153.193(Q)</i>	Y	Y	Y

SECTION 153.304 GENERAL TERMS DEFINITIONS.

PRIVATE WALKWAY. A sidewalk or dedicated path on private property for pedestrian use of the owners and their invited guests and not for the general public.

Currently, the Zoning Code does not define or provide any specific requirements for sidewalks and private walkways, aside from Section 153.194 of the Zoning Code (Permitted Encroachments) which allows sidewalks and private walkways to encroach into any required front, corner side, interior side, or rear setback. The proposed text amendment would add a definition for private walkway and standards for the location of sidewalks and private walkways consistent with Village staff's review of zoning applications and building permit applications. The reason for these amendments is to preserve the integrity of zoning regulations, prevent the unauthorized expansion of impervious surfaces, and maintain the character and function of residential properties. Without these standards, homeowners or developers could exploit loopholes by expanding patios, driveways, or parking areas under the guise of installing walkways.

6 SECTION 153.195 TEMPORARY USES AND STRUCTURES.

(8) Tents.

- (a) *Commercial districts.* Tents within commercial districts shall be permitted for no longer than 14 days and must be in conjunction with a special event of a use located on the same lot. Tents must be removed within two days of the end of the event for which it was erected, but in no case may a tent be in place for longer than 14 days. Unless waived in writing by the Zoning Administrator, every tent shall comply with the bulk requirements applicable to accessory structures. Additionally, the size and location of tents may be restricted where it is determined that it creates parking and/or access problems on the site. Tents included as part of approved temporary outdoor sales and display use are not

subject to these standards, but rather the standards of that approved temporary use permit.

- (b) *Residential districts.* Tents within residential districts shall be limited to no more than five days and must be located within the rear yard. These structures shall include tents used for entertainment or assembly purposes that are not intended for living purposes, such as camping and sleeping. Tents in residential districts are exempt from obtaining a temporary use permit.

(9) *Temporary retail stands.* Temporary retail stands not exceeding 250 square feet in are permitted in C-1, C-2, M-1 and OS Districts, subject to approval of a temporary use permit and the following regulations:

- (a) The structure is located entirely on private property and does not encroach upon any required landscaping areas. All such structures shall be setback at least ten feet from any lot line that abuts a public street.
- (b) Off-street parking is not required.
- (c) Temporary retail stands are permitted to sell retail goods and food items, subject to all other village codes.
- (d) Temporary retail stands may not have outdoor seating or outdoor display components.
- (e) Temporary retail stands are permitted one sign of eight square feet. In addition, a temporary retail stand that sells food items is permitted an additional menu sign of four square feet. All signs must be in a wall sign structure.

~~(e)~~(f) (f) Temporary retail stands included as part of an approved temporary outdoor sales and display use are not subject to these standards, but rather the standards of that approved temporary use permit.

(10) Temporary Outdoor Sales and Display. Temporary outdoor sales and display areas are permitted for retail goods establishments in the C-1 and C-2 Districts, subject to approval of a temporary use permit and the following regulations.

- (a) Temporary outdoor sales and display areas shall be located entirely on private property.
- (b) Temporary outdoor sales and display areas cannot encroach upon any required landscaping or parking areas. Any structures shall be setback at least ten (10) feet from any lot line that abuts a public street.
- (c) No sales and display area may be placed within five (5) feet of either side of an active door or within 25 feet directly in front of an active door.
- (d) A minimum clear width for pedestrian traffic of five (5) feet must be maintained along any pedestrian pathway within the lot.
- (e) Outdoor sales and display of merchandise must be merchandise that is customarily sold on the premises.
- (f) The timeframe of temporary outdoor sales and display area shall be determined as part of the temporary use permit.
- (g) Such areas are not considered in the calculation of off-street parking requirements.
- ~~(a)~~(h) Temporary outdoor sales and display areas may include tents/shade structures, temporary greenhouse structures, movable display racks, fenced areas, and similar structures. However, no such structures may be permanently installed on site.

Each year, the Village Board approves a Temporary Use Permit for Jewel-Osco to erect a seasonal greenhouse to house decorative plants and vegetable plants in the parking lot at 507 Woodlawn Avenue for approximately three (3) months. Section 153.195 of the Zoning Code (Temporary Uses

and Structures) permits tents in commercial districts for up to 14 days and temporary retail stands in commercial districts up to 250 square feet. Village Board approval is required because Jewel requests to install a greenhouse structure that does not comply with the timeframe or size requirements of the Code. The proposed text amendments would create a new temporary use (temporary outdoor sales and display), standards for the new temporary use (outdoor sales and display), and clarify two existing temporary uses (tents and temporary retail stands).

7 SECTION 153.195 TEMPORARY USES AND STRUCTURES.

(11) Temporary Seasonal Outdoor Dining. Temporary seasonal outdoor dining areas located on private property are permitted in the C-1 and C-2 Districts, subject to approval of a temporary use permit and the following regulations:

- (a) Temporary seasonal outdoor dining areas shall be located entirely on private property.
- (b) The timeframe of temporary seasonal outdoor dining shall be determined as part of the temporary use permit.
- (c) When abutting a public right-of-way, the outdoor dining area must be clearly delineated using temporary structures, such as fences or planters. These items must be removed from the area upon expiration of the temporary use permit.
- (d) A diagram shall be provided as part of the temporary use application indicating the area of outdoor dining with a description of how the dining area will be delineated.
- ~~(a)~~(e) Such areas are not considered in the calculation of off-street parking requirements.

SECTION 153.303 GENERIC USE DEFINITIONS.

OUTDOOR DINING. *A permanent seating area located outdoors of a contiguous restaurant, usually in addition to an indoor seating area. Outdoor seating areas for tavern/bars, typically referred to as a beer garden, are considered **OUTDOOR DINING**. When **OUTDOOR DINING** is located on private property that abuts a public right-of-way, it is only considered a principal use when such area is delineated through permanently installed structures such as permanent fencing or bollards. (For temporary seasonal outdoor dining areas located on private property abutting a public right-of-way, see "Temporary Seasonal Outdoor Dining").*

In 2020, in response to the COVID-19 pandemic and the regulations contained in the Restore Illinois Plan, the Village Board approved an ordinance allowing for temporary outdoor dining. The ordinance allowed existing restaurants to apply for a Temporary Use Permit to engage in outdoor dining through December 31, 2020. The ordinance also allowed the approval for temporary outdoor dining to be issued administratively, rather than requiring the typical three-to-four-month zoning review process. The Village Board went on to approve six extensions of this policy in order to provide continued support to our restaurant community, and given the sustained interest in outdoor dining from both restaurant owners and patrons.

The proposed text amendments would create a new temporary use and standards for temporary seasonal outdoor dining, and amend the definition of outdoor dining to ensure a distinction between a permanent outdoor dining area and the new temporary use. Temporary seasonal outdoor dining on private property is permitted in the C-1 and C-2 Districts, subject to approval of a Temporary Use Permit.

8 SECTION 153.303 GENERIC USE DEFINITIONS.

PARK/PLAYGROUND. A non-commercial, not-for-profit facility designed to serve the recreation needs of the residents of the community. **PARKS** include, but are not limited to, ballfields, football fields, soccer fields, basketball courts, playgrounds and park district field houses that may have indoor recreation facilities. **PARK/PLAYGROUND** also includes ancillary structures common to **PARKS/PLAYGROUNDS**, such as picnic areas, shade structures, plazas/seating areas, water features, and amphitheaters/pavilions. Such ancillary structures are considered integral to the **PARK/PLAYGROUND** use and not accessory structures.

In 2023 and 2025, the Village Board approved two separate variations requested by the Community Park District of La Grange Park to allow for shade structures larger than 120 square feet to be constructed at Beach Oak Park (336-square-foot structure) and Yena Park (240-square-foot structure). A shade structure is considered a gazebo under Section 153.304 of the Zoning Code (General Terms Definitions) and is therefore subject to the corresponding on-site development standards which limit the total area of the structure to 120 square feet. In both zoning cases, the Planning and Zoning Commission provided the Village Board with findings that the allowable 120-square-foot area for a gazebo structure is limiting for a park/playground use, as compared to gazebos located in residential zoning districts and used in conjunction with residential uses. The proposed text amendment would add language to the definition of park/playground to allow for structures integral to the operation of a park to be permitted by-right. Such structures (i.e., picnic areas, shade structures, plazas/seating areas, water features, pavilions) would not be considered accessory structures, but rather part of the principal use.

9 SECTION 153.304 GENERAL TERMS DEFINITIONS.

IMPERVIOUS SURFACE. A measure of intensity of land use that represents the portion of a site that is occupied by buildings, structures, pavement, and other impervious surfaces that do not allow for the absorption of water. Semi-pervious surface areas (e.g., permeable pavers) may be counted as **IMPERVIOUS SURFACE** at a reduced rate based on the coefficient of permeability. ~~Unroofed, unenclosed accessory structures, where water is allowed to drain to a pervious surface, such as decks constructed of wood slats, are not included in IMPERVIOUS SURFACE calculations.~~

PERVIOUS SURFACE. A surface that allows precipitation to infiltrate directly into the ground. Pervious surfaces typically consist of living vegetation, such as turf grass, groundcover, shrubs, or landscaped planting beds.

SEMI-PERVIOUS SURFACES. A surface made of materials designed to allow partial infiltration of stormwater into the ground, thereby reducing runoff, though not as effectively as fully pervious surfaces. Examples include permeable pavers, porous asphalt, gravel-crete, open-grid paving systems, and porous concrete. To qualify as a semi-pervious surface, these materials must be installed over a base layer of washed, open-graded, non-recycled aggregate with a minimum thickness of ten (10) inches. Slatted decks constructed with open-gap joints between planks and installed above pervious surfaces shall also be considered semi-pervious. For stormwater and zoning calculations, semi-pervious surfaces are credited proportionally, with seventy percent (70%) of their area counted as impervious.

Semi-pervious surface areas (e.g., permeable pavers) may be counted as impervious surface at a reduced rate based on the coefficient of permeability under Section 153.117 (Bulk and Setback Regulations) and Section 153.304 (General Terms Definitions) of the Zoning Code. The proposed text amendments would distinguish between surfaces that fully, partially or do not allow water

infiltration by revising the definition of impervious surface and add definitions for pervious surface and semi-pervious surface. These definitions will help clarify how different surface materials impact stormwater runoff, drainage and site design, and support consistent application of zoning and stormwater management standards.

**NOTICE OF PUBLIC HEARING
BY THE PLANNING & ZONING COMMISSION
OF LA GRANGE PARK, ILLINOIS**

Notice is given that on October 21, 2025, a public hearing will be held before the Planning & Zoning Commission of La Grange Park, Illinois, in the Village Hall at 447 North Catherine Avenue, Village of La Grange Park, Illinois at 7:00 p.m. or soon thereafter for the purpose of considering an application for zoning text amendments to Section 153.058 (Special Use), Section 153.193 (Accessory Structures and Uses), Section 153.194 (Permitted Encroachments), Section 153.195 (Temporary Uses and Structures), Section 153.303 (Generic Use Definitions), Section 153.304 (General Terms Definitions), and Section 153.999 (Penalty) of Chapter 153 (Zoning Code) of Title XV (Land Usage) of the La Grange Park Zoning Code.

The Village of La Grange Park is the applicant. The application and all other documents submitted with the application are available for examination during regular office hours at the La Grange Park Village Hall, 447 North Catherine Avenue, La Grange Park, Illinois.

All interested persons are invited and welcome to attend and participate in the hearing. All persons interested in providing written documents relative to the application or verbal testimony at the hearing are welcome to do so. Written documents may be provided at the hearing or may be submitted prior to the hearing by delivering the documents via email to Deputy Village Manager Maggie Jarr at mjarr@lagrangepark.org or by delivering them to La Grange Park Village Hall addressed to Village Deputy Village Manager Jarr. The hearing may be continued from time to time by the Planning and Zoning Commission without republication except as may be required by the Illinois Open Meetings Act.

**PLANNING & ZONING COMMISSION
VILLAGE OF LA GRANGE PARK**

Caroline Domagalski, Chair

Planning & Zoning Commission Agenda Memo

Date: October 21, 2025
To: Caroline Domagalski, Planning & Zoning Commission Chair
Members of the Planning & Zoning Commission
From: Maggie Jarr, Deputy Village Manager
Julia Cedillo, Village Manager
RE: Zoning Text Amendments [#25-0021]

GENERAL BACKGROUND

The Village of La Grange Park ("Applicant") is proposing a series of zoning text amendments to the La Grange Park Zoning Code ("Zoning Code"), specifically to the following sections:

- Section 153.058 (Special Use)
- Section 153.193 (Accessory Structures and Uses)
- Section 153.194 (Permitted Encroachments)
- Section 153.195 (Temporary Uses and Structures)
- Section 153.303 (Generic Use Definitions)
- Section 153.304 (General Terms Definitions)
- Section 153.999 (Penalty)

These amendments are intended to bring the Zoning Code into alignment with evolving community needs. In recent years, the Village Board has approved a number of variation requests and ordinances that address recurring zoning matters, such as front porch encroachments into required yards, reduced garage setbacks, and the installation of shade structures in parks. The Board has also approved ordinances allowing certain temporary seasonal uses and structures, such as outdoor dining areas and greenhouses. These decisions reflect a broader policy direction and community support for such uses and structures.

Rather than continuing to address these issues on a case-by-case basis through variances or ordinances, the proposed text amendments are intended to codify these practices and provide clear, consistent regulations moving forward.

In addition, the amendments include clarifications and additions to the Zoning Code to improve its usability and enforceability. These include definitions and standards for common accessory structures, such as gazebos, pergolas, and sidewalks/private walkways, clarification of terminology related to surface types, and updated penalty provisions to specify fine amounts for noncompliance.

The proposed amendments were developed in consultation with Arista Strungys of Camiros, Ltd., the Village's zoning consultant, and were reviewed by the Village Engineer and Village Attorney. These updates are intended to support streamlined administration of the Zoning Code while ensuring regulations reflect current land use practices, community preferences, and legal standards.

PROPOSED TEXT AMENDMENTS

The proposed text amendments are summarized below, with changes indicated in red text.

Penalty Amounts for Noncompliance

The proposed text amendments would add language to clarify penalty amounts for noncompliance with the La Grange Park Zoning Code, including any violations of conditions for approved special uses, making enforcement more direct and understandable. The amendments make it explicit that violations are not just grounds for revocation, but may also result in financial penalties, and reinforce the seriousness of permit conditions and enhancing the legal foundation for enforcement. The defined penalty (no fine shall be less than \$100 or more than \$750 for each violation) is consistent with the minimum and maximum fine amounts across different sections of the code.

SECTION 153.058 SPECIAL USE.

(G) *Revocation of special use permit.* A special use permit may be revoked by the Village Board after a finding of the existence of any one of the following conditions or of the occurrence of any of the following events:

- (1) The operation of the use for which a special use permit has been issued ceases for a continuous period of 180 days.
- (2) The licenses or permits required for the operation or maintenance of the use are not obtained or are subsequently terminated.
- (3) Any of the provisions of this section or chapter, or any of the terms and conditions of the special use permit are violated. *If a violation occurs, in accordance with Section 10.99, a fine of not less than \$100 nor more than \$750 for each and every violation may be imposed.*
- (4) A building permit for the construction of the structure(s) for which a special use permit was granted is not issued, through no fault of the village, within one year of the granting of the special use permit by the Village Board and construction is not completed within two years of the granting of the special permit by the Village Board.

SECTION 153.999 PENALTY.

(A) Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this chapter, upon conviction, shall be fined for each offence. *In accordance with this Section, no fine shall be less than \$100 or more than \$750 for each and every violation thereof.* Each day that a violation continues shall constitute a separate offense for the purposes of the penalties and remedies available to the village. The accumulation of penalties for violations, but not the obligation for payment for violations already committed, shall cease upon correction of the violation.

(B) Fines. Each violation, and each day that such violation continues, shall be subject to a fine as established in the Village Code.

Detached Garages

In 2022 and 2023, the Village Board approved two separate variation requests to decrease the required garage setbacks to the rear and/or interior side property lines in order to rebuild residential detached garages at the same size and in the same location. Under Section 153.193 of the Zoning Code (Accessory Structures and Uses), a detached garage must be located a minimum of 5' from the rear lot line and 3' from an interior side lot line, as measured from the eaves. In both zoning cases, the Planning and Zoning Commission provided the Village Board with findings that the strict application of the terms of the Zoning Code would result in undue hardship for the homeowner and that the proposed variation would not alter the essential character of the locality. The approved variations were to decrease the minimum interior side setback from 3' to 0.27' and the minimum rear lot line setback from 5' to 0.32' (409 North Spring Avenue) and to decrease the minimum rear lot line setback for the garage from 5' to 3.7' (400 North Brainard Avenue). The proposed text amendment would allow for the "in kind" replacement of existing nonconforming detached garages for single-family dwellings.

SECTION 153.193 ACCESSORY STRUCTURES AND USES.

(E) Garages, attached and detached. The following design standards apply to all residential garages. Attached garages shall not be considered an accessory structure but shall be subject to the regulations of this section for attached garages.

(2) *Detached garages.*

- (a) A detached garage shall not exceed a maximum of 16 feet in height as measured from the garage floor to the highest point of a flat roof, to the deck line of a mansard roof, or to the mean point between the eaves and the ridge of a gable, hip or gambrel roof.
- (b) The area above the vehicle parking spaces in a detached garage may be utilized for storage, but not living space and may not contain a kitchen, bathroom or sleeping area.
- (c) Detached garages shall not exceed 660 square feet.
- (d) Detached garages are permitted in the rear and interior side yards and setbacks. Detached garages shall be located a minimum of five feet from any rear lot line and three feet from an interior side lot line, as measured from the eaves.
- (e) Detached garages should be consistent with the architecture and design of the principal building. Consistency of design shall include use of the same palette of materials as the principal building, roofing, roof pitch, trim and colors.
- (f) Detached garages shall be located a minimum of ten feet from the principal structure on a lot. The distance shall be measured from the walls of the structure.
- (g) In recognition of preserving existing residential structures on interior lots within the R-1A and R-1 Districts that currently have a single-car detached garage and are currently constructed at the 30% limitation of building coverage, an additional lot coverage bonus of 3% is permitted to construct a new detached two-car garage. Principal structures within the R-1A and R-1 Districts with an existing detached garage as of the date of adoption of this Code shall be permitted a maximum building coverage of 33% specifically for the replacement of a detached garage with a two-car capacity. If such principal structure is demolished, the building coverage requirement shall revert to 30% limitation for interior lots. Within the R-1A and R-1 Districts, no additional building coverage is permitted for corner lots where lot coverage is limited to 35% for corner lots.
- (h) As of (insert effective date), existing nonconforming detached garages for single-family dwellings may be replaced in their existing location. Replacement garages cannot exceed the previous garage footprint, square footage, or height.

Gazebos & Pergolas

Currently, the Zoning Code does not define or provide any specific requirements for pergolas, and pergolas are regulated as gazebos in accordance with Section 153.193 (Accessory Structures and Uses) and Section 153.194 (Permitted Encroachments) of the Zoning Code. The proposed text amendments would add a definition for pergola, amend the definition of gazebo to ensure a distinction between the two types of structures, and update the standards for gazebos and pergolas. By creating a separate definition for pergolas, the Village acknowledges that these are functionally and structurally different types of accessory structures – gazebos are sheltered and often more enclosed, while pergolas are more decorative with limited shelter. Similar standards are applied to both types of structures (i.e., openness, size, height), but gazebos require 10' of separation from the principal structure due to safety and visual bulk/massing. The proposed text amendments will eliminate confusion between these similar but distinct structures and enable more consistent enforcement and compliance during plan review or complaint investigation.

SECTION 153.193 ACCESSORY STRUCTURES AND USES.

(F) *Gazebo and Pergola, detached.* Detached gazebos and pergolas are permitted in the rear yard and setback, provided they comply with the following requirements:

- (1) Each surface of the gazebo or pergola shall be at least 25% open.

- (2) Gazebos or pergolas shall be limited to 12 feet in height as measured from grade to the peak of the roof. The gazebo or pergola platform shall be no higher than four feet above grade. Gazebos or pergolas shall be limited to 120 square feet in area.
- (3) The gazebo or pergola shall be set back a minimum of five feet from any lot line
- (4) Gazebos shall be ~~and~~ ten (10) feet from any principal structure.

SECTION 153.194 PERMITTED ENCROACHMENTS.

VILLAGE OF LA GRANGE PARK, ILLINOIS TABLE 12-1: PERMITTED ENCROACHMENTS Y = PERMITTED N = NOT PERMITTED			
TYPE OF ENCROACHMENT	SETBACK WHERE PERMITTED		
	FRONT SETBACK, CORNER SIDE SETBACK	INTERIOR SIDE SETBACK	REAR SETBACK
Gazebo & Pergola Subject to 153.193(F)	N	N	Y

SECTION 153.304 GENERAL TERMS DEFINITIONS.

GAZEBO. A freestanding outdoor structure that is open-sided in design, with a solid roof providing full shelter, intended for recreational use and not for habitation.

PERGOLA. A freestanding outdoor structure that is open-sided in design, with an open, latticed or slatted roof providing partial shade, intended for recreational use and not for habitation.

Front Porch Encroachments

In 2024 and 2025, the Village Board approved two separate variation requests to allow front porch encroachments larger than 5' into the required front yard setback. Under Section 153.193 of the Zoning Code (Accessory Structures and Uses), a porch may encroach up to 5' into the required front setback and the steps are permitted to encroach 10' into the required front yard. In both zoning cases, the Planning and Zoning Commission provided the Village Board with findings that the proposed variation would not alter the essential character of the locality. The approved variations were to increase the front setback encroachment from 5' to 7'-6" (424 Brainard Avenue) and from 5' to 6'-11½" (615 North Waiola Avenue). The proposed text amendment would increase the allowable front porch encroachment from 5' to 8' into any required front, corner side, or rear setback. Steps would be permitted to encroach an additional 5' into a required front yard.

SECTION 153.193 ACCESSORY STRUCTURES AND USES.

(J) Porches.

- (1) Unenclosed porches may encroach ~~five~~ eight (8) feet into any required front, corner side or rear setback. Steps are permitted to encroach ~~ten~~ five (5) additional feet into a required front yard, but shall in no event exceed an encroachment of 13 feet.

Sidewalks & Private Walkways

Currently, the Zoning Code does not define or provide any specific requirements for sidewalks and private walkways, aside from Section 153.194 of the Zoning Code (Permitted Encroachments) which allows sidewalks and private walkways to encroach into any required front, corner side, interior side, or rear setback. The proposed text amendment would add a definition for private walkway and standards for the location of sidewalks and private walkways consistent with Village staff's review of zoning applications and building permit applications. The reason for these amendments is to preserve the integrity of zoning

regulations, prevent the unauthorized expansion of impervious surfaces, and maintain the character and function of residential properties. Without these standards, homeowners or developers could exploit loopholes by expanding patios, driveways, or parking areas under the guise of installing walkways.

SECTION 153.193 ACCESSORY STRUCTURES AND USES.

(Q) Sidewalks and private walkways.

- (1) Sidewalks and private walkways shall not be located adjacent to a patio, parking pad or driveway to increase the size of the patio, parking pad or driveway.
- (2) Sidewalks and private walkways located adjacent to a patio, parking pad or driveway shall not be more than three (3) feet in width.
- (3) The Building Official or Zoning administrator shall have the authority to determine the intended use of a sidewalk or private walkway.

SECTION 153.194 PERMITTED ENCROACHMENTS.

VILLAGE OF LA GRANGE PARK, ILLINOIS TABLE 12-1: PERMITTED ENCROACHMENTS			
Y = PERMITTED N = NOT PERMITTED			
TYPE OF ENCROACHMENT	SETBACK WHERE PERMITTED		
	FRONT SETBACK, CORNER SIDE SETBACK	INTERIOR SIDE SETBACK	REAR SETBACK
Sidewalk & Private Walkway <i>Subject to 153.193(Q)</i>	Y	Y	Y

SECTION 153.304 GENERAL TERMS DEFINITIONS.

PRIVATE WALKWAY. A sidewalk or dedicated path on private property for pedestrian use of the owners and their invited guests and not for the general public.

Temporary Outdoor Sales & Display

Each year, the Village Board approves a Temporary Use Permit for Jewel-Osco to erect a seasonal greenhouse to house decorative plants and vegetable plants in the parking lot at 507 Woodlawn Avenue for approximately three (3) months. Section 153.195 of the Zoning Code (Temporary Uses and Structures) permits tents in commercial districts for up to 14 days and temporary retail stands in commercial districts up to 250 square feet. Village Board approval is required because Jewel requests to install a greenhouse structure that does not comply with the timeframe or size requirements of the Code. The proposed text amendments would create a new temporary use (temporary outdoor sales and display), standards for the new temporary use (outdoor sales and display), and clarify two existing temporary uses (tents and temporary retail stands).

SECTION 153.195 TEMPORARY USES AND STRUCTURES.

(8) *Tents.*

- (a) *Commercial districts.* Tents within commercial districts shall be permitted for no longer than 14 days and must be in conjunction with a special event of a use located on the same lot. Tents must be removed within two days of the end of the event for which it was erected, but in no case may a tent be in place for longer than 14 days. Unless waived in writing by the Zoning Administrator, every tent shall comply with the bulk requirements applicable to accessory structures. Additionally, the size and location of tents may be restricted where it is determined that it creates parking and/or access problems on the site. *Tents included as part of approved*

temporary outdoor sales and display use are not subject to these standards, but rather the standards of that approved temporary use permit.

- (b) *Residential districts.* Tents within residential districts shall be limited to no more than five days and must be located within the rear yard. These structures shall include tents used for entertainment or assembly purposes that are not intended for living purposes, such as camping and sleeping. Tents in residential districts are exempt from obtaining a temporary use permit.

(9) *Temporary retail stands.* Temporary retail stands not exceeding 250 square feet in are permitted in C-1, C-2, M-1 and OS Districts, subject to approval of a temporary use permit and the following regulations:

- (a) The structure is located entirely on private property and does not encroach upon any required landscaping areas. All such structures shall be setback at least ten feet from any lot line that abuts a public street.
- (b) Off-street parking is not required.
- (c) Temporary retail stands are permitted to sell retail goods and food items, subject to all other village codes.
- (d) Temporary retail stands may not have outdoor seating or outdoor display components.
- (e) Temporary retail stands are permitted one sign of eight square feet. In addition, a temporary retail stand that sells food items is permitted an additional menu sign of four square feet. All signs must be in a wall sign structure.
- (f) Temporary retail stands included as part of an approved temporary outdoor sales and display use are not subject to these standards, but rather the standards of that approved temporary use permit.

(10) *Temporary Outdoor Sales and Display.* Temporary outdoor sales and display areas are permitted for retail goods establishments in the C-1 and C-2 Districts, subject to approval of a temporary use permit and the following regulations.

- (a) Temporary outdoor sales and display areas shall be located entirely on private property.
- (b) Temporary outdoor sales and display areas cannot encroach upon any required landscaping or parking areas. Any structures shall be setback at least ten (10) feet from any lot line that abuts a public street.
- (c) No sales and display area may be placed within five (5) feet of either side of an active door or within 25 feet directly in front of an active door.
- (d) A minimum clear width for pedestrian traffic of five (5) feet must be maintained along any pedestrian pathway within the lot.
- (e) Outdoor sales and display of merchandise must be merchandise that is customarily sold on the premises.
- (f) The timeframe of temporary outdoor sales and display area shall be determined as part of the temporary use permit.
- (g) Such areas are not considered in the calculation of off-street parking requirements.
- (h) Temporary outdoor sales and display areas may include tents/shade structures, temporary greenhouse structures, movable display racks, fenced areas, and similar structures. However, no such structures may be permanently installed on site.

Temporary Seasonal Outdoor Dining

In 2020, in response to the COVID-19 pandemic and the regulations contained in the Restore Illinois Plan, the Village Board approved an ordinance allowing for temporary outdoor dining. The ordinance allowed existing restaurants to apply for a Temporary Use Permit to engage in outdoor dining through December 31, 2020. The ordinance also allowed the approval for temporary outdoor dining to be issued administratively, rather than requiring the typical three-to-four-month zoning review process. The Village

Board went on to approve six extensions of this policy in order to provide continued support to our restaurant community, and given the sustained interest in outdoor dining from both restaurant owners and patrons.

The proposed text amendments would create a new temporary use and standards for temporary seasonal outdoor dining, and amend the definition of outdoor dining to ensure a distinction between a permanent outdoor dining area and the new temporary use. Temporary seasonal outdoor dining on private property is permitted in the C-1 and C-2 Districts, subject to approval of a Temporary Use Permit.

SECTION 153.195 TEMPORARY USES AND STRUCTURES.

(11) Temporary Seasonal Outdoor Dining. Temporary seasonal outdoor dining areas located on private property are permitted in the C-1 and C-2 Districts, subject to approval of a temporary use permit and the following regulations:

- (a) Temporary seasonal outdoor dining areas shall be located entirely on private property.
- (b) The timeframe of temporary seasonal outdoor dining shall be determined as part of the temporary use permit.
- (c) When abutting a public right-of-way, the outdoor dining area must be clearly delineated using temporary structures, such as fences or planters. These items must be removed from the area upon expiration of the temporary use permit.
- (d) A diagram shall be provided as part of the temporary use application indicating the area of outdoor dining with a description of how the dining area will be delineated.
- (e) Such areas are not considered in the calculation of off-street parking requirements.

SECTION 153.303 GENERIC USE DEFINITIONS.

OUTDOOR DINING. A permanent seating area located outdoors of a contiguous restaurant, usually in addition to an indoor seating area. Outdoor seating areas for tavern/bars, typically referred to as a beer garden, are considered ***OUTDOOR DINING.*** When ***OUTDOOR DINING*** is located on private property that abuts a public right-of-way, it is only considered a principal use when such area is delineated through permanently installed structures such as permanent fencing or bollards. (For temporary seasonal outdoor dining areas located on private property abutting a public right-of-way, see "Temporary Seasonal Outdoor Dining").

Ancillary Structures Related to Parks/Playgrounds

In 2023 and 2025, the Village Board approved two separate variations requested by the Community Park District of La Grange Park to allow for shade structures larger than 120 square feet to be constructed at Beach Oak Park (336-square-foot structure) and Yena Park (240-square-foot structure). A shade structure is considered a gazebo under Section 153.304 of the Zoning Code (General Terms Definitions) and is therefore subject to the corresponding on-site development standards which limit the total area of the structure to 120 square feet. In both zoning cases, the Planning and Zoning Commission provided the Village Board with findings that the allowable 120-square-foot area for a gazebo structure is limiting for a park/playground use, as compared to gazebos located in residential zoning districts and used in conjunction with residential uses. The proposed text amendment would add language to the definition of park/playground to allow for structures integral to the operation of a park to be permitted by-right. Such structures (i.e., picnic areas, shade structures, plazas/seating areas, water features, pavilions) would not be considered accessory structures, but rather part of the principal use.

SECTION 153.303 GENERIC USE DEFINITIONS.

PARK/PLAYGROUND. A non-commercial, not-for-profit facility designed to serve the recreation needs of the residents of the community. ***PARKS*** include, but are not limited to, ballfields, football fields,

soccer fields, basketball courts, playgrounds and park district field houses that may have indoor recreation facilities. **PARK/PLAYGROUND** also includes ancillary structures common to **PARKS/PLAYGROUNDS**, such as picnic areas, shade structures, plazas/seating areas, water features, and amphitheaters/pavilions. Such ancillary structures are considered integral to the **PARK/PLAYGROUND** use and not accessory structures.

Definitions for Surface Types

Semi-pervious surface areas (e.g., permeable pavers) may be counted as impervious surface at a reduced rate based on the coefficient of permeability under Section 153.117 (Bulk and Setback Regulations) and Section 153.304 (General Terms Definitions) of the Zoning Code. The proposed text amendments would distinguish between surfaces that fully, partially or do not allow water infiltration by revising the definition of impervious surface and add definitions for pervious surface and semi-pervious surface. These definitions will help clarify how different surface materials impact stormwater runoff, drainage and site design, and support consistent application of zoning and stormwater management standards.

SECTION 153.304 GENERAL TERMS DEFINITIONS.

IMPERVIOUS SURFACE. A measure of intensity of land use that represents the portion of a site that is occupied by buildings, structures, pavement, and other impervious surfaces that do not allow for the absorption of water. Semi-pervious surface areas (e.g., permeable pavers) may be counted as **IMPERVIOUS SURFACE** at a reduced rate based on the coefficient of permeability. ~~Unroofed, unenclosed accessory structures, where water is allowed to drain to a pervious surface, such as decks constructed of wood slats, are not included in **IMPERVIOUS SURFACE** calculations.~~

PERVIOUS SURFACE. A surface that allows precipitation to infiltrate directly into the ground. Pervious surfaces typically consist of living vegetation, such as turf grass, groundcover, shrubs, or landscaped planting beds. Up to 15% of the total pervious area may consist of non-living, permeable materials such as mulch or permeable gravel, provided these materials do not inhibit infiltration.

SEMI-PERVIOUS SURFACES. A surface made of materials designed to allow partial infiltration of stormwater into the ground, thereby reducing runoff, though not as effectively as fully pervious surfaces. Examples include permeable pavers, porous asphalt, gravel-crete, open-grid paving systems, and porous concrete. To qualify as a semi-pervious surface, these materials must be installed over a base layer of washed, open-graded, non-recycled aggregate with a minimum thickness of ten (10) inches. For stormwater and zoning calculations, semi-pervious surfaces are credited proportionally, with seventy percent (70%) of their area counted as impervious.

STANDARDS FOR A ZONING TEXT AMENDMENT

The Planning & Zoning Commission's recommendation and the Village Board's decision on any zoning text amendment is a matter of legislative discretion that is not controlled by any specific standard. However, in making its recommendation and decision, the Planning & Zoning Commission and the Village Board shall consider the standards noted below.

- a) The extent to which the proposed amendment promotes the public health, safety, comfort, convenience and general welfare of the Village.
- b) The relative gain to the public, as compared with the hardship imposed upon the Applicant.
- c) The consistency of the proposed amendment with the Comprehensive Plan.
- d) The consistency of the proposed amendment with the intent and general regulations of the Zoning Code.

- e) Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
- f) Whether the proposed amendment will benefit the residents of the Village as a whole, and not just the Applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the Applicant.
- g) Whether the proposed amendment provides a more workable way to achieve the intent and purposes of the Zoning Code and Comprehensive Plan.
- h) The extent to which the proposed amendment creates nonconformities.

STAFF RECOMMENDATION

Staff recommends the Planning & Zoning Commission recommend approval of the text amendments to the Village Board.

Motion to recommend the Village Board grant approval of text amendments to Section 153.058 (Special Use), Section 153.193 (Accessory Structures and Uses), Section 153.194 (Permitted Encroachments), Section 153.195 (Temporary Uses and Structures), Section 153.303 (Generic Use Definitions), Section 153.304 (General Terms Definitions), and Section 153.999 (Penalty) of Chapter 153 (Zoning Code) of Title XV (Land Usage) of the La Grange Park Zoning Code

DOCUMENTATION

- Application for Text Amendments
- Public Hearing Notice

C: Julia Cedillo, Village Manager
 Ed Hurst, Director of Building & Inspectional Services
 Dean Maggos, Director of Fire & Emergency Management
 Rick Radde, Director of Public Works
 Michael T. Jurusik, Village Attorney
 President & Village Board of Trustees

Planning & Zoning Commission Agenda Memo

Date: November 18, 2025
To: Caroline Domagalski, Planning & Zoning Commission Chair
Members of the Planning & Zoning Commission
From: Maggie Jarr, Deputy Village Manager
Julia Cedillo, Village Manager
RE: Revisions to Proposed Zoning Text Amendments [#25-0021]

GENERAL BACKGROUND & REVISED TEXT AMENDMENTS

During the public hearing on October 21, 2025, Village staff received feedback from the Planning and Zoning Commission regarding several of the proposed zoning text amendments to the La Grange Park Zoning Code ("Zoning Code"). In response to that feedback, staff consulted with the Village's zoning consultant and Village Attorney and revised those proposed text amendments as follows:

1. Under Section 153.193(E)(2) Detached Garages, the proposed replacement-in-kind provision was revised to clarify that replacement garages may not exceed the previous setbacks or eave encroachments. The revised language is as follows:

(h) As of (insert effective date), existing nonconforming detached garages for single-family dwellings may be replaced in their existing location. Replacement garages cannot exceed the previous garage footprint, square footage, setbacks, eave encroachment, and height.

During the discussion, the Commission also considered whether to make this provision more permissive by allowing nonconforming detached garages to be rebuilt in their existing location and to exceed their current height, provided the new height complied with the maximum allowable height of 16 feet. Staff is not recommending this change. In general, the Zoning Code does not permit alterations to nonconforming structures that would increase the degree of any existing nonconformity. For example, if a detached garage is nonconforming with respect to an interior side setback, rebuilding it in the same location but at a greater height would further impact the neighboring property owner. Property owners who wish to rebuild a detached garage in a nonconforming location at a greater height may still apply for a zoning variation. The intent of the replacement-in-kind is limited to allowing the replacement of existing nonconforming garages without having to go through the variation process, provided the new structure does not exceed the previous footprint, square footage, setbacks, eave encroachment, or height.

2. Under Section 153.193(F) Gazebos, the proposed text amendment was revised to clarify that gazebos shall be set back a minimum of ten feet from any principal structure. The revised language is as follows:

(4) Gazebos shall be a minimum of ten (10) feet from any principal structure.

3. Under Section 153.193(J) Porches, the proposed text amendment was revised to include a minimum distance between the front porch and front property line in order to avoid front porches and steps encroaching too far forward. The revised language is as follows:

(1) Unenclosed porches may encroach eight (8) feet into any required front, corner side or rear setback. Steps are permitted to encroach five (5) additional feet into a required front yard, but shall in no event exceed an encroachment of 13 feet. In all cases, no portion of a porch or steps leading to a porch shall be located closer than five (5) feet to the front lot line.

4. Under Section 153.304 General Terms Definitions, the proposed definition for Pervious Surface was revised to simplify the language. The final sentence of the previously proposed definition was removed because Section 153.235 On-Lot Landscaping already provides adequate guidance by stating, "Turf Required. All areas within yards that are unpaved shall be landscaped primarily with turf (seed or sod) or live groundcover..." Staff believes the existing provision sufficiently regulates the amount of nonliving material permitted within pervious areas, making the deleted sentence unnecessary. The revised language is as follows:

PERVIOUS SURFACE. A surface that allows precipitation to infiltrate directly into the ground. Pervious surfaces typically consist of living vegetation, such as turf grass, groundcover, shrubs, or landscaped planting beds. ~~Up to 15% of the total pervious area may consist of non-living, permeable materials such as mulch or permeable gravel, provided these materials do not inhibit infiltration.~~

Additionally, under Section 153.304 General Terms Definitions, the proposed definition for Semi-Pervious Surfaces was revised to clarify that slatted decks constructed with open-gap joints between planks and installed above pervious surfaces (such as soil or vegetation that allow direct infiltration) are considered semi-pervious surfaces. This addition ensures consistency in how such deck structures are evaluated for stormwater management and zoning calculations. The revised language is as follows:

SEMI-PERVIOUS SURFACES. A surface made of materials designed to allow partial infiltration of stormwater into the ground, thereby reducing runoff, though not as effectively as fully pervious surfaces. Examples include permeable pavers, porous asphalt, gravel-crete, open-grid paving systems, and porous concrete. To qualify as a semi-pervious surface, these materials must be installed over a base layer of washed, open-graded, non-recycled aggregate with a minimum thickness of ten (10) inches. Slatted decks constructed with open-gap joints between planks and installed above pervious surfaces shall also be considered semi-pervious. For stormwater and zoning calculations, semi-pervious surfaces are credited proportionally, with seventy percent (70%) of their area counted as impervious.

All of the proposed text amendments, including the revised provisions outlined above, are included as an attachment to this memorandum.

STANDARDS FOR A ZONING TEXT AMENDMENT

The Commission's recommendation and the Village Board's decision on any zoning text amendment is a matter of legislative discretion that is not controlled by any specific standard. However, in making its recommendation and decision, the Commission and the Village Board shall consider the standards noted below.

- a) The extent to which the proposed amendment promotes the public health, safety, comfort, convenience and general welfare of the Village.
- b) The relative gain to the public, as compared with the hardship imposed upon the Applicant.
- c) The consistency of the proposed amendment with the Comprehensive Plan.
- d) The consistency of the proposed amendment with the intent and general regulations of the Zoning Code.
- e) Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

- f) Whether the proposed amendment will benefit the residents of the Village as a whole, and not just the Applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the Applicant.
- g) Whether the proposed amendment provides a more workable way to achieve the intent and purposes of the Zoning Code and Comprehensive Plan.
- h) The extent to which the proposed amendment creates nonconformities.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission recommend approval of the text amendments to the Village Board.

Motion to recommend the Village Board grant approval of text amendments to Section 153.058 (Special Use), Section 153.193 (Accessory Structures and Uses), Section 153.194 (Permitted Encroachments), Section 153.195 (Temporary Uses and Structures), Section 153.303 (Generic Use Definitions), Section 153.304 (General Terms Definitions), and Section 153.999 (Penalty) of Chapter 153 (Zoning Code) of Title XV (Land Usage) of the La Grange Park Zoning Code.

DOCUMENTATION

- Application for Text Amendments – Amended to Include Proposed Revisions
- Public Hearing Notice

C: Julia Cedillo, Village Manager
Ed Hurst, Director of Building & Inspectional Services
Dean Maggos, Director of Fire & Emergency Management
Rick Radde, Director of Public Works
Michael T. Jurusik, Village Attorney
President & Village Board of Trustees

Village of La Grange Park
Planning & Zoning Commission - Minutes
October 21, 2025
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 21, 2025, in the Board Room of the La Grange Park Municipal Building.

Convene Meeting

The meeting of the La Grange Park Planning & Zoning Commission was called to order at 7:01 p.m. on Tuesday, October 21, 2025. Deputy Village Clerk Bakalich then called the roll. Chairperson Domagalski asked all in attendance to rise for the Pledge of Allegiance.

Members in attendance were:

Committee Members: Caroline Domagalski, Chairperson
William Lampert
Christopher Studwell
Jim Lee
Robert Bartholomai
Drew McElligott (Absent)
Stefania Campo (Absent)

Others in Attendance: Maggie Jarr, Deputy Village Manager
Mallory Milluzzi, Village Attorney
Sandy Bakalich, Deputy Village Clerk
Mark Lucas, Village Engineer
Edward Hurst, Dir. of Building/Inspectional Services

Public Comment

There was none.

Approval of the Minutes – September 16, 2025

Commissioner Lee moved to approve the minutes of the September 16, 2025 Planning & Zoning Commission Meeting. Commissioner Bartholomai seconded the motion. The motion passed unanimously with Commissioner Lampert abstaining from the vote.

Review & Approval – Findings of Fact for Zoning Case #25-0017 (937 Barnsdale Road, La Grange Park, Illinois – Applicant: Concordia Wireless)

Commissioner Studwell moved to approve the Findings of Fact for Zoning Case #25-0017 (937 Barnsdale Road, La Grange Park, Illinois – Applicant: Concordia Wireless. Commissioner Lampert seconded the motion. The motion passed unanimously.

Review & Approval – Findings of Fact for Zoning Cases #25-0019 & #25-0020 (1024 Newberry Avenue, La Grange Park, Illinois and 1029 North Beach Avenue, La Grange Park, Illinois – Applicant: Village of La Grange Park)

Commissioner Studwell moved to approve the Findings of Fact for Zoning Cases #25-0019 & #25-0020 (1024 Newberry Avenue, La Grange Park, Illinois and 1029 North Beach Avenue, La Grange Park, Illinois – Applicant: Village of La Grange Park). Commissioner Lee seconded the motion. The motion passed unanimously with Commissioner Lampert abstaining from the vote.

A Public Hearing to Consider an Application for Zoning Text Amendments- Applicant: Village of La Grange Park (#25-0021)

Chairperson Domagalski convened the public hearing at 7:05 p.m., introduced the matter, and asked that all those in attendance wishing to testify rise and be sworn in. Deputy Clerk Bakalich administered the oath to those wishing to testify.

Deputy Village Manager Maggie Jarr presented the proposed text amendments to the Planning and Zoning Commission. The Commissioners were given the opportunity to ask questions and share any concerns. Deputy Manager Jarr, Village Engineer Lucas, and Director of Building and Inspectional Services Hurst provided clarification, answered questions, and explained the reasoning behind the proposed text amendment changes.

As there were a few additional concerns and a need for further clarification regarding certain items in the request, the Commissioners reached a consensus to continue the public hearing. *Commissioner Studwell made a motion to continue the public hearing until the next scheduled Planning and Zoning Commission meeting, to be held on November 18, 2025. Commissioner Lee seconded the motion, and the motion passed unanimously.*

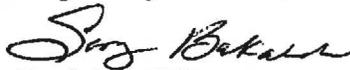
The public hearing will be continued until November 18, 2025

Adjournment

With no further business to come before the PZC, Chairperson Domagalski called for a motion to adjourn the meeting. Commissioner Studwell made a motion to adjourn, Commissioner Lee seconded the motion. The motion passed unanimously by voice vote.

Meeting was adjourned at 8:40 p.m.

Respectfully Submitted,



Sandy Bakalich
Deputy Village Clerk

Village of La Grange Park
Planning & Zoning Commission - Minutes
November 18, 2025
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, November 18, 2025, in the Board Room of the La Grange Park Municipal Building.

Convene Meeting

The meeting of the La Grange Park Planning & Zoning Commission was called to order at 7:00 p.m. on Tuesday, November 18, 2025. Village Clerk Kooi then called the roll. Chairperson Domagalski asked all in attendance to rise for the Pledge of Allegiance.

Members in attendance were:

Committee Members: Caroline Domagalski, Chairperson
William Lampert
Christopher Studwell
Jim Lee (absent)
Robert Bartholomai (absent)
Drew McElligott
Stefania Campo

Others in Attendance: Maggie Jarr, Deputy Village Manager
Mallory Milluzzi, Village Attorney
Meghan Kooi, Village Clerk
Mark Lucas, Village Engineer
Edward Hurst, Dir. of Building/Inspectional Services
Dean Maggos, Dir. of Fire/Emergency Management

Public Comment

There was none.

Approval of the Minutes – October 21, 2025

Commissioner Studwell moved to approve the minutes of the October 21, 2025, Planning & Zoning Commission. Commissioner Lampert seconded the motion. The motion passed unanimously with a voice vote.

A Public Hearing Continued from October 21, 2025 to Consider an Application for Zoning Text Amendments – Applicant: Village of La Grange Park (#25-0021)

Chairperson Domagalski reconvened the public hearing at 7:01 p.m. introduced the matter and asked that all those in attendance wishing to testify rise and be sworn in. Village Clerk Kooi administered the oath to those wishing to testify. The public hearing proceedings were recorded for the verbatim minutes. *When there were no further questions or testimony to be presented, Commissioner Studwell moved to close the public hearing. The motion was seconded by Commissioner Lampert and the motion carried unanimously by voice vote.*

The public hearing was closed at 7:14 p.m.

PZC members discussed the zoning text amendments and thanked staff for taking previous concerns and suggestions seriously and amending the language in the text amendments. *At the end of the discussion, Commissioner Studwell made a Motion: To Recommend the Village Board grant approval of text amendments to Section 153.058 (Special Use), Section 153.193 (Accessory Structures and Uses), Section 153.194 (Permitted Encroachments), Section 153.195 (Temporary Uses and Structures), Section 153.303 (Generic Use Definitions), Section 153.304 (General Terms Definitions), and Section 153.999 (Penalty) of Chapter 153 (Zoning Code) of Title XV (Land Usage) of the La Grange Park Zoning Code. The motion was seconded by Commissioner Lampert and passed unanimously by roll call vote.*

Consideration of an Application for Site Plan Review for the Property Located at 1515 W. Ogden Avenue, La Grange Park, Illinois – Applicant: Concordia Wireless (#25-0022)

Concordia Wireless, an authorized agent of T-Mobile Central, LLC, requested site plan approval for upgrades to T-Mobile's existing wireless communications facility located at the Sisters of St. Joseph Motherhouse, 1515 W. Ogden Avenue. The proposed work includes removal and replacement of the antenna array platform, antennas and radio equipment, associated cabling and cable distribution components, and base station equipment. The Village's wireless telecommunications consultant, Municipal Services Associates, Inc., reviewed the applicant's submittal and determined that the proposed improvements do not constitute a substantial change to the existing stealth design. Representatives from Concordia Wireless attended the meeting to present the application and respond to questions from the Planning and Zoning Commission. Commissioner McElligott asked about the anticipated duration of the project. The representatives stated the work is expected to take no more than two weeks to complete. Commissioner Studwell inquired about the potential addition of a back-up generator. The applicant noted that a generator may be considered in the future as part of a site-hardening initiative. Chairperson Domagalski requested clarification on how construction activities would be scheduled to accommodate the adjacent school's operations. The representatives stated that T-Mobile will coordinate directly with the property owners to establish a construction schedule that aligns with their needs. *At the end of the discussion, Commissioner Studwell made a Motion: To grant site plan approval to Concordia Wireless for the T-Mobile cell site upgrade project at 1515 W. Ogden Avenue, La Grange Park, Illinois, in accordance with the proposed equipment layout and antenna plans prepared by Concordia Wireless and dated June 18, 2025 subject to the following conditions of approval: a) All new antennas, radios, and related equipment shall be painted to match the color of the existing monopole tower to preserve the stealth appearance and ensure visual consistency with the existing installation, and b) T-Mobile shall be responsible for promptly resolving any radio frequency interference with Village or public safety communications systems at its own cost, and shall maintain all required RF warning signage, access restrictions, and lock-out/tag-out procedures in compliance with FCC and OSHA standards. The motion was seconded by Commissioner Lampert and passed unanimously by roll call vote.*

New Business

The Commission reviewed a letter from School District 102 requesting that a special meeting be scheduled during the first week of December to consider the District's Site Plan Review Application for the Forest Road and Barnsdale Road schools. The Commission was amenable to the request. Staff noted that they would follow up after the meeting to determine the Commissioners' availability and set a date for the special meeting.

Adjournment

With no further business to come before the PZC, *Chairperson Domagalski called for a motion to adjourn the meeting. Commissioner Studwell made a motion to adjourn the meeting. Commissioner Campo seconded the motion. The motion passed unanimously by voice vote and the meeting was adjourned at 7:45 p.m.*

Respectfully Submitted,



Meghan M. Kooi
Village Clerk

Village of La Grange Park, Illinois
Planning and Zoning Commission

Village of La Grange Park
Zoning Text Amendments
Case #25-0021

Public Hearing: October 21, 2025 at 7:00 p.m.

Report of proceedings had before the Village of La Grange Park Planning & Zoning Commission, held at the La Grange Park Village Hall, 447 North Catherine Avenue, La Grange Park, Illinois, commencing at 7:05 o'clock p.m., on Tuesday, the 21st day of October, 2025.

Appearances: Ms. Caroline Domagalski, Chair
Mr. William Lampert, Commissioner
Mr. Christopher Studwell, Commissioner
Mr. Jim Lee, Commissioner
Mr. Robert Bartholomai, Commissioner

Also present: Ms. Mallory Milluzzi, Village Attorney
Ms. Maggie Jarr, Deputy Village Manager
Ms. Sandy Bakalich, Deputy Village Clerk
Mr. Ed Hurst, Director of Building & Inspectional Services
Mr. Mark Lucas, Village Engineer

Transcript Preparation Note: This transcript was prepared by Village staff based on the audio recording of the meeting. The transcript has been edited for clarity and readability and is not a verbatim record of the meeting.

Chair Domagalski: The next item on our agenda is a public hearing to consider an application for zoning text amendments. Let's swear any witnesses.

Deputy Clerk Bakalich: Anyone wishing to give testimony, please rise and raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

All Witnesses: I do.

Chair Domagalski: I will now read the legal notice into the record.

Notice is given that on October 21, 2025, a public hearing will be held before the Planning & Zoning Commission of La Grange Park, Illinois, in the Village Hall at 447 North Catherine Avenue, Village of La Grange Park, Illinois at 7:00 p.m. or soon thereafter for the purpose of considering an application for zoning text amendments to Section 153.058 (Special Use), Section 153.193 (Accessory Structures and Uses), Section 153.194 (Permitted Encroachments), Section 153.195 (Temporary Uses and Structures), Section 153.303 (Generic Use Definitions), Section 153.304 (General Terms Definitions), and Section 153.999 (Penalty) of Chapter 153 (Zoning Code) of Title XV (Land Usage) of the La Grange Park Zoning Code. The Village of La Grange Park is the applicant. The application and all other documents submitted with the application are available for examination during regular office hours at the La Grange Park Village Hall, 447 North Catherine Avenue, La Grange Park, Illinois. All interested persons are invited and welcome to attend and participate in the hearing. All persons interested in providing written documents relative to the application or verbal testimony at the hearing are welcome to do so. Written documents may be provided at the hearing or may be submitted prior to the hearing by delivering the documents via email to Deputy Village Manager Maggie Jarr at mjarr@lagrangepark.org or by delivering them to La Grange Park Village Hall addressed to Village Deputy Village Manager Jarr. The hearing may be continued from time to time by the Planning and Zoning Commission without republication except as may be required by the Illinois Open Meetings Act.

Now let's hear from the Applicant.

Ms. Jarr: Thank you and good evening, everyone. Tonight, staff is presenting proposed text amendments to the Village of La Grange Park Zoning Code, covering updates to seven specific sections. These amendments are proposed by the Village in response to: recurring variation requests; community support for certain temporary and accessory uses; and the need for greater clarity and consistency in enforcement. The intent is to codify established practices and reflect recent policy decisions, reducing the need for case-by-case variation requests.

1. First, the proposed amendments to the penalty provisions are intended to clarify enforcement authority and establish consistent fine amounts for zoning violations. Specifically, the amendments confirm that violations of special use conditions are subject to fines ranging from \$100 to \$750 per offense, consistent with penalties applied elsewhere in the Zoning Code. This clarification strengthens the Village's ability to enforce approved conditions, improves overall consistency, and clearly communicates expectations for compliance.

2. The proposed amendment related to detached garages responds to recent variation requests involving the reconstruction of nonconforming detached garages on single-family properties. The proposed change allows for the in-kind replacement of an existing nonconforming detached garage, provided that the replacement does not exceed the original garage's footprint, square footage, or height. By codifying this allowance, the amendment avoids unnecessary hardship for homeowners and eliminates the need for repeated variation requests in cases where no additional impacts are created.
3. Currently, pergolas are not separately defined in the Zoning Code and are reviewed under gazebo standards, creating confusion during plan review. The proposed amendments introduce distinct definitions for gazebos and pergolas and clarify applicable standards related to height, size, openness, and setbacks. Due to their greater massing, gazebos will continue to be subject to a 10-foot separation requirement, while pergolas are regulated based on their more open design. These changes provide clearer guidance for applicants and staff and ensure outdoor structures are appropriately placed.
4. The proposed revisions to front porch encroachment standards reflect recent variation approvals and evolving residential design practices. The amendments increase the maximum allowable porch encroachment into the front yard from five feet to eight feet and allow associated steps to encroach an additional five feet. This update formalizes established precedent, supports functional and accessible porch design, and maintains the overall character of residential neighborhoods.
5. A lack of clear standards for private walkways has resulted in inconsistent enforcement and, in some cases, excessive impervious surface coverage. The proposed amendments define "private walkway," limit walkway width to a maximum of three feet when adjacent to patios or driveways, and clarify that the intent of a walkway is determined by staff. These changes help preserve zoning intent, prevent misuse of walkway allowances, and better manage impervious area expansion.
6. The existing temporary use provisions are limited and do not adequately address recurring activities such as seasonal outdoor sales or outdoor dining. The proposed amendments update and clarify existing regulations for tents and retail stands and establish two new temporary use categories: Temporary Outdoor Sales and Display and Temporary Seasonal Outdoor Dining. Clear standards are provided for duration, setbacks, safety, and access, allowing these activities to be reviewed efficiently while ensuring public safety and neighborhood compatibility.
7. Recent variation approvals for shade structures in Village parks highlighted the need to better align zoning regulations with typical park operations. The proposed amendment adds language allowing larger, essential park-related structures (such as pavilions, plazas, and shade shelters) by right as part of a park or playground use. This change eliminates the need for unnecessary variation requests and more accurately reflects how public park facilities are designed and used.

8. Inconsistent interpretation of impervious and permeable surfaces has led to uncertainty in zoning and stormwater reviews. The proposed amendments update the definition of impervious surface and introduce new definitions for pervious and semi-pervious surfaces. These clarifications ensure that development standards are applied consistently, support environmentally responsible site design, and align zoning regulations with accepted stormwater management practices.

Collectively, these proposed text amendments are intended to improve the overall clarity, consistency, and enforceability of the Zoning Code. They reflect policy decisions that have already been supported through prior Board and Commission actions and address recurring zoning issues that have resulted in repeated variations, interpretation challenges, or enforcement uncertainty. The amendments are designed to support both residents and local businesses by providing clearer standards and more predictable outcomes, while remaining consistent with the Village's Comprehensive Plan and long-term planning objectives.

In reviewing and evaluating these proposed text amendments, the Plan Commission may consider several established standards. These include whether the amendments promote the public health, safety, and welfare; whether they provide a community-wide benefit when weighed against potential individual hardship; and whether they are consistent with the intent and provisions of the Comprehensive Plan and the Zoning Code. Additional considerations include whether the amendments correct omissions, clarify existing regulations, create more workable and effective zoning tools, and avoid the creation of new nonconforming conditions.

Based on staff's analysis of the proposed amendments and the Village's recent regulatory and development history, staff recommends approval of the zoning text amendments as presented. The proposed changes are the result of careful review and coordination with the Village's planning consultant, Camiros, Ltd., as well as the Village Engineer and Village Attorney, and are intended to provide clear, practical, and enforceable zoning regulations that serve the best interests of the community.

Chair Domagalski: Thank you. I'm going to have questioning start to my right with Commissioner Bartholomai.

Commissioner Bartholomai: Regarding the first item, the penalty amounts for noncompliance, the language states that for each and every violation, a fine "may be imposed." This may be more of a legal question, but I want to clarify the use of "may" versus "shall." Does this mean a penalty will be imposed in all cases, or is there discretion as to whether a fine is assessed?

Attorney Milluzzi: Generally, penalties are discretionary. There are situations where citations are issued, but the violator comes into compliance shortly thereafter, which can result in the fine being reduced or waived. As a result, penalties are not automatically required in every instance.

Commissioner Bartholomai: With respect to the penalty language that follows, it states that enforcement of any other provision of this chapter, upon conviction, shall be fined. I am hoping staff can explain how "conviction" works in this context, including who makes that determination and how the process functions.

Ms. Jarr: The Village now utilizes administrative adjudication as a local enforcement mechanism. Ed, would you like to describe that process?

Mr. Hurst: Typically, when a violation is identified, staff begins by issuing a written notice of violation. Depending on the nature of the issue, the property owner is usually given one week, two weeks, or up to a month to correct the violation. If there is no response or the issue is not resolved, a citation is issued. While citations can technically be issued daily, staff generally issues a single citation to initiate the administrative adjudication process. The matter is then brought before a hearing officer, who reviews the case and determines the appropriate next steps. At the hearing, the hearing officer has discretion to dismiss the citation if the violation has been corrected (for example, if work was performed without a permit but the required permit has since been obtained). Alternatively, the hearing officer may impose a fine, typically ranging from \$100 to \$750, based on the circumstances of the case and the officer's discretion.

Commissioner Bartholomai: Thank you. I'll move on to detached garages. I understand the intent of this provision, and it generally makes sense to me. However, I do question the restriction that a replacement garage cannot exceed the previous garage's footprint, square footage, or height. Many older garages were built for very small vehicles. I've seen homes where you have to duck to enter the garage, and no modern vehicle (certainly not an SUV) would fit. If someone is rebuilding a garage, it seems reasonable that it should accommodate the types of vehicles people drive today. Can you explain why this restriction is included?

Ms. Jarr: Staff discussed this issue with the Village's zoning consultant, Arista Strungys of Camiros, Ltd. She advised that limiting the provision to true in-kind replacement was the most appropriate approach, because otherwise it becomes difficult to determine where to draw the line. This amendment is not intended to eliminate future variation requests related to garages altogether. Rather, it addresses very straightforward remove-and-replace projects so they do not need to go before the Commission and Board. We have seen at least two such cases in recent years. While this approach will not accommodate every possible garage reconstruction scenario, it provides a clear path forward for homeowners who wish to maintain an existing nonconforming setback without expanding the structure. The consultant also noted that if a property owner wishes to increase the size of the garage, they may be able to meet the required setbacks, making a variation unnecessary. This in-kind replacement approach has been recommended by the consultant and reflects a growing practice in other communities.

Commissioner Bartholomai: As written, the language refers to the previous garage footprint, square footage, or height. Does that mean all three criteria must be met, or just one of them?

Ms. Jarr: The intent is that all three criteria must be met.

Commissioner Bartholomai: I was trying to see if there was a way to allow a slightly larger garage by adjusting one of those variables.

Commissioner Lee: Madam Chair, can we discuss this issue now, or should we wait? Are we comfortable as a Commission saying that in-kind replacement is acceptable, but perhaps

allowing some flexibility for height up to a certain limit? That could help avoid future variations, particularly if we agree that garage openings of a certain height are reasonable.

Chair Domagalski: Are you suggesting revising the language now, or continuing with the discussion as part of the overall review? I want to make sure I understand your question.

Commissioner Lee: I'm asking whether we can debate this now or if we should wait. I'd like to discuss it further.

Chair Domagalski: Why don't we wait and allow everyone to share their thoughts first, and then we can circle back to it? I think that would be better.

Ms. Jarr: I would also note that even if height were not included in this provision, detached garages are still subject to a maximum height limit elsewhere in the Code.

Commissioner Bartholomai: Are we really concerned about garage apartments or oversized storage structures? Some of these garages are extremely low. I'll move on so we can keep things moving.

I'd like to turn to temporary outdoor sales and display. I was a bit confused by the different definitions. For example, the bike shop in town, The Wheel Thing, often displays bikes outside during the summer. That seems like a display rather than an outdoor sale. Would that fall under the Temporary Outdoor Sales and Display category?

Ms. Jarr: Yes, so long as transactions continue to take place inside the building, that would be considered a display.

Commissioner Bartholomai: That was my understanding as well. However, Section C states that no sales or display items may be located within five feet of either side of an active door or within 25 feet directly in front of an active door. Given the small frontage at that location, that standard could effectively prohibit them from displaying bikes outside. That made me wonder whether this was the correct category.

Ms. Jarr: I'll need to review that more closely to give you a definitive answer. Currently, The Wheel Thing does not have a temporary use permit for outdoor displays. I don't believe this amendment would prohibit their current practice, but I can confirm that.

Attorney Milluzzi: Are they using the public right-of-way or private property?

Ms. Jarr: It's private property.

Chair Domagalski: Yes, it's a strip mall area in front of the store.

Commissioner Bartholomai: Okay, that makes sense. You can follow up on that.

Ms. Jarr: One possible distinction is that they move the bikes outside during business hours and bring them back in when closed, unlike something like Jewel's greenhouse, which remains in place continuously.

Commissioner Bartholomai: My final question relates to the definitions of surface types. I often see side yards where grass won't grow, so homeowners install stone instead. I'm curious how that would be classified. It doesn't seem like it would meet the definition of pervious surface, even though it's loose stone. Would that now be considered semi-pervious and count toward lot coverage limits?

Ms. Jarr: If stone is installed on a permanent basis, I don't believe we would consider it pervious. Ed or Mark, would you like to address how this is evaluated during review?

Mr. Lucas: That's a good question. For pervious area calculations, we generally consider lawns and planted areas as living surfaces. We allow a certain percentage (typically around 15 percent) of landscaped areas to include materials like mulch or decorative rock. If stone is used in a landscaped area where water can still infiltrate, we would typically consider that pervious. However, if stone is installed with a plastic liner or another barrier underneath, then it becomes impervious because water cannot infiltrate. Semi-pervious surfaces generally include materials like brick pavers or decks that alter runoff characteristics. These definitions align with our stormwater regulations, which we are trying to keep consistent with zoning standards, as inconsistencies in the past have made enforcement difficult.

Commissioner Bartholomai: So that stone would be considered pervious, but limited to about 15 percent of the lot area? If someone has extensive garden beds covered with mulch, or a side yard covered in stone, could they suddenly be out of compliance under this amendment?

Mr. Lucas: The 15 percent figure is more of a guideline than a strict rule. There are certainly properties where a large portion of the yard consists of planting beds and mulch. The concern is more about preventing situations where gravel or stone is used as a functional patio or hardscape. Distinguishing between landscaped areas and functional surfaces can be challenging, and we may need to refine that distinction further. It often comes down to whether the area functions as planting space or as a hard surface.

Commissioner Bartholomai: I understand the intent, but I could see situations where someone submits a survey for one issue and suddenly this becomes another compliance problem, potentially requiring them to remove landscaping where nothing will grow. Those are my only comments, Madam Chair.

Chair Domagalski: Okay, great. Next up is Commissioner Studwell.

Commissioner Studwell: Thank you. I'm wondering why the fine range starts at \$100 rather than \$750 as a standard. Is this based on the level of harm or perceived impact to the Village? What is the basis for establishing that amount?

Ms. Jarr: Those dollar amounts are consistent with penalty provisions elsewhere in the Code. The Village recently completed an update to fines and fees to ensure consistency across departments. Ed, would you like to explain how that range was determined?

Mr. Hurst: Certainly. We conducted a survey of neighboring communities and reviewed their fine structures. The proposed range reflects the average—or midpoint—of what surrounding municipalities use, particularly those closest to us, to maintain regional consistency.

Commissioner Studwell: With that in mind, is there a maximum cumulative fine, or do penalties continue until compliance is achieved?

Ms. Jarr: The primary goal is compliance, so there is no cumulative maximum.

Commissioner Studwell: In the text amendment, the language states that a fine *may* be imposed, but later says that no fine *shall* be less than \$100 or more than \$750. From a legal perspective, “may” suggests discretion, while “shall” is mandatory. Is the intent to allow discretion, or to require enforcement?

Ms. Jarr: The intent is to allow discretion as to whether a citation is issued. If a citation is issued, the fine must fall between \$100 and \$750.

Attorney Milluzzi: To clarify further, Section 153.058 addresses enforcement related specifically to special uses, including the Village’s ability to revoke a special use permit for noncompliance. The amendment adds that fines *may* also be imposed for failure to comply with special use conditions. That is where the discretionary “may” applies. Once a citation is issued, however, Section 153.999 governs, and the fine *shall* be between \$100 and \$750. That amount is listed on the citation. At administrative adjudication, the hearing officer retains discretion to reduce or waive the fine.

Commissioner Studwell: And to be clear, the special use provision applies only to special uses, not to violations of other approvals, such as variances?

Ms. Jarr: Correct. Section 153.058 applies to special use permits, while Section 153.999 applies more broadly to any zoning violation, including those related to variances or unpermitted uses.

Commissioner Studwell: That distinction is helpful. There are instances around the Village where something appears to have been installed despite being denied. It’s good to understand which section applies in those situations.

Attorney Milluzzi: Yes, Section 153.999 covers any zoning violation. The earlier section is specific to special uses.

Commissioner Studwell: Understood. Moving on to accessory structures, I do have some concerns. One of the examples cited was not a clear-cut case and involved extensive discussion, including very close setbacks on the order of a few inches. Once gutters or eaves are added, those tolerances can easily be exceeded. My concern is that the amendment appears to broadly

allow in-kind replacement without acknowledging the many technical considerations involved. As Robby mentioned earlier, even if the footprint stays the same, changes to doors, eaves, or rooflines can affect setbacks, which are measured to the eaves, not the slab or footprint.

Ms. Jarr: That is correct. Setbacks are measured from the eaves, and the intent of the in-kind provision is to allow the existing setbacks to remain unchanged, as measured from the eaves.

Commissioner Studwell: I'm struggling with this because bringing applicants before the Commission allows us to highlight those issues (encroachment, drainage, and other impacts). My concern is that allowing in-kind replacement by right could eliminate that opportunity, even though rebuilding a structure often involves more than simply replicating what existed. There are also current code requirements, such as foundations below the frost line or minimum slab thickness, that didn't apply when many of these garages were originally built. Rebuilding is not the same as temporarily removing and reinstalling a structure.

Ms. Jarr: That is precisely why the in-kind provision is narrowly defined. The requirement that the replacement match the existing height, footprint, and overall dimensions is intended to prevent increased impacts, including encroachment or drainage issues. Property owners who wish to make changes beyond that—whether in size, height, or design—would still be required to seek a variation and come before the Commission.

Commissioner Studwell: I appreciate that explanation. I still have some concern that the language could be misinterpreted or applied too broadly, given the number of variables involved in reconstructing a garage. I'll leave it at that.

Commissioner Studwell: Regarding gazebos and pergolas, I want to clarify what types of structures we are talking about. Many retailers sell lightweight pergolas that can be moved or even lifted by strong winds. Are those considered permanent or semi-permanent structures under this code, or are they treated as temporary? What is the distinction?

Ms. Jarr: They would not be considered temporary structures. Ed, would you like to elaborate?

Mr. Hurst: Yes. We do encounter what we sometimes call the "Home Depot" or "Costco" pergolas, and that is part of what prompted this amendment. Under the Code, gazebos and pergolas are treated as permanently secured structures. They must be anchored for wind resistance and structural stability. One of the issues we've had is that pergolas are currently classified as gazebos, which requires them to be located at least ten feet from the principal building. That means a pergola attached to or located near a deck adjacent to a house is not permitted under the current code. The intent of this amendment is to distinguish pergolas from gazebos and allow pergolas to be regulated more leniently. Regardless of whether a structure has a solid roof or an open lattice, it must be permanently secured, either to a foundation or structurally attached to a deck.

Commissioner Studwell: That helps clarify things. Thank you. I don't have any comments on front porches. I'm very supportive of porches in general. I do, however, have questions about sidewalks and private walkways. I was a bit confused by the language and want to better

understand what problem we're trying to address. I understand the concern about people classifying what is essentially a patio as a "walkway" to avoid impervious surface limits, but I'd appreciate some additional clarification.

Ms. Jarr: We do encounter very creative approaches from residents who are trying to achieve a larger patio or paved area by relabeling it as something else. Ed, would you like to describe what staff has been seeing and what the amendment is intended to prevent?

Mr. Hurst: Certainly. This typically comes up when zoning setbacks or lot coverage limits prevent someone from building the patio or paved area they want. For example, someone may want a large backyard patio but has reached their allowable limit, so they propose a six-foot-wide "sidewalk" that runs through the yard—sometimes even placing two of them side by side. Another common situation involves parking. A homeowner may want additional parking space next to a driveway or attached garage and propose a wide sidewalk adjacent to the driveway, which effectively functions as a parking pad in the front yard. These are the types of situations we're trying to address and prevent from recurring.

Commissioner Studwell: So anything wider than three feet is essentially treated as something other than a true walkway—more like a patio—and would be counted as impervious surface?

Mr. Hurst: Correct. If it is truly a sidewalk, we allow up to three feet. Sidewalks can be located in various places on a property, but they should not be used as a substitute for patios, parking pads, or other paved areas that would otherwise be restricted.

Ms. Jarr: We have these conversations frequently during plan review, and these proposed amendments would provide much clearer standards and significantly assist staff when working with applicants.

Commissioner Studwell: I also reviewed the provisions related to tents. I do share some concern about potentially limiting businesses like The Wheel Thing from having any type of outdoor display. It may be helpful to clarify language that allows for daily displays that are set out during business hours and brought back inside overnight, so it's clear that these types of temporary, recurring displays are not unintentionally prohibited. I don't have any specific comments on outdoor dining, and I fully support the proposed language related to park structures. We've addressed that issue several times in the past, and I appreciate the clarity this amendment provides. With respect to pervious and semi-pervious surfaces, this is an area I find particularly interesting. Coming from a construction background, these distinctions are always challenging. I'll even note that we installed one of the Village's first semi-pervious patio systems many years ago, and it has performed very well over time. That said, I do have a question about why semi-pervious surfaces are counted at 70 percent. What is the basis for that figure?

Mr. Lucas: That percentage is tied to stormwater runoff and coverage calculations. Semi-pervious surfaces have a runoff coefficient that is approximately 70 percent of that of a fully impervious surface.

Commissioner Studwell: But those systems can also act as a form of detention, particularly if they are constructed with adequate depth, correct?

Mr. Lucas: That's correct. However, runoff is more influenced by rainfall intensity than by rainfall depth. During heavy rain events, water runs off faster than it can infiltrate through the surface in many cases. At that point, the surface begins to function more like an impervious area. From a stormwater perspective, we have to balance lot coverage allowances with flood mitigation. Allowing too much impervious or semi-pervious surface in rear yards can contribute to localized flooding. By counting semi-pervious surfaces at 70 percent, we are trying to maintain consistency between zoning lot coverage and stormwater impacts.

Commissioner Studwell: Especially given that our native soils are primarily clay, which is largely impervious.

Mr. Lucas: Exactly. That's why the definition for semi-pervious surfaces includes a minimum depth of ten inches of aggregate base. That open base provides storage capacity similar to what you would see in a typical lawn, which can absorb approximately two to three inches of rainfall. The goal is to preserve that storage capacity so water does not immediately run off into adjacent yards. Without that base, water would simply sit on top of clay soils and increase runoff. The 70 percent factor is consistent with stormwater modeling and review standards.

Commissioner Studwell: That makes sense. Thank you for the explanation.

Chair Domagalski: Commissioner Lampert?

Commissioner Lampert: Thank you, Madam Chair. Maggie, thank you for clarifying a number of these points. Many of my questions have already been addressed through the discussion this evening, or at least clarified. I am still interested in the ongoing discussion regarding garages, particularly for property owners who may be considering replacements. I appreciate the clarification on fines and temporary structures, and I agree with the discussion about refining the language related to temporary versus overnight structures for displays. I also have no additional comments beyond what has already been discussed regarding surface materials.

Chair Domagalski: Thank you. Commissioner Lee?

Commissioner Lee: On page 4, the language states that accessory structures "shall be 10 feet from the principal structure." Should that instead read "a minimum of 10 feet"? Not every gazebo necessarily needs to be exactly 10 feet away.

Ms. Jarr: Correct.

Commissioner Lee: Below that, regarding porches, the code allows unenclosed porches to encroach up to eight feet into the required front setback, with an additional five feet allowed for stairs. That results in a potential 13-foot encroachment. What would the minimum remaining distance be between the right-of-way sidewalk and the stairs in that scenario? My concern is ensuring that the remaining space is not unreasonably narrow. I recall we discussed two specific

properties, but I don't have a full understanding of how this would apply across all residential properties.

Ms. Jarr: Staff reviewed a sampling of typical lot configurations, including properties where we commonly see variation requests, particularly on the west side of town. In that review, we did not encounter situations where encroachments approached the front property line or right-of-way. Is that your concern?

Commissioner Lee: Yes, but I'm looking for a clearer standard. What is the acceptable minimum? Is it one foot? Eight feet? If a porch and stairs encroach the full 13 feet, what does that leave between the stairs and the sidewalk? I'm not comfortable with a scenario where that distance could be as little as two feet without requiring a variation.

Ms. Jarr: That distance would vary case by case. Based on typical front setbacks, we were not concerned about porches or stairs encroaching too close to the property line. I'm not sure if that fully answers your question.

Commissioner Lee: It doesn't. If a typical front setback is 15 feet, that would leave only two feet between the stairs and the sidewalk. I don't think that's acceptable without a variation. I understand that some homes are set farther back and have adequate room, but I'm concerned about allowing this broadly without a minimum remaining distance. I don't want to allow this *carte blanche*.

Ms. Jarr: Okay, I understand the concern. We did discuss whether to include a minimum distance provision, such as "no closer than X feet from the front property line." Our zoning consultant has applied this standard in other communities without such a safeguard and did not recommend adding additional complexity. That said, it is something we can certainly consider if the Commission is concerned about encroachments within a certain distance of the front property line.

Commissioner Lee: Thank you. I also have a question regarding pervious surfaces. The language allows up to 15 percent of the pervious area to consist of nonliving permeable materials such as mulch or permeable gravel. Mulch feels different to me (it absorbs water and is organic). Would this create violations for residents who mulch their planting beds?

Mr. Lucas: Planting beds are treated differently and are considered part of the living landscape area. We are not trying to regulate or penalize gardening or planting beds. The intent is to address situations where materials like gravel or mulch are used as ground cover in areas where nothing is growing. For example, a gravel or mulch pathway, or a narrow area between a building and a sidewalk where vegetation won't survive. In those cases, the surface functions more like coverage than a planting bed.

Commissioner Lee: That explanation makes sense. However, as written, it reads as though mulch is grouped with permeable gravel as an exception, rather than as part of a planting bed. The language initially defines living vegetation to include planting beds, and then later states that

pervious surfaces may consist of nonliving permeable materials such as mulch. That distinction isn't clear.

Attorney Milluzzi: We could clarify the language by specifying something like "mulch or permeable materials not included within a planting bed." That would distinguish decorative or functional mulch areas, such as under playground equipment, from landscaped planting beds. I've also been envisioning situations where an entire yard is gravel or similar material, which is what this provision is intended to address.

Commissioner Lee: That clarification would address my concern. Thank you.

Chair Domagalski: I didn't have much more. I just wanted to clarify the special use fine provisions. These would apply retroactively, correct? So if we granted a special use five years ago with conditions, and it is now in violation, these provisions would apply?

Ms. Jarr: Correct.

Chair Domagalski: Okay. And with respect to front porch encroachments, would this apply to existing homes, new construction, or both?

Ms. Jarr: This would apply to both.

Chair Domagalski: Regarding outdoor temporary dining, I'm curious what other municipalities are doing. Do they have similar provisions, and is what we're proposing consistent with those practices?

Ms. Jarr: Based on what I've observed in neighboring communities and discussions with my counterparts, many municipalities are trying to find ways to continue outdoor dining that was originally permitted temporarily during COVID. In our case, the Village Board has been approving an ordinance annually to allow outdoor dining, and for the past few years we've discussed codifying it in the Zoning Code. La Grange Park is somewhat unique, particularly along 31st Street, because the outdoor dining areas are largely located on private property, even though it may appear they are within the right-of-way. The right-of-way is actually narrower than it appears. Because our Zoning Code regulates private property, this allows us to address outdoor dining differently than a community like La Grange, where dining often occurs closer to the curb, within the street, or in former parking areas. That said, many communities are working toward maintaining outdoor dining as a supported use.

Chair Domagalski: Thank you. That answers my questions. Do we want to close the public hearing at this point, or are we ready to continue discussion?

Attorney Milluzzi: If you anticipate making amendments and would like to review revised language, I would recommend keeping the public hearing open and continuing it to a date certain.

Chair Domagalski: Okay, let's leave the public hearing open. We would then vote on a continuance?

Attorney Milluzzi: Correct. If you're not ready to approve the amendments as written, you can make a motion to continue the public hearing to a date certain. At that time, staff can return with revised language reflecting your discussion.

Commissioner Studwell: I'll make a motion to continue—

Chair Domagalski: We don't need a motion just yet. Let's continue discussion for now.

Attorney Milluzzi: That's fine. We can make the motion at the end, once we know what direction you want to take and how much time staff needs to prepare revisions.

Chair Domagalski: All right. Let's go through the amendments one by one and see whether we want to propose any language changes. Starting with Section 153.058, the special use violation provisions—does anyone want to suggest changes to that section?

Commissioner Studwell: Is there a need to specify "calendar days" rather than just "days"?

Chair Domagalski: That may already be defined elsewhere in the code. Okay. Any objections to the first provision in Section 153.058? Hearing none, we'll move on. Next is Section 153.999, the penalty provisions. Any objections to that language? (*No objections.*) All right, next is Section 153.193, accessory uses and structures, including garages. Thoughts?

Commissioner Lee: One thing to keep in mind is that if we make a change and it results in unintended consequences, we can always amend the code again.

Attorney Milluzzi: That's correct.

Chair Domagalski: The risk may be allowing a few garages that aren't ideal, but that's the tradeoff.

Commissioner Studwell: I'd suggest adding language that limits replacement garages to the previous footprint, square footage, height, or other bulk controls, similar to how we measure to drip lines or eaves under the current code.

Commissioner Lee: Could we say the replacement garage cannot exceed the previous garage footprint, including walls and eaves?

Ms. Jarr: Or reference setbacks, which would effectively capture the eaves as well.

Commissioner Studwell: That works.

Chair Domagalski: And we would change "or" to "and"?

Commissioner Studwell: Yes.

Commissioner Lampert: I'd prefer to keep "or," at least with respect to height. Speaking from personal experience, I'd like the ability to slightly increase height to accommodate a modern vehicle, without expanding the footprint.

Commissioner Lee: Could the language say the replacement garage cannot exceed the previous footprint and square footage, with height not to exceed the current code maximum?

Attorney Milluzzi: That could work. The current maximum height is 16 feet. The intent here is to allow replacement of existing nonconforming garages without forcing full code compliance, while still preventing expansion of nonconformities.

Ms. Jarr: I would note that allowing additional height where a garage is already nonconforming with respect to setbacks increases the degree of nonconformity by adding bulk. That's why the amendment was initially framed as it was, but I understand the interest in allowing some modernization.

Commissioner Bartholomai: Could we focus on allowing a minimum garage door height, rather than increasing the overall structure height?

Attorney Milluzzi: Garage door heights are not currently regulated. As long as the structure height remains the same, a taller door could be installed.

Commissioner Bartholomai: But with shallow roof pitches, that may be difficult without increasing height.

Commissioner Studwell: My concern remains that increasing height near a property line increases visual and bulk impacts on neighbors.

Chair Domagalski: I understand the concern, but I'm trying to weigh the impacts. I'm thinking about situations where, for example, a garage might be two feet taller than it is today and visible from a neighboring window. While it is an increase in bulk, I'm not sure I see a significant downside in that scenario.

Commissioner Lee: And in many cases, you're likely going to be looking at a newer, more modern garage. That's really what we're trying to encourage here.

Commissioner Lampert: If I were to bring my garage into full code compliance, I would lose the area behind my garage where I currently have a fire pit. I'm on a corner lot and too close to the sidewalk, so I would have to push everything back to that rear corner to comply with the code and get a larger garage door. To me, that's too much of a tradeoff. And I'm left with a dilapidated garage that, frankly, nobody wants to look at.

Commissioner Lee: My preference would be to allow the height to increase up to what the code permits. If that's something the group can agree on, great. If not, and the feeling is that someone should still have to come in for a variation, I can support that approach as well.

Commissioner Bartholomai: I wouldn't support that, because then I don't think this meets anyone's expectations. We'd be passing something that nobody will actually use, because people would still need to apply for a variation. Who wants to rebuild a garage they can't park their car in? Nobody's going to do that.

Commissioner Lee: Unless they already have a garage that's in poor condition but does have adequate height.

Chair Domagalski: We have had applications like that. Some garages are standard in footprint, can fit two cars, and have a regular-sized door. They're not all glorified sheds.

Commissioner Bartholomai: This is such a specific use case that I'm not sure it's worth discussing.

Chair Domagalski: One question I have is about the cost to an applicant. If someone like the Lamperts wanted to pursue a variation, there are real expenses (court reporter, mailed notices, staff time). That's a significant cost, and I think it's relevant to our discussion.

Commissioner Studwell: I was in that situation myself. I wanted to maintain the existing setback but expand my garage, which meant seeking permission to move closer to the road on a corner lot. I had to demonstrate hardship. Was it extreme? No, but it did preserve the character of the house and accessory structure. That process wasn't overly expensive at the time, but today I imagine the cost has at least doubled. I understand the balance – we don't want something that will be abused, but we also don't want to adopt something that no one will ever use.

Chair Domagalski: Let me try to clarify where we are. Do we have consensus on footprint? On setbacks? On square footage? Is height really the sticking point among those elements?

Commissioner Bartholomai: I think all of these are too restrictive, frankly. In Bill's case, if you have the space and can meet impervious surface requirements, you should be able to build a two-car garage in that corner. I may be alone on that, but height, especially, is where I draw the line. Restricting it is just not practical in many cases.

Chair Domagalski: I'm comfortable with a garage being a couple of feet taller, provided the front and side setbacks remain the same. We're really only talking about two of the four walls here.

Commissioner Lee: I support that as well.

Chair Domagalski: It sounds like we're generally in agreement on that.

Mr. Hurst: I do want to raise one point. We run into this often with garages. Height is measured at the mean point between the roof peak and the eaves. People can get creative with dormers and roof forms, and while the mean height increases more slowly than the peak, when a garage is already close to a property line, you could end up with something much larger than expected.

Commissioner Studwell: And in my case, I had to move off the rear lot line entirely. I couldn't keep the minimal setback I had before; I had to comply with the larger setback.

Mr. Hurst: Right. So when you look out, it may not just be a foot taller – it could feel substantially larger.

Chair Domagalski: Okay. So it sounds like we don't have full consensus on height. We do have agreement on footprint, setbacks, and square footage. Height is the remaining issue. Perhaps staff can return with some alternative language on that point.

Ms. Jarr: We can do that.

Commissioner Studwell: Maybe something like allowing an increase up to a percentage of the existing height.

Chair Domagalski: There are different ways to approach it. Let's move on to the next section, Section 153.193, regarding pergolas and similar structures. Jim's suggestion to add the word "minimum" seems like a good one. Any other comments?

Attorney Milluzzi: I have a quick question for Ed. Are the requirements about permanently affixing pergolas and gazebos already addressed in the building code?

Mr. Hurst: Yes. The building code requires all structures to be permanently affixed.

Attorney Milluzzi: And since these are classified as accessory structures, that should already apply. I just wanted to confirm we didn't need to add anything further here.

Chair Domagalski: Okay. With that one suggested change, are we comfortable with Section 153.193?

Commissioner Studwell: One last question – are there minimum setbacks from rear or side property lines for these accessory structures?

Mr. Hurst: Yes, there are.

Chair Domagalski: Okay. With that small change, we're comfortable with that section. Next is Section 153.304, General Terms and Definitions. Are we comfortable with the definitions of "gazebo" and "pergola"? Any opposition? Hearing none, we'll move on. Next is Section 153.193, Accessory Structures and Uses, specifically porches. This is the issue Jim raised earlier. I don't think anyone has a problem with allowing porches and stairs to encroach into front yards. The concern is how far they can extend and what the worst-case scenario might be.

Ms. Jarr: I understood the comment to be about possibly establishing a minimum distance between the property line and porch steps.

Commissioner Studwell: I thought we already had some standards in place for porches (limits on their size, such as how deep they can be).

Ms. Jarr: Yes. There are minimum width and depth requirements for porches, but those apply only when a property owner is seeking the additional building coverage allowance. Those standards don't apply to all porches generally – only to qualify for the additional two or three percent coverage.

Commissioner Studwell: And isn't the front setback based on the average setback of the block?

Ms. Jarr: Yes. The front setback is established based on the average of the buildings on the same block face.

Chair Domagalski: Having worked with developers for years, I know that if there's room to push something further, they will. I'm wondering whether this provision should apply only to existing nonconforming homes. I think we should revisit this section. Let's move on for now. Next are Sections 153.194 and 153.304, addressing sidewalks and private walkways. I don't think there were any concerns raised on those sections. Now, temporary uses and structures – this is the bike store example. It's not hypothetical; it's a real situation. What are we doing about that?

Commissioner Studwell: The temporary outdoor sales and display provision is for items that are left outside, correct?

Ms. Jarr: The provision is titled "Temporary Outdoor Sales and Display," which we interpret as both the sale and the display occurring outdoors. The point-of-sale transaction would still occur inside. That interpretation would allow for uses like the Wheel Thing.

Attorney Milluzzi: The provision above addresses "temporary retail stands," which would be a full retail operation occurring outdoors.

Chair Domagalski: In that case, I think we're fine with this section. Moving on. Section 153.195 addresses outdoor dining. I didn't hear any concerns raised about this section. Hearing none, we'll move on. Next is Section 153.303, general use definitions for parks and playgrounds. No concerns there. Now we come to Section 153.304, General Terms and Definitions – impervious, pervious, and semipervious surfaces. I have to say, this section is confusing to me. Even after the discussion, I'm not entirely sure how it applies to an average yard. Stormwater calculations are not my strong suit, and I'll admit that on the record, but this still feels unclear.

Commissioner Bartholomai: I share that concern. I don't fully understand how the 15% limitation would affect actual residential yards. I'm not trying to create more work for staff, but I think it would be helpful to look at real yards and apply this math to see whether people would

be in compliance. My concern is that this sounds reasonable on paper, but we could end up with many properties suddenly out of compliance.

Commissioner Studwell: Or do we simply remove mulch from the definition of nonliving materials?

Commissioner Lee: Or specify non-organic mulch. Natural mulch is part of normal landscaping. Rubber mulch under a swing set is a different situation.

Chair Domagalski: How much square footage does 15% actually represent?

Commissioner Bartholomai: Exactly. I don't know how this affects existing yards. Without clear examples, it feels too nebulous.

Commissioner Lee: Wouldn't that effectively mean 7.5% of the lot could be covered with rocks?

Commissioner Bartholomai: I'm concerned about unintended consequences.

Mr. Lucas: Is the concern specifically mulch, gravel, or both? You could technically cover your entire yard with mulch under this language, which would be allowed. There are also play areas, pathways, and other backyard uses that don't involve living material. So the question is really what type of coverage we're trying to limit.

Chair Domagalski: It still feels vague to me.

Commissioner Studwell: It's oddly specific at 15%, but landscaping isn't a neat-line exercise. I worry about how this would be applied to homeowners in practice.

Mr. Hurst: We've discussed this internally as well, what the right number is. For perspective, if maximum building coverage is 30%, half of that is 15%. On a typical 50-by-125-foot lot, that's about 937 square feet (roughly the size of a four-car garage). That's a substantial amount of coverage.

Ms. Jarr: Staff can revisit these definitions, particularly as they relate to mulch and gravel, and look for ways to improve clarity.

Chair Domagalski: A visual aid might be helpful.

Attorney Milluzzi: And part of the clarification would be distinguishing mulch or gravel that is not part of a planting bed, which seemed to be one of the conclusions from the discussion.

Chair Domagalski: Okay. It sounds like staff has several items to revisit. Should we continue this to our next meeting?

Commissioner Studwell: I'll make a motion to continue to the next regularly scheduled Planning and Zoning Commission meeting on November 18th.

Commissioner Lampert: Second.

Chair Domagalski: Roll call?

Deputy Clerk Bakalich took the roll. The motion passed unanimously by a roll call vote.

Village of La Grange Park, Illinois
Planning and Zoning Commission

Village of La Grange Park
Zoning Text Amendments
Case #25-0021

Public Hearing: November 18, 2025 at 7:00 p.m.

Report of proceedings had before the Village of La Grange Park Planning & Zoning Commission, held at the La Grange Park Village Hall, 447 North Catherine Avenue, La Grange Park, Illinois, commencing at 7:01 o'clock p.m., on Tuesday, the 18th day of November, 2025.

Appearances: Ms. Caroline Domagalski, Chair
Mr. William Lampert, Commissioner
Mr. Christopher Studwell, Commissioner
Mr. Drew McElligott, Commissioner
Ms. Stefania Campo, Commissioner

Also present: Ms. Mallory Milluzzi, Village Attorney
Ms. Maggie Jarr, Deputy Village Manager
Ms. Meghan Kooi, Village Clerk
Mr. Dean Maggos, Director of Fire & Emergency Management
Mr. Ed Hurst, Director of Building & Inspectional Services
Mr. Mark Lucas, Village Engineer

Transcript Preparation Note: This transcript was prepared by Village staff based on the audio recording of the meeting and an automatically generated transcript from the Village's YouTube livestream. The transcript has been edited for clarity and readability and is not a verbatim record of the meeting.

Chair Domagalski: The next item on our agenda is the continuation of the public hearing from October 21, 2025, to consider an application for zoning text amendments. The applicant is the Village of La Grange Park, and the application number is 25-0021. The public hearing remains open, so I will turn it over to the Village, as the applicant, to discuss the changes that have been made since last month.

Ms. Jarr: Thank you. During the public hearing on October 21, Village staff presented a number of zoning text amendments for consideration and received feedback from the Commission on several of those proposals.

Clerk Kooi: Before we proceed, anyone wishing to give testimony, please rise and raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

All Witnesses: I do.

Clerk Kooi: Thank you.

Ms. Jarr: In response to the feedback received at the last meeting, staff consulted with the Village's zoning consultant and the Village Attorney. We have revisions to present tonight to four sections of the Zoning Code.

First, under Section 153.193(E)(2), Detached Garages, the proposed "replacement in kind" provision was revised to clarify that replacement garages may not exceed the previous or current setbacks or eave encroachments. The revised language now reads: "As of [insert effective date], existing nonconforming detached garages for single-family dwellings may be replaced in their existing location. Replacement garages cannot exceed the previous garage footprint, square footage, setbacks, eave encroachment, or height."

The Commission also discussed whether to allow nonconforming detached garages to be rebuilt in the same location at a greater height, up to the 16-foot maximum. Staff is not recommending this, as increasing the height would increase the structure's nonconformity and could negatively impact neighbors, which the Zoning Code does not allow. Property owners who desire additional height may still request a zoning variation. The intent of the replacement-in-kind allowance is to permit rebuilding without expanding the footprint, setbacks, or height.

Second, under Section 153.193(F), Gazebos, the proposed text amendment was revised to clarify that gazebos must be set back a minimum of 10 feet from any principal structure. The revised language states: "Gazebos shall be a minimum of ten (10) feet from any principal structure."

Third, under Section 153.193(J), Porches, the proposed text amendment was revised to include a minimum distance between the front porch and the front property line, to prevent porches and steps from encroaching too far forward. The revised language includes the following sentence: "In all cases, no portion of a porch or steps leading to a porch shall be located closer than five (5) feet to the front lot line."

Lastly, under Section 153.004, General Terms and Definitions, the proposed definition of “pervious surface” was revised for clarity. The final sentence of the previous definition was removed, as it was considered confusing and duplicative of other code provisions that already require unpaved yard areas to be landscaped with turf or other live ground cover.

Additionally, the proposed definition of “semi-pervious surface” was revised to clarify that slatted decks constructed with open gap joints between planks, and installed above a pervious surface such as soil or vegetation that allows direct infiltration, are considered semi-pervious surfaces. This addition ensures consistency in evaluating deck structures for stormwater management and zoning calculations. The added sentence reads: “Slatted decks constructed with open gap joints between planks and installed above pervious surfaces shall also be considered semi-pervious.”

That concludes the summary of the revisions staff is proposing based on feedback from the October 21 meeting. Staff is available to answer any questions.

Chair Domagalski: Thank you. I’ll now ask my fellow Commissioners for comments on the changes, starting with Commissioner Campo.

Commissioner Campo: I don’t see any issues with the changes that were made.

Commissioner Studwell: It looks like you addressed all of our requests. I do have one question regarding the reference to violations under Section 10.99. Where is that section located? We are in Chapter 153 here, and there is also Section 153.999 that discusses fines. My concern is whether each day constitutes a separate violation under Section 10.99, as it does under Section 153.999.

Ms. Jarr: Section 10.99 is the general penalty provision in Chapter 10 of the Municipal Code. It states that any violation for which another penalty is not specifically provided is subject to a fine of up to \$750 per violation, and that each day the violation continues constitutes a separate offense.

Commissioner Studwell: Thank you. I was wondering whether we should replicate that language in Section 153.058 regarding special uses, or whether doing so would create ambiguity or redundancy.

Attorney Milluzzi: By referencing Section 10.99, there is no need to repeat the language. Section 153.999 already mirrors the “each day is a separate offense” provision. Section 153.058 addresses violations of special use conditions specifically, which is why that amendment is proposed. Section 10.99 serves as the default penalty provision unless a more specific penalty applies.

Commissioner Studwell: Thank you. No further questions.

Commissioner Lampert: Thank you, Maggie, for walking us through the revisions. The clarification regarding detached garages addressed the concern I raised previously. The

amendments look good to me, and I appreciate the explanation regarding penalties. I have nothing further.

Commissioner McElligott: No questions. Thank you.

Chair Domagalski: I have one quick question, out of curiosity. How did staff arrive at the five-foot setback for front porch encroachments?

Ms. Jarr: Five feet is a common setback used elsewhere in the code for accessory structures. It was selected as a reasonable distance that is not overly restrictive while addressing concerns about porches encroaching too far forward.

Chair Domagalski: That makes sense. Does anyone have anything else to add before we close the public hearing? Seeing none, may I have a motion?

Commissioner Studwell: Motion to close the public hearing.

Commissioner Lampert: Second.

Chair Domagalski: All those in favor, signify by saying "aye."

All Commissioners: Aye.

Chair Domagalski: Motion carries.

Proceedings concluded at 7:14 p.m.

Finance Committee Divider

Robert Lautner, Chairman
Nick Diaferio
Joe Caputo



Village Board Agenda Memo

Date: January 13, 2026
To: Village President & Board of Trustees
From: Larry Noller, Finance Director
Julia Cedillo, Village Manager
RE: **Resolution Approving Professional Services Agreement with Sikich CPA LLC for Auditing Services for FY 2026 and 2027**

PURPOSE

Consideration of a resolution authorizing and approving a professional services agreement with Sikich CPA LLC ("Sikich") to perform auditing services for fiscal years 2026 and 2027.

BACKGROUND

The Village is required by State law to submit an annual audit performed by a certified public accounting firm. The Village completed a request for proposal process in 2023 and selected Sikich as the Village's auditing firm for a three (3) year period which ended with the fiscal year 2025 audit. Sikich has provided a proposal to extend their services for an additional two (2) years, which reduces the annual fee increase from 5% under the original agreement to 4%. The proposal sets out the following costs for the auditing services:

- For Fiscal Year 2026, \$34,400 for the Village audit and \$4,580 for a single audit, if required.
- For Fiscal Year 2027, \$35,780 for the Village audit and \$4,760 for a single audit, if required.

STAFF RECOMMENDATION

Sikich has provided excellent service and staff recommends the Village Board approve the resolution and agreement with Sikich at the January 13th work session.

ACTION REQUESTED

Motion to Approve A Resolution Authorizing The Approval And Execution Of A Professional Services Agreement To Be Entered Into Between The Village Of La Grange Park And Sikich CPA LLC For The Performance Of Auditing Services For Fiscal Years 2026 And 2027 And Approving The Expenditure Of Funds To Pay For The Services

DOCUMENTATION

- Proposal
- Resolution

RESOLUTION NO. 26-03

A RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT TO BE ENTERED INTO BETWEEN THE VILLAGE OF LA GRANGE PARK AND SIKICH CPA LLC FOR THE PERFORMANCE OF AUDITING SERVICES FOR FISCAL YEARS 2026 AND 2027 AND APPROVING THE EXPENDITURE OF FUNDS TO PAY FOR THE SERVICES

WHEREAS, the President and Board of Trustees of the Village of La Grange Park (the "Village") desire to approve and enter into a professional services agreement with Sikich CPA LLP ("Sikich") for Sikich to provide competent and qualified auditing services for the Village for fiscal years ending April 30, 2026 and April 30, 2027 (the "Auditing Services"), as further described in the "Service Proposal for Auditing Services for Village of La Grange Park" (the "Agreement"), a copy of which is attached hereto as **Exhibit "A"** and made a part hereof.

WHEREAS, Sikich has previously provided auditing services for the Village. The Village's most recent three (3) year agreement with Sikich for auditing services ended with the Fiscal Year 2025 audit. Sikich has provided quality auditing services and valuable technical advice and assistance to Village staff. Sikich desires to enter into the Agreement with the Village to perform competent and qualified auditing services to complete the FY 2026 and FY 2027 Audits in accordance with the fee schedule and terms, conditions and provisions set forth in the Agreement; and

WHEREAS, under the Agreement, the Village agrees to pay the Consultant to complete the Auditing Services, a not to exceed amount of \$38,980.00 for fiscal year ending April 30, 2026 and a not to exceed amount of \$40,540.00 for fiscal year ending April 30, 2027 (the "Auditing Fee"). The Consultant agrees to complete the Auditing Services in exchange for the payment of the Auditing Fee; and

WHEREAS, the President and Board of Trustees of the Village have agreed to appropriate and authorize the expenditure of an amount equal to the Auditing Fee, or as much as may be needed from the Village's General Corporate Funds or other available lawful funding sources, to pay the Consultant to complete the Auditing Services; and

WHEREAS, at an open public meeting held on January 13, 2026, the Village Board reviewed and discussed the Agreement, and received input from the Village staff and provided an opportunity for public input on the matter. At its January 13, 2026 meeting, the President and Board of Trustees accepted the Village staff's recommendation to approve and enter into the Agreement; and

WHEREAS, pursuant to their statutory authority as provided by Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) of the Constitution of the State of Illinois of 1970, and the applicable provisions of the Illinois Municipal Code, including Section 8-1-7(b) of the Illinois Municipal Code (65 ILCS 5/8-1-7(b)), the President and Board of Trustees of the Village of La Grange Park find that it is protective of the health, safety and welfare of and in the best interests of the Village and its residents, property owners, local businesses and the public to approve and authorize the execution of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. The recitals set forth above are incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Approval and Execution of Agreement and Other Related Documents. The President and Board of Trustees of the Village of La Grange Park approve and authorize the execution of the Agreement, substantially in the form attached hereto as part of **Exhibit "A"**, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney. The Board of Trustees further authorize and direct the Village President and the Village Clerk, or their designees, to execute such other documents as are necessary to fulfill the Village's obligations under the Agreement.

SECTION 3: Approval of Financial Obligations and Other Necessary Actions. The President and Board of Trustees further approve and authorize the expenditure of Village General Corporate Funds, or other available, lawful, eligible Village funds, in an amount equal to the Auditing Fee to pay for the Village's financial obligations under the Agreement, and also authorize and direct the Village Manager and the Village Attorney, or their designees, to take all necessary actions to comply with the Village's obligations under the attached Agreement.

SECTION 4: Delivery of Signed Documents. Upon approval of this Resolution and execution of the Agreement, the President and Board of Trustees of the Village direct the Village Clerk's Office to forward a certified copy of this Resolution and a fully executed copy of the Agreement to all parties and agencies that are entitled to receive such documents, as required and directed by any other governmental oversight regulatory agency, in order to comply with the terms of the Agreement and for record retention purposes.

SECTION 5: Effective Date. This Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED BY THE VILLAGE PRESIDENT AND THE BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois this 13th day of January, 2026.

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

APPROVED by the Village President this 13th day of January, 2026, and attested by the Village Clerk on the same day.

Dr. James L. Discipio, Village President

ATTEST:

Meghan M. Kooi, Village Clerk

APPROVED AS TO FORM BY: Village Attorney Michael T. Jurusik on January 13, 2026.

Exhibit "A"

**SERVICE PROPOSAL FOR AUDITING SERVICES FOR VILLAGE OF LA GRANGE PARK FOR
FISCAL YEARS 2026 AND 2027**

A photograph of a classical building with columns and an American flag flying in front of it. The image is partially obscured by a teal overlay.

SERVICE PROPOSAL

AUDITING SERVICES FOR
VILLAGE OF LA GRANGE PARK

SUBMITTED BY:

Sikich CPA LLC

Kellen O'Malley, CPA, MAS
Director
630.210.3083
Kellen.omalley@sikich.com

1415 W. Diehl Rd. Suite 400
Naperville, IL 60563

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TRANSMITTAL LETTER

Mr. Larry Noller
Finance Director
Village of La Grange Park
447 N. Catherine Ave.
La Grange Park, Illinois 60526

December 2, 2025

Dear Mr. Noller,

Sikich is pleased to be considered for the reappointment as independent auditors for the Village of La Grange Park (the Village). We believe that our qualifications, experience and expertise are clearly distinguishable as indicated in the following proposal. The expertise we possess in the local government industry is demonstrated by our clients' successes, our staff's involvement in the industry and our leadership roles in various government associations. Our clients receive the quality and timeliness only available from a company of our caliber.

We are prepared to commit the resources necessary to provide services to the Village. We will not only perform the audit, but we will also provide governmental accounting and financial reporting expertise and technical assistance throughout the year. We understand the scope of the work to be performed and the timing requirements and are committed to performing the specified services within that timeframe.

We appreciate the opportunity to present this proposal, which is a firm and irrevocable offer for 60 days and look forward to the possibility of continuing to serve the Village.

Sincerely,



Kellen O'Malley, CPA, MAS
Director

EXECUTIVE SUMMARY

SIKICH'S NUMBER ONE GOAL IS TO STRENGTHEN THE VILLAGE OF LA GRANGE PARK. WE'LL ACHIEVE THIS BY COMBINING CUSTOMIZED SOLUTIONS WITH OUR TEAM'S DEEP EXPERTISE AND THE LATEST TOOLS AND TECHNOLOGY IN ORDER TO ACHIEVE LONG-TERM SUCCESS, AS YOU DEFINE IT.

UNDERSTANDING YOUR CURRENT CHALLENGES

Before we can make recommendations or start any engagement, it's essential that we have a full understanding of the challenges you're facing and the goals you want to achieve. We understand that you are looking to partner with a company that will keep up with the ever-changing standards from the Governmental Accounting Standards Board. We have decades of experience serving the local government industry and look forward to the opportunity to partner with you to help meet your objectives and to drive your organization forward.

DEFINING YOUR FUTURE SUCCESS

Collaboration is at the core of our work. Our priority is to serve as your trusted advisor and provide meaningful advice and support to your accounting function. The strategies we outline in this proposal are uniquely crafted for you, as we believe they will produce meaningful results and position your organization for success.

GET TO KNOW US

Sikich is comprised of one of the country's top 30 Certified Public Accounting firms and a top 10 value-added reseller of technology products. We've reached this caliber of service by investing in our people.

By prioritizing talent and arming them with innovative technology, we create a dynamic, top-notch team. Your engagement team is comprised of senior-level local government experts that will stop at nothing to exceed your expectations and help your organization succeed.

SCOPE

Our scope of services is outlined in this proposal. In addition to these services, we're committed to a synergistic, lasting relationship with the Village.

HERE TO HELP YOU UNCOVER SUCCESS

Sikich combines deep industry knowledge, dedicated client service and cutting-edge technology to drive results for our clients. Our team of more than 1,900 experts - serving clients across all 50 states - offers a range of professional services to support any need. We look forward to uncovering solutions to your challenges and supporting the lasting success of the Village.



SIKICH EXPERTS

WE LIKE SOLVING COMPLEX PROBLEMS. MOST IMPORTANTLY, **WE BASK IN THE ABILITY TO HELP OUR CLIENTS THRIVE.**

A crucial component to your success is working with a team that is completely dedicated to the government industry, ensuring that those individuals understand your challenges and what it takes to realize success. The Village will receive unparalleled levels of expertise, insights, and responsiveness from a team of senior professionals who have significant experience working with government entities. Our company offers several employee retention programs, including tuition reimbursement, CPA review and exam assistance, a computer purchase program, travel assistance and more. We have been named as a Best Place to Work for several years, both on a local and national level. We make every effort to recruit and retain quality staff.

STATEMENT OF INDEPENDENCE

Sikich has evaluated its independence from the Village in accordance with generally accepted auditing standards, the Governmental Auditing Standards, 2018 revision, published by the U.S. General Accounting Office, and the AICPA Code of Professional Conduct. Based upon our evaluation, Sikich is free of any personal and external impairment with respect to the Village and is independent with respect to any non-attest services provided to the Village, both in fact and in appearance to any knowledgeable third party.

LICENSE TO PRACTICE IN ILLINOIS

Sikich CPA LLC is a licensed Public Accountant Limited Liability Company in Illinois (license #066.005528). All of the partners assigned to this engagement are licensed Certified Public Accountants (CPAs) in Illinois.

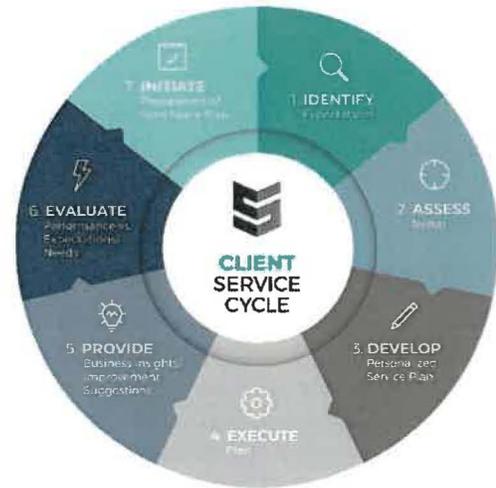


OUR CLIENT SERVICE APPROACH

COLLABORATION IS A TWO-WAY STREET

We work closely with you from the start. From setting expectations to executing the plan and preparing for next year, communication and collaboration are always front and center.

- Our approach starts with obtaining an understanding of your expectations and your operational and strategic objectives. We will design our approach to exceed your expectations.
- We utilize our experience to ensure that your engagement is tailored to the risks inherent in your organization and the environment in which you operate, with eyes on identifying financial and operational improvements.
- Communication is key to collaboration; we will seek to avoid any surprises and keep you apprised of our progress and any findings on a timely basis.



OUR AUDIT APPROACH

At the core of our business, we have been and always will be an organization with a focused audit methodology supported by a robust technology platform. We're proud to boast the latest technological resources, world-class subject-matter experts and sought-after credentials to support your audit team.

Measure twice and cut once. Sound planning on the front-end of the engagement allows our team to plan and create efficiencies that benefit you. Our multi-faceted approach will begin prior to your year-end with certain preliminary and planning procedures, such as an internal controls assessment and documentation, tests of controls and audit correspondence. The conclusion of our planning efforts will be the development of detailed audit programs for all significant elements of the financial statements, as well as significant compliance matters. Our detailed audit programs will include procedures designed to obtain maximum audit efficiencies. The second phase, our substantive fieldwork, will be performed after year-end on a schedule that is flexible to your needs and reporting requirements.



Sikich's audit approach includes, but is not limited to, the following procedures:

- Audit plan development
- Determination of materiality
- Audit risk evaluation
- Interviews with management to provide information for detailed documentation of the internal control structure
- Interviews and analysis of audit evidence to identify and assess risks that may result in material misstatement due to fraud
- Measurement of accounting presentation and compliance reporting by identifying and focusing on areas sensitive to organizations like the Village
- Performance of testing to evaluate your organization's internal control structure
- Confirmation of various accounts, performance of substantive testing and analytical procedures
- Performance of additional testing, as necessary

AUDIT STANDARDS

The objective of our audit is to issue an unmodified opinion on the Village's governmental activities, business-type activities, each major fund and the aggregate remaining fund information that collectively comprise the Village's basic financial statements. The audit will be conducted in accordance with generally accepted auditing standards as set forth by the American Institute of Certified Public Accountants, and, if necessary, generally accepted government auditing standards issued by the United States Government Accountability Office (GAO, 2018), the Single Audit Act of 1996 and the Uniform Guidance. We will issue an opinion on the basic financial statements and will subject the combining and individual fund financial statements and schedules and any other supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and will provide an opinion on it in relation to the financial statements as a whole.

In addition, we will apply certain limited procedures to the Required Supplementary Information. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Wherever possible, we will utilize your schedules to maximize efficiencies and contain audit costs. We request that the Village provide us with the basic information required for our audit.



PRACTICAL AND CONSTRUCTIVE MANAGEMENT LETTER COMMENTS

We believe the management letter is an important part of the engagement, and we encourage all members of our engagement team to give thoughtful consideration toward developing constructive comments within the constraints of the overall engagement. Our policies regarding management letters adhere to the Professional Standards of the AICPA. If significant deficiencies and material weaknesses in internal controls are noted during the audit, they are required to be communicated in writing to those charged with governance. Items of an immaterial nature (i.e., clerical problems, minor procedures or reporting problems, etc.) are communicated to management. In both cases, we adhere to a strict company policy that all comments and recommendations are discussed in preliminary form with appropriate personnel prior to their communication. This allows for clarification of misunderstandings, miscommunication or compensating controls or factors which may be in place.

QUALITY CONTROL

At Sikich, we are committed to providing the highest quality audits in the industry. The Village can be assured of receiving the highest level of quality and ethical professional services. Quality control is so important to us that our company has been a member of the Private Companies Practice Section of the Division for CPA Firms of the AICPA since our formation in 1982. As such, we have voluntarily submitted our audit and accounting practice to quality control reviews of our compliance with professional standards as established by the AICPA and, more recently, by the United States Government Accountability Office, for more than 30 years. Since our company's inception, our CPA firm and its predecessor parties have received unmodified ("pass") peer review reports. As required by professional standards, we undergo a peer review every three years. A "pass" peer review report is the highest level of recognition conferred upon a public accounting firm for its quality control systems. Also, we go beyond the external reviews and maintain strong internal reviews of procedures and processes with oversight by our Quality Assurance Committee. Please refer to the Exhibits section for a copy of our most recent peer review which included a review of specific government engagements since this accounts for a significant segment of our practice.

In addition, our local government reports have been reviewed by numerous federal and state oversight bodies and professional organizations. Sikich has not been the subject of any disciplinary action or inquiry during the past five years. Sikich is a member of the AICPA's Governmental Audit Quality Center (GAQC), which is a company-based voluntary membership center designed to promote the importance of quality governmental audits and the value of these audits to purchasers of government audit services. As a member of the GAQC, Sikich has access to key information and comprehensive resources that we use to help ensure our compliance with appropriate professional standards and laws and regulations that affect our audits. Through our membership in the GAQC, we also adhere to membership requirements designed to enhance the quality of our audit practice.



WHY SIKICH

WE STAND OUT IN OUR INDUSTRY AND WE ARE PROUD OF THAT FACT. WHAT STARTED IN HUMBLE BEGINNINGS AS A SMALL ACCOUNTING FIRM HAS GROWN INTO AN INDUSTRY-LEADING, TECHNOLOGY-ENABLED COMPANY OF THE FUTURE. AND WE'RE NOT LETTING OFF THE GAS.

IN SHORT, HERE'S WHAT WE BRING TO YOU:

INDUSTRY EXPERIENCE

Sikich's local government team provides services to more than 450 units of local government. Many of these have been long-standing clients and are evidence of our dedication to the local government industry and our ability to provide high quality, timely services within this specialized industry. These clients and related work have enabled our company to develop an extensive nationally recognized expertise in governmental accounting, auditing and financial reporting procedures and practices.

Senior members of our government services team presently hold memberships and are actively involved in numerous governmental organizations, including:

- AICPA Government Audit Quality Center
- American Institute of Certified Public Accountants (AICPA)
- Central Association of College and University Business Officers (CACUBO)
- GFOA Special Review Committee (SRC)
- Government Finance Officers Association of Missouri (GFOA-MO)
- Government Finance Officers Association of the United States and Canada (GFOA)
- Illinois CPA Society Governmental Report Review Committees
- Illinois Government Finance Officers Association (IGFOA) Technical Accounting Review Committee
- Illinois Association of County Board Members and Commissioners (IACBMC)
- Illinois Association of Fire Protection Districts (IAFPD)
- Illinois Association of Park Districts (IAPD)
- Illinois Association of School Business Officials (IASBO)
- Illinois City/County Management Association (ILCMA)
- Illinois County Treasurers' Association (ICTA)
- Illinois CPA Society (ICPAS)
- Illinois Government Finance Officers Association (IGFOA)
- Illinois Library Association (ILA)
- Illinois Municipal Treasurers Association (IMTA)
- Illinois Parks and Recreation Association (IPRA)
- Missouri City/County Management Association (MOCMA)
- Missouri Government Finance Officers Association (MOGFOA)
- Missouri Society of CPAs (MOCPA)



ACCESS TO SENIOR RESOURCES

You will gain confidence in your operations by working with a team of articulate professionals who have received the highest recognition in their fields. To demonstrate the importance of our relationship, we pledge to provide you with unparalleled access to our most senior resources. Our principals and directors are available year-round for direct consultation as issues occur.

360 DEGREE VIEW

Many professional services companies look alike, but we pride ourselves in being different. We bring 360 degrees of business acumen to our approach, which means you have access to experts in a multitude of disciplines. Our teams don't just care about providing timely work product, we care about your organization's goals, your legacy, your people—and we have a deep bench of experts to help with any challenge you have. Nothing makes us happier than to see our clients succeed and your organization flourish.

A COMPANY ROOTED IN CORE VALUES

Our core values aren't just artfully crafted statements that we put on the wall. Our culture and vision are rooted in Innovation, Trust, Diversity and Growth. This is how we drive our business and support the communities where we live, work and play.

ACCESS TO EDUCATION

The Village will remain aware of regulatory changes and best organizational practices as Sikich's team receives ongoing continuing education they will directly apply to the Village's engagement. We accomplish this by anticipating your needs based on our experience with you and your industry and using a variety of communication channels: timely responses to your questions; informal discussions; thought leadership on topics of interest to you; and relevant seminars, all of which are complimentary for our clients. Past topics of thought leadership have included:

- Governmental Accounting and Financial Reporting Update
- GASB Statement No. 87 Leases
- GASB Statement No. 94, Public-Private and Public-Public Partnerships and Availability Payment Arrangements
- GASB Statement No. 96, Subscription- Based Information Technology Arrangements (SBITA)
- GASB Statement No. 100, Accounting Changes and Error Corrections
- GASB Statement No. 101, Compensated Absences
- GASB Statement No. 102, Risk Disclosure
- GASB Statement No. 103, Financial Reporting Model Improvements
- Accounting & Report for Cash and Investments
- Preparing a Management's Discussion and Analysis
- Capital Assets including Asset Retirement Obligations and Impairments
- Long-Term Debt and Leases
- Financial Reporting Entity
- Accounting for Insurance and Employee Benefits
- Payroll Reporting for Government Entities
- Year-End Payroll Updates
- Leveraging AI in Human Resources
- Fraud and Internal Controls
- Fraud and Cybersecurity in the Remote Environment
- Workforce Violence Prevention Fundamentals



IT'S PERSONAL FOR US

We approach every engagement with a dedicated team, built from our deep bench of industry experts and designed for optimal performance. We treat our clients like family and build relationships that survive the test of time. Don't believe us? Ask our clients!

EXPERIENCE IN GOVERNMENT OPERATIONS

Because of our large, diverse client base and our ability to attract talent from a variety of professional backgrounds, Sikich has an established reputation as one of the leading providers of professional services governmental entities. Our team of professionals specializes in the management, operations and financing of general-purpose local governments. This focus and our exemplary reputation assure the Village the highest quality work and the most cost-effective delivery of services.



OUR PROACTIVE APPROACH

ONE OF OUR STRENGTHS AT SIKICH IS OUR NEED TO BE PROACTIVE. WE FIND POTENTIAL ISSUES BEFORE YOU HAVE TO WORRY ABOUT THEM, BECAUSE WE'RE READY WITH A SOLUTION.

INITIATIVE FOR CUSTOMIZED SOLUTIONS

One-on-one, you will receive customized solutions based on your unique needs, and only your unique needs. You will find that achieving financial stability and growth, as well as uncovering new opportunities to improve performance, is possible through the strategies that Sikich experts will recommend and on which they will educate you.

After a more thorough review of your operations and local government-specific matters, we may uncover other opportunities. As part of our ongoing service and commitment to the Village we keep you informed of regulatory changes and best practices to ensure we identify crucial opportunities that will benefit the Village.

INITIATIVE FOR YOUR SATISFACTION

The Village's success is built upon the quality services and value you feel you receive from Sikich, which is why we will continually gauge your satisfaction to enhance our relationship. At various checkpoints during the engagement, a Sikich representative will meet with you to discuss how satisfied you have been with our services, our team and the value we provide. Areas stressed during these meetings will include:

- What can we do to make our services more valuable to you?
- What specific part of our service exceeded your expectations?
- In which areas do you feel we need improvement?
- Do you feel like a valued client of the company?
- What is your vision for the Village?



SCOPE OF SERVICES

NOW FOR THE PART THAT YOU'VE BEEN WAITING FOR! WE'LL BRING YOU THE TEAM AND THE PROCESS TO DELIVER RESULTS, AIMING TO EXCEED EXPECTATIONS EVERY STEP OF THE WAY. **OUR SCOPE AND FEES ARE CLEAR, UP-FRONT AND ALWAYS FAIR.**

We are proposing to provide the following services to the Village consistent with prior years:

- Audit of basic financial statements of the Village for the fiscal year ending April 30, 2026.
- Prepare fifteen (15) bound copies and one (1) electronic copy (.pdf) of the annual comprehensive financial report (ACFR) of the Village (Management's Discussion and Analysis and the statistical section to be provided by the Village).
- Prepare fifteen (15) bound copies and one (1) electronic copy (.pdf) of the Auditor's Communication to the Members of the Board of Trustees.
- Prepare fifteen (15) bound copies and an electronic copy (.pdf) of the ILCS Management Auditor's Communication to the Members of the Board of Trustees.
- Prepare fifteen (15) bound copies and electronic copies (.pdf) of the report on provisions of 65 ILCS 5/11-74 of the Illinois Tax Increment Redevelopment Allocation
- Prepare three (3) copies and electronic filing of the Illinois Comptroller Annual Financial Report
- Preparation of fifteen (15) bound copies and an electronic copy (.pdf) of the Single applicable, including filing of the Data Collection Form.
- Assist the Village in submitting its annual comprehensive financial report (ACFR) Achievement for Excellence in Financial Reporting Program, including preparation of the GFOA Certificate Responses and review of the application materials, if applicable
- Retain workpapers for seven (7) years in accordance with firm standards;
- Exit conference(s) with Village Officials to present the completed audit and related materials.



IDENTIFICATION OF POTENTIAL AUDIT PROBLEMS

Our company's approach to resolving any problems that arise during the audit is the same as our overall approach to the audit—professionalism. Professionalism in performing the audit is the cornerstone to our philosophy during all phases of the audit. Any problems encountered during the audit, except for irregularities and illegal acts, will be discussed and documented with the appropriate individuals as defined in our professional standards. The timing of this discussion will provide the Village with ample time to rectify any situations that may otherwise result in the issuance of a qualified audit opinion. If Irregularities and illegal acts are detected or we become aware of such acts, we will communicate, in writing, to the appropriate level as defined in our professional standards.

Our company's philosophy on additional fees and/or billings is based on an understanding between Sikich and the client of the scope of the work to be performed. We have proposed a "not-to-exceed fee" for the audit, the scope and timing of which was specified by the Village. The billings for the audit would not exceed this fee unless the Village specifically requests that the scope of the engagement be expanded and the Village and Sikich reach a mutual agreement, in writing, as to the expanded scope of the engagement and the fee, if any, for the expanded scope.

Sikich will comply with all relevant rules and regulations of authoritative bodies and the AICPA Code of Professional Conduct regarding access to our working papers and audit documentation. Reasonable requests for access will not be denied.



FEE PROPOSAL

PROPOSAL COST SUMMARY

The Village has requested a proposal for auditing services for the fiscal years ending April 30, 2026 through 2027 and our fees are detailed below:

	2026	2027
Village Audit	\$ 34,400	\$ 35,780
Single Audit (if required)	4,580	4,760

ADDITIONAL CONSIDERATIONS

These fees assume that the Village will provide the auditors with electronic copies of adjusted trial balances by individual funds, a year-to-date general ledger with details of postings to all accounts, subsidiary ledgers that agree or are reconciled to the general ledger and will prepare certain schedules of account analysis and confirmations of account balances.

If a GAGAS opinion (for State of Illinois GATA compliance) is required, the fee for this additional deliverable will be half (50%) of the proposed single audit fee above.

The fees proposed do not include the cost of assisting with implementing any new GASB pronouncements. If the Village specifically requests this type of service, Sikich and the Village would reach a mutual agreement, in writing, as to the expanded scope and fee associated with these services.

We invoice our clients on a monthly basis as services are provided. Payments for all services are due in accordance with applicable state statutes.



ADDITIONAL RESOURCES & SERVICES

WITH A COMPREHENSIVE SUITE OF SERVICES, OUR AREAS OF EXPERTISE ARE OFTENTIMES COMPLEMENTARY OF ONE ANOTHER. HOW ELSE CAN WE HELP YOU STRENGTHEN THE VILLAGE?

Many times, the challenges for which you enlist Sikich's help may be faced more effectively by integrating several of our services. Take a look at what we offer and talk to your engagement director about how these services may complement what you are already seeking.

DISPUTE ADVISORY

Disputes of any kind or size can be difficult to handle on your own. For example, what would happen if you began suspecting employee fraud within your organization? A dispute advisory expert can handle every aspect, from insurance claim preparation and being the liaison with law authorities, to creating a fraud prevention program and improving your organization's internal controls.

THE AGENCY AT SIKICH

Position your brand for optimal coverage across your client base, industry and target audience all while telling a captivating story that builds relationships and enhances customer retention. From design and website development to media coverage and product launches, your organization deserves ample opportunity to boost brand awareness and reach a wide range of future, long-term consumers.

NOT-FOR-PROFIT SERVICES

Funding challenges, increased demand from stakeholders and changing trends and policies can make it difficult for not-for-profit organizations to reach their goals. For those common challenges and others more specific to your organization, you need a professional services partner with an Industry-dedicated team to deliver the accounting, advisory and technology services that will help you work toward your mission.

TECHNOLOGY: IT SERVICES

Staying ahead of, or even simply keeping up with, continually changing and complex technology developments can be challenging. Business management software, cloud solutions, strategic information technology and IT consulting can all drive your organization toward increased productivity and profits—if implemented the right way.

TECHNOLOGY: SECURITY AND COMPLIANCE

Keeping your organization safe from data breaches and other information security concerns is critical, especially given the vast number of organizations that have been compromised in the last couple of years. Understand where the vulnerabilities in your network lie by obtaining independent, unbiased and technically qualified security assessments—from penetration testing to forensic analyses.



WORKFORCE RISK MANAGEMENT

Reduce your risk while protecting your people and enhancing the quality and performance of your workplace by creating or improving proactive violence prevention policies, programs and training. Add a layer of assurance and readiness through active threat management capabilities – both internally and through urgent expert threat support.



PROPOSAL EXHIBITS

WE KNOW YOU LIKELY HAVE MANY MORE QUESTIONS FOR US. TAKE A LOOK AT THE ATTACHED DOCUMENTS FOR ADDITIONAL INFORMATION ABOUT SIKICH AND THOSE WHO WILL WORK WITH YOU.

ENGAGEMENT TEAM BIOGRAPHIES

- Kellen O'Malley, CPA, MAS
- Anthony Cervini, CPA, CFE

SIKICH RESOURCES

LOCAL GOVERNMENT SERVICES

COMPANY PROFILE

PEER REVIEW



KELLEN O'MALLEY

CPA, MAS

Audit Director

Kellen O'Malley, CPA, MAS, is an audit director at Sikich where he began his career in 2016. He provides assurance and advisory services to a variety of clients in state and local government with a focus on cities, villages, park districts, and other special districts/entities. In his role, Kellen is responsible for managing the execution of audit engagements and supervising the audit team.

SERVICE AREAS

- Assurance & Advisory Services
- Governmental Audit & Accounting

AFFILIATIONS

- Illinois Government Finance Officers Association, GEN Committee
- Illinois CPA Society
- Wisconsin Government Finance Officers Association
- Government Finance Officers Association, Special Review Committee

EDUCATION

- Bachelor's Degree, Accounting, Illinois State University
- Master of Accounting Sciences, Illinois State University



LOCATION:

NAPERVILLE OFFICE

1415 W. Diehl Road
Suite 400
Naperville, IL 60563

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kellen.omalley@sikich.com

ANTHONY M. CERVINI

CPA, CFE

Local Government Audit Leader

Anthony M. Cervini, CPA, CFE, is the Local Government Audit Leader at Sikich. Anthony is responsible for providing technical services to Sikich's governmental clients in all areas of governmental accounting, auditing, financial reporting, budget development, internal controls, revenue and expenditure forecasting, and cash and debt management.

Anthony has participated in hundreds of audits of municipalities and other governmental entities since beginning his career with Sikich in 2005. He also has been responsible for serving as lead instructor for governmental accounting, auditing, financial reporting, cash management, and internal control courses internally and throughout the Midwest.

Anthony serves as a member of the Government Finance Officers Association (GFOA) Special Review Committee and is the current Chair of the Illinois CPA Society Government Report Review Committee. Anthony previously served as a budget reviewer for the GFOA Distinguished Budget Presentation Award.

SERVICE AREAS

- Governmental Audit, Accounting
- Governmental Financial Reporting

AFFILIATIONS

- American Institute of Certified Public Accountants
- Illinois CPA Society Government Report Review Committee
Chairperson (2021-present)
GAAP Basis Reporting, Sub-Chair (2018-2020)
- Illinois Government Finance Officers Association
- Wisconsin Government Finance Officers Association
- GFOA Special Review Committee
- Naperville Area Humane Society, Treasurer (2010-2017)
- PrimeGlobal Managers' Leadership Program (2015-2016)

EDUCATION

- Bachelor's Degree in Accounting, The University of Iowa
- Master of Business Administration, Benedictine University



LOCATIONS:

NAPERVILLE OFFICE

1415 W. Diehl Rd.
Suite 400
Naperville, IL 60563

MILWAUKEE OFFICE

17335 Golf Parkway
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Brookfield, WI 53045

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LOCAL GOVERNMENT RESOURCES



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LOCAL GOVERNMENT SERVICES

Government agencies experience increasing pressure to be more effective, efficient and transparent.

As a government leader, you know how important it is to find a professional services partner that can strategize, plan and implement solutions to meet the goals of your organization.

SERVICES SIKICH PROVIDES:

- Accounting, Audit, Assurance & Tax
- Business Valuation
- Fraud Services for Governments
- ERP & CRM Software
- Human Capital Management & Payroll
- Insurance Services
- IT Services
- Marketing & Communications
- Pension Fund Accounting & Consulting Services
- Retirement Planning

Whether you represent a **general purpose local government or special district**, Sikich will help you meet your goals by providing professional guidance in your accounting, marketing, human resources, technology and other advisory functions.

Experience unparalleled commitment and high-quality, timely services when you partner with the experts at Sikich. For more than 30 years, we have provided:

- A highly skilled staff and management team entirely dedicated to government services
- An in-depth understanding of the governmental fiscal, management, operating and regulatory environments
- Timely and cost-effective service delivery

WHO WE SERVE:

Our government clients represent a wide range of industry sectors including:

- Counties
- Cities
- Villages
- Townships
- Other Special Districts
- Pension Plans
- Park Districts
- Forest Preserve Districts
- Public Libraries
- Community Colleges
- School Districts
- Water Authorities
- Water Reclamation Districts

LOCAL GOVERNMENT AUDIT LEADER



ANTHONY CERVINI
CPA, CFE
PRINCIPAL

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E: anthony.cervini@sikich.com

WHY SELECT SIKICH?

Our team works devotedly with units of local government like yours to provide the resources required to help you focus on managing your organization, while we take care of everything behind-the-scenes.



LOCAL GOVERNMENT SERVICES

OUR EXPERTS



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Sikich practices in an alternative practice structure in accordance with the AICPA Professional Code of Conduct and applicable law, regulations, and professional standards. Sikich CPA LLC is a licensed CPA firm that provides audit and attest services to its clients, and Sikich LLC and its subsidiaries provide tax and business advisory services to its clients. Sikich CPA LLC has a contractual arrangement with Sikich LLC under which Sikich LLC supports Sikich CPA LLC's performance of its professional services. Sikich LLC and its subsidiaries are not licensed CPA firms.

"Sikich" is the brand name under which Sikich CPA LLC and Sikich LLC provide professional services. The entities under the Sikich brand are independently owned and are not liable for the services provided by any other entity providing services under the Sikich brand. The use of the terms "our company", "we" and "us" and other similar terms denote the alternative practice structure of Sikich CPA LLC and Sikich LLC.

Investment advisory services offered through Sikich Financial, an SEC Registered Investment Advisor.

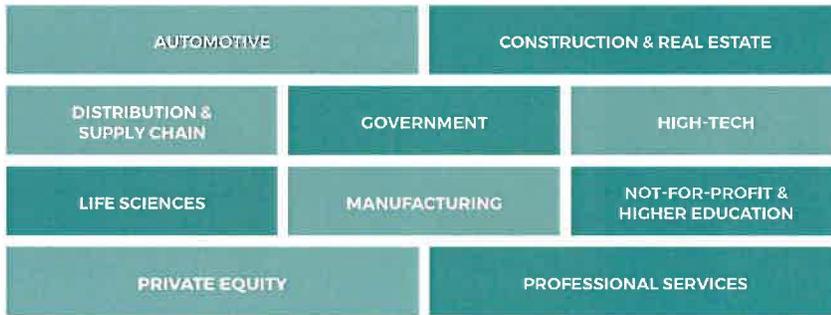


Sikich is a global company specializing in technology-enabled professional services.

Now with more than 1,900 employees, Sikich draws on a diverse portfolio of technology solutions to deliver transformative digital strategies and ranks as one of the largest CPA firms in the United States. From corporations and not-for-profits to state and local governments and federal agencies, Sikich clients utilize a broad spectrum of services and products to help them improve performance and achieve long-term, strategic goals.

INDUSTRIES

Sikich provides services and solutions to a wide range of industries. We have devoted substantial resources to develop a significant base of expertise and experience in:



SPECIALIZED SERVICES

ACCOUNTING, AUDIT, TAX & CONSULTING SERVICES

- Outsourced Accounting
- Audit & Assurance
- Consulting Services
- Employee Benefit Plan Audits
- International Tax
- Tax

TECHNOLOGY

- Business Application
- Cloud & Infrastructure
- Consulting & Implementation
- Cybersecurity & Compliance
- Digital Transformation Consulting

ADVISORY

- Forensic & Valuation Services
- Governance, Risk & Compliance Services
- Human Capital Management & Payroll Consulting
- Insurance Services
- Investment Banking
- Marketing & Communications
- Retirement Plan Services
- Regulatory, Quality & Compliance
- Site Selection & Business Incentives
- Succession Planning
- Supply Chain
- Transaction Advisory Services
- Wealth Management
- Workforce Risk Management

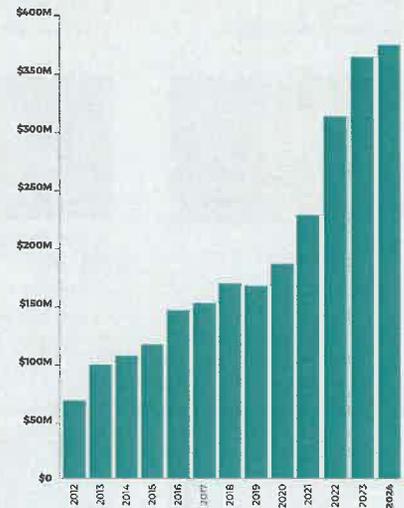
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Securities offered through Sikich Corporate Finance LLC, member FINRA/SIPC. Investment advisory services offered through Sikich Financial, an SEC Registered Investment Advisor.

WHO WE ARE

TOTAL PERSONNEL**1,900+**
2024 REVENUE**\$375M**



OFFICE LOCATIONS

- | | |
|-------------------------|-------------------------|
| Ahmedabad, GJ | Los Angeles, CA* |
| Alexandria, VA | 877.279.1900 |
| 703.836.1350 | Sacramento, CA* |
| 703.836.6701 | 925.577.5144 |
| Bangalore, KA | Milwaukee, WI |
| Boston, MA | 262.754.9400 |
| 508.485.5588 | Naperville, IL |
| Chattanooga, TN | 630.566.8400 |
| 423.954.3007 | Peoria, IL |
| Chicago, IL | 309.694.4251 |
| 312.648.6666 | Princeton, NJ |
| Cleveland, OH | 609.285.5000 |
| 330.864.6661 | Springfield, IL |
| Coimbatore, TN | 217.793.3363 |
| Decatur, IL | St. Louis, MO |
| 217.423.6000 | 314.275.7277 |
| Indianapolis, IN | |
| 317.842.4466 | |

**Perform only Technology and Advisory services*

CULTURE

Our dynamic work culture fosters learning, growth and innovation, attracting top-notch team members who see the big picture. Sikich's culture is built on a flexible, trusting work environment and the key pillars of Absolute Integrity, Bias for Action, Continuous Innovation and Servant Leadership. We believe our people are our greatest asset and work hard to ensure that all team members feel empowered, comfortable and valued.



CERTIFICATIONS & AWARDS

All professional accounting staff with more than one year of experience have earned or are working toward earning the Certified Public Accountant designation. Sikich is a member of the **American Institute of Certified Public Accountants' Governmental Audit Quality Center** and the **Employee Benefit Plan Audit Quality Center**.



We adhere to the strict requirements of membership, which assure we meet the highest standards of audit quality. **In 2023, Sikich received its 12th consecutive unmodified ("pass") peer review report**, the highest level of recognition conferred upon a public accounting firm for its quality control systems.



Sikich ranks among the **top 30 firms nationally** on the **Accounting Today Top 100 Firms list**.

Sikich is among the **50 firms that place on Inside Public Accounting's 2024 Best of the Best Firms**, an exclusive list that ranks organizations on key areas of management, growth and strategic vision.



Sikich is a **Microsoft Dynamics' 2023/2024 Inner Circle** award recipient, a recognition that places Sikich in the **top 1% of all Microsoft Business Applications partners globally**.



We also maintain the **Oracle NetSuite 5 Star Award** and are among the **top three U.S. partners of Oracle NetSuite**.



Sikich ranks on the **Redmond Channel Partner Magazine's top 350 Microsoft partners in the U.S.**, **CRN's Top 500 Managed Service Providers**, **CRN's Top 500 Solution Providers** and **Channel Futures' MSP 501**.



NET PROMOTER SCORE

The firm's overall Net Promoter Score (NPS) is 87%.

This is a measure of our clients' willingness to recommend Sikich's services and products. An NPS of 50% is considered excellent, and 70% NPS is considered world-class.



PEER REVIEW REPORT



Report on the Firm's System of Quality Control

September 29, 2025

To the Partners of Sikich CPA LLC
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Sikich CPA LLC (the firm) in effect for the year ended December 31, 2024. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at <http://www.aicpa.org/prsummary>. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of the applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Audit Standards*, including compliance audits under the Single Audit Act; audits of employee benefit plans, and examinations of service organizations [SOC 1 and SOC 2 engagements].

As part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Sikich CPA LLC in effect for the year ended December 31, 2024, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Sikich CPA LLC has received a peer review rating of *pass*.



ANDERS MINKLER HUBER & HELM LLP
Certified Public Accountants
St. Louis, Missouri

THANK YOU

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[SIKICH.COM](https://www.sikich.com)



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Village Manager's Report Divider



Village Board Agenda Memo

Date: January 13, 2026
To: Village President & Board of Trustees
From: Julia Cedillo, Village Manager *JC*
RE: **Director of Building & Inspectional Services/Building Commissioner Appointment**

PURPOSE

To seek Village Board approval for the appointment of Jose Nieto as the Village's Director of Building and Inspectional Services/Building Commissioner, effective January 19, 2026.

GENERAL BACKGROUND

In November, Ed Hurst notified the Village of his intent to retire toward the end of the year. Upon receiving this notice, staff initiated a recruitment process to ensure continuity of leadership and continued delivery of high-quality services within the Building and Inspectional Services Department. Following this process, the Village selected Jose Nieto as the top candidate for the position.

Mr. Nieto most recently served as a Community Development Inspector II and Plan Reviewer for the Village of Addison, where he worked closely with residents, contractors, and business owners to coordinate permit submittals, conduct plan reviews, issue permits, and perform field inspections. Throughout the interview process, he demonstrated strong customer service skills and a consistent, solution-oriented approach to public service, with the ability to clearly communicate technical and regulatory requirements.

Mr. Nieto brings more than 25 years of combined municipal and private-sector experience in architecture, construction, and project management. His background includes senior leadership roles with nationally recognized organizations, as well as extensive, hands-on experience in building inspection and code administration. He holds a Bachelor of Arts in Architectural Studies from the University of Illinois at Chicago, maintains multiple ICC certifications, and is proficient in modern permitting and plan review systems. In addition, he is a United States Navy veteran.

The appointment is proposed to be effective January 19, 2026, which is Mr. Nieto's start date of employment with the Village. To support a smooth transition and knowledge transfer, the Village plans to retain Ed Hurst for a period of up to two weeks following Mr. Nieto's start date to provide training and assist with the transition of departmental responsibilities.

STAFF RECOMMENDATION

Staff recommends that the Village Board approve the appointment of Jose Nieto to the position of Director of Building and Inspectional Services/Building Commissioner.

ACTION REQUESTED

This item is for discussion and action.

Motion: To Appoint Jose Nieto as Director of Building and Inspectional Services/Building Commissioner, effective January 19, 2026.

Village President Divider



Village Board Agenda Memo

Date: January 13, 2026
To: Village Board of Trustees
From: Dr. James Discipio, Village President
Julia Cedillo, Village Manager 
RE: **Lobbyist Services – Approval of Resolution – Second Addendum to Agreement with Taft Stettinius & Hollister LLP**

PURPOSE

To recommend approval of a resolution authorizing the execution of the Second Addendum to the Consulting Service Agreement with Taft Stettinius & Hollister LLP for public affairs representation.

GENERAL BACKGROUND

In November 2023, the Village Board approved a Consulting Service Agreement with Taft Stettinius & Hollister LLP for public affairs representation to assist in advancing the Village's legislative priorities. The focus of these services has been to secure additional funding for critical infrastructure projects and to advocate for legislative relief related to state mandates impacting municipalities.

The Village Board subsequently approved a First Addendum to the Agreement in January 2025, extending the term for an additional year. The Second Addendum before the Board continues this professional relationship for an additional one-year term.

During the most recent term, Mike Zalewski of Taft Stettinius & Hollister LLP has continued to provide effective advocacy on behalf of the Village, including:

- Establishing and strengthening connections with Illinois Department of Transportation administration, ensuring the Village's concerns regarding La Grange Road were clearly communicated and heard at the state level.
- Accompanying Village officials during the annual Springfield legislative visit, facilitating engagement with state legislators and agency leadership.
- Assisting the Village in securing an additional \$500,000 grant for infrastructure improvements.
- Supporting the Village in securing a \$250,000 grant for lead service line replacement efforts.

Mike Zalewski will provide his annual report to the Village Board in person at the January 27, 2026 Village Board meeting.

RECOMMENDATION

Approval of the resolution authorizing the execution of the Second Addendum to the Consulting Service Agreement with Taft Stettinius & Hollister LLP for continued public affairs representation.

MOTION/ACTION REQUESTED

This item is for discussion and action.

Motion: To Approve A Resolution Approving And Authorizing The Execution Of A Second Addendum To Consulting Service Agreement For Public Affairs Representation Between The Village Of Ia Grange Park And Taft Stettinius & Hollister LLP (Village Lobbyist)

DOCUMENTATION

- Resolution
- Second Addendum to the Agreement with Taft Stettinius & Hollister LLP
- Email from Mike Zalewski
- Original Agreement: Consulting Service Agreement for Public Affairs Representation

RESOLUTION NO. 26-04

**A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION
OF A SECOND ADDENDUM TO CONSULTING SERVICE AGREEMENT FOR
PUBLIC AFFAIRS REPRESENTATION BETWEEN THE VILLAGE OF LA GRANGE PARK
AND TAFT STETTINIUS & HOLLISTER LLP
(Village Lobbyist)**

WHEREAS, on November 28, 2023 at an open public meeting, the Village Board of the Village of La Grange Park (the "Village") approved a Consulting Service Agreement for Public Affairs Representation Between the Village of La Grange Park and Taft Stettinius & Hollister LLP (the "Agreement"), with an effective date of January 1, 2024, and the Agreement was executed by the Village on November 29, 2023. The Village and Taft Stettinius & Hollister LLP ("Taft") are at times herein referred to collectively as the "Parties"; and

WHEREAS, Section 6 (Terms of Engagement) of the Agreement provides that the term of the Agreement may be extended by mutual written agreement of the Parties; and

WHEREAS, at an open public meeting held on January 14, 2025, the Village Board approved and authorized the execution of a First Addendum to the Agreement, extending the term of the Agreement for one (1) additional year; and

WHEREAS, the Village and Taft desire to further extend the term of the Agreement for an additional one (1) year term to continue receiving public affairs representation services, with the new term commencing on January 15, 2026 at 8:00 A.M. CST and expiring on January 14, 2027 at 5:00 P.M. CST (the "Second Extended Term"); and

WHEREAS, at an open public meeting held on January 13, 2026, the Village Board reviewed and discussed the Second Addendum, and provided an opportunity for public input on the matter, and then determined it to be protective of the health, safety and welfare of and in the best interests of the Village, its residents, property owners, local businesses and the public to approve and enter into the Second Addendum with Taft; and

WHEREAS, pursuant to their statutory authority as provided by Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) of the Constitution of the State of Illinois of 1970, and the applicable provisions of the Illinois Municipal Code, including Section 8-1-7(b) of the Illinois Municipal Code (65 ILCS 5/8-1-7(b)), the President and Board of Trustees of the Village of La Grange Park find that it is protective of the health, safety and welfare of and in the best interests of the Village and its residents, property owners, local businesses and the public to approve and authorize the execution of the Second Addendum to the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. The recitals set forth above are incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Approval and Execution of the Second Addendum and Related Documents. The President and Board of Trustees of the Village approve and authorize the execution of the Second

Addendum to the Agreement, substantially in the form attached hereto as Exhibit "1", and which may contain non-substantive modifications approved by the Village Attorney. The Village President and Village Clerk, or their designees, are authorized to execute such other instruments as may be necessary or convenient to fulfill or satisfy the obligations of the Village as set forth in the Second Addendum. The Village Manager and Village staff are authorized to take all actions necessary to implement the terms of the Second Addendum.

SECTION 3: Approval of Expenses Under Second Addendum. The President and Board of Trustees of the Village authorize and approve the expenditure of Village funds to satisfy the obligations of the Village as set forth in the Second Addendum.

SECTION 4: Delivery of Signed Documents. Upon approval of this Resolution by the President and Board of Trustees of the Village, the Village Clerk, Village Manager or Village Attorney, or their designees, are authorized and directed to transmit executed originals or certified copies of the Second Addendum and this Resolution to all necessary parties and retain copies for Village records.

SECTION 5: Effective Date. This Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois this 13th day of January, 2026

AYES:
NAYS:
ABSENT:
ABSTAIN:

APPROVED by the Village President on this 13th day of January, 2026, and attested by the Village Clerk on the same date.

Dr. James L. Discipio, Village President

ATTEST:

Meghan M. Kooi, Village Clerk

APPROVED AS TO FORM BY: Village Attorney Michael T. Jurusik on January 13, 2026.

EXHIBIT "1"

**SECOND ADDENDUM TO CONSULTING SERVICE AGREEMENT
FOR PUBLIC AFFAIRS REPRESENTATION BETWEEN
THE VILLAGE OF LA GRANGE PARK AND TAFT STETTINIUS & HOLLISTER LLP
(Village Lobbyist)**

**SECOND ADDENDUM TO CONSULTING SERVICE AGREEMENT
FOR PUBLIC AFFAIRS REPRESENTATION BETWEEN
THE VILLAGE OF LA GRANGE PARK AND TAFT STETTINIUS & HOLLISTER LLP
(Village Lobbyist)**

THIS SECOND ADDENDUM TO CONSULTING SERVICE AGREEMENT FOR PUBLIC AFFAIRS REPRESENTATION BETWEEN THE VILLAGE OF LA GRANGE PARK AND TAFT STETTINIUS & HOLLISTER LLP (Village Lobbyist) (the "First Addendum") is entered into on January __, 2026 (the "Effective Date") by and between the Village of La Grange Park, an Illinois municipal corporation (the "Village"), and Taft Stettinius & Hollister LLP, whose place of business is 111 East Wacker Drive, Suite 2800, Chicago, Illinois 60601 ("Taft"). The Village and Taft shall be referred to at times herein collectively as the "Parties" and individually as a "Party."

Recitals

WHEREAS, the Village and Taft entered into a Consulting Service Agreement for Public Affairs Representation with an effective date of January 1, 2024, which was approved by the Village Board on November 28, 2023 (the "Agreement"); and

WHEREAS, Section 6 (Terms of Engagement) of the Agreement provides for the extension of the Agreement's term only by mutual written agreement of the Parties; and

WHEREAS, the Village Board approved a First Addendum to the Agreement on January 14, 2025, extending the term of the Agreement for one (1) additional year to continue receiving public affairs representation services; and

WHEREAS, the Village and Taft now desire to further extend the term of the Agreement through this Second Addendum for an additional one (1) year term, with such extension commencing on January 15, 2026 at 8:00 A.M. CST and expiring on January 14, 2027 at 5:00 P.M. CST (the "Second Extended Term").

NOW, THEREFORE, in consideration of the mutual promises, financial considerations, and other obligations of the Parties as set forth herein, the sufficiency and receipt of which are mutually acknowledged, the Parties agree as follows:

1. **Recitals**: The foregoing Recitals are incorporated into this Second Addendum as material terms of this Second Addendum.
2. **Incorporation**: The Agreement is incorporated herein by reference and made a part hereof. In all respects, except as specifically amended by this Second Addendum, the terms, conditions, and provisions of the Agreement shall remain in full force and effect. In the event of any conflict between the terms of the Agreement and this Second Addendum, this Second Addendum shall control.
3. **Amendment to Section 6 – Terms of Engagement**: Section 6 (Terms of Engagement) of the Agreement is amended to extend the term of the Agreement, which shall commence on January 15, 2026 at 8:00 A.M. CST, and expire on January 14, 2027 at 5:00 P.M. CST.

IN WITNESS WHEREOF, the Village President and Village Clerk, pursuant to the authority given by the Board of Trustees of the Village of La Grange Park, and the authorized corporate officer of Taft have signed this Second Addendum on the dates set forth below, and the date of the last signatory below shall be inserted on page 1 of this Second Addendum, as the Effective Date of this Second Addendum.

VILLAGE OF LA GRANGE PARK,
an Illinois municipal corporation

TAFT STETTINIUS & HOLLISTER LLP,
a limited liability partnership

BY: _____
Julia A. Cedillo, Village Manager

BY: _____
Michael J. Zalewski, Of Counsel

Date: _____

Date: _____

BY: _____
Dr. James L. Discipio, Village President

Date: _____

ATTEST: _____
Meghan M. Kooi, Village Clerk

Date: _____

Julia Cedillo

From: Zalewski, Michael J.
Sent: Wednesday, January 7, 2026 11:10 AM
To: Julia Cedillo
Subject: Extension

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Julia: if it pleases the Board, I'd be good with an agreement to mutually extend the terms of the Contract and Taft by one year. I'm pleased and honored to continue to represent you.

Mike
Sent from my iPhone - so please excuse any typos or misspellings
Taft /

Michael J. Zalewski
Partner

Tel: 312.527.4000 | Fax: 312.966.8577
111 E. Wacker Drive, Suite 2600
Chicago, Illinois 60601-4208

<http://www.taftlaw.com/bio/mzalewski@taftlaw.com>
<http://www.taftlaw.com/vcard/mzalewski@taftlaw.com>
<http://www.taftlaw.com>

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**CONSULTING SERVICE AGREEMENT
FOR PUBLIC AFFAIRS REPRESENTATION**

This agreement ("Agreement") is made as of January 1, 2024 ("Effective Date") by and between Taft Stettinius & Hollister LLP ("Taft") and the Village of La Grange Park ("Village"), or collectively as the "Parties."

RECITALS

WHEREAS, the Village wishes to engage and retain Taft to perform certain consulting services subject to the terms and conditions of this Agreement, and;

WHEREAS, Taft has represented to the Village that it is capable of performing and willing to perform certain consulting services for the Village, as described in Section 2 below and also in Exhibit A ("Proposal") attached hereto; and

NOW THEREFORE, in consideration of the payments to be made to Taft as provided herein, and in consideration of the mutual agreements and covenants herein, the Village and Taft agree as follows:

1. Identity of Client.

Taft's client in this matter will be the Village of La Grange Park, an Illinois municipal corporation. This Agreement does not extend to the Village's officers, trustees, employees or independent contractors.

2. Consulting Services.

The Village hereby retains Taft to exercise its best efforts to promote the business, reputation and interests of the Village through the performance of the Services listed below and in Exhibit A.

3. Nature and Scope of Engagement.

Taft will represent the Village in connection with the matters set forth below (together with the services set forth in Exhibit A, the "Services"):

- a. Assist the Village in obtaining state and/or federal funding for flooding remediation;
 - b. Assist the Village in obtaining statutory or administrative relief from lead pipe removal mandate;
 - c. Network with area legislators to advocate for the Village's legislative, administrative and financial needs;
 - d. Coordinate with Village Officials on an advocacy day in Springfield to network with area legislators about the Village's legislative needs;
 - e. Meet with Village Officials at least once per month to provide a status report on all Services;
 - f. Deliver bi-weekly written reports (and weekly written reports during legislative sessions) to Village Officials;
 - g. Meet with entire Village Board and present a status report at least twice per year;
 - h. Provide any other governmental relations services mutually agreed to by the Parties;
- and

- i. Prepare applicable lobby registration reports and lobby activity reports, as well as ensure compliance with applicable statutes and regulations.

In the event of any conflict or inconsistency between this Agreement and Exhibit A, this Agreement shall control over Exhibit A. While the Parties cannot anticipate all of the work to be done in the course of Taft's representation of the Village, the Parties believe the above and Exhibit A, taken together, accurately represent the scope of the Services as we understand it. If the Village wishes to change the nature or scope of the Services, or would like Taft to represent the Village in other matters, the Village will inform Taft and the parties will discuss amending or modifying these terms of engagement.

4. Points of Contact.

Michael J. Zalewski is the principal point of contact and is primarily responsible for the Services, although portions of the Services may be performed by other Taft professionals. Any questions the Village may have with respect to the Services provided or communications about the status of the Services shall be referred to Michael J. Zalewski. The Village President and Village Manager (collectively, "Village Officials") are the principal points of contact for the Village. Any questions Taft may have with respect to the Services provided or communications about the status of the Services shall be referred to the Village Officials.

The Parties shall conduct a kickoff meeting with the Village President and Village Manager within 45 calendar days after execution of this Agreement by both parties to review procedures, processes and expectations. Taft will report directly to the Village Manager.

5. Fees, Costs, and Payment of Statements.

The Village shall pay Taft a fixed fee for the Services. Based upon the nature and scope of this project as we understand it, the fixed fee will be \$36,000 for the length of the term, to be paid as a monthly fee of \$3,000 per month. This fee includes charges for all Services performed by various Taft professionals; there will be no reimbursement for delivery, photocopying, messenger, local travel or meal reimbursement. Statements will be rendered monthly for the previous month, and payment is due promptly upon receipt of our statement.

6. Terms of Engagement.

The term of this agreement is January 1, 2024 through December 31, 2024. This Agreement's term may be extended, its scope altered, or fee modified only by the mutual written agreement of the Parties. This Agreement may be terminated by either party upon thirty (30) days' written notice to the other party.

7. Compliance with State and Federal Laws

The Parties recognize and agree to comply fully with all applicable federal, state and local laws regulating corporate political and marketing activities, and each agrees to fully comply with all applicable laws, decrees, rules, regulations, orders, ordinances, actions, and requests of any federal, state or local government or judicial body, agency, or official pertaining to this agreement.

8. State Disclosures.

The Illinois Lobby Registration Act requires lobbyists and lobbying firms to file a disclosure of their clients and the scope of their representation and fee amounts with the Illinois Secretary

of State. Taft will file the appropriate reports associated with this representation in full compliance with the above-described requirements.

9. Confidentiality.

Taft recognizes that during its representation it could become aware of confidential information or trade secrets concerning the business and operations of the Village. Taft agrees to maintain that confidentiality and not disclose information to any outside party during the term of the Agreement or thereafter to the extent permitted by law.

10. Non-Legal Representation.

Although Taft is a law firm, the Village understands that Taft is not providing legal services for this engagement. As such, the protections of the attorney-client relationship do not exist. If the Village would like to engage Taft to represent it in legal matters, Taft and the Village will enter into a separate engagement agreement.

11. Conflicts of Interest.

Taft agrees to promptly notify the Village and obtain consent before representing another client if that representation would create an actual or perceived conflict of interest with Taft's provision of Services under this Agreement.

12. Limitation on Damages

Neither party shall be liable to the other for any punitive, special or exemplary damages.

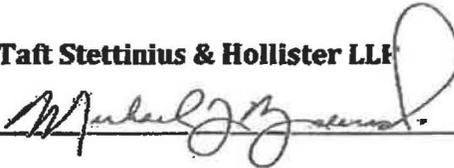
13. Counterparts

This Agreement may be signed in one or more counterparts, all of which together will constitute one and the same instrument.

IN WITNESS THEREOF, the Parties have duly executed this Agreement as of the date first above written:

AGREED TO AND ACCEPTED BY:

For Taft Stettinius & Hollister LLP

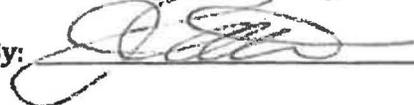
By:  _____

Printed Name: Michael J. Zalewski

Title: Of Counsel

Date: 11/9/2023

For the Village of La Grange Park, Illinois

By:  _____

Printed Name: Julia Cedillo

Title: Village Manager

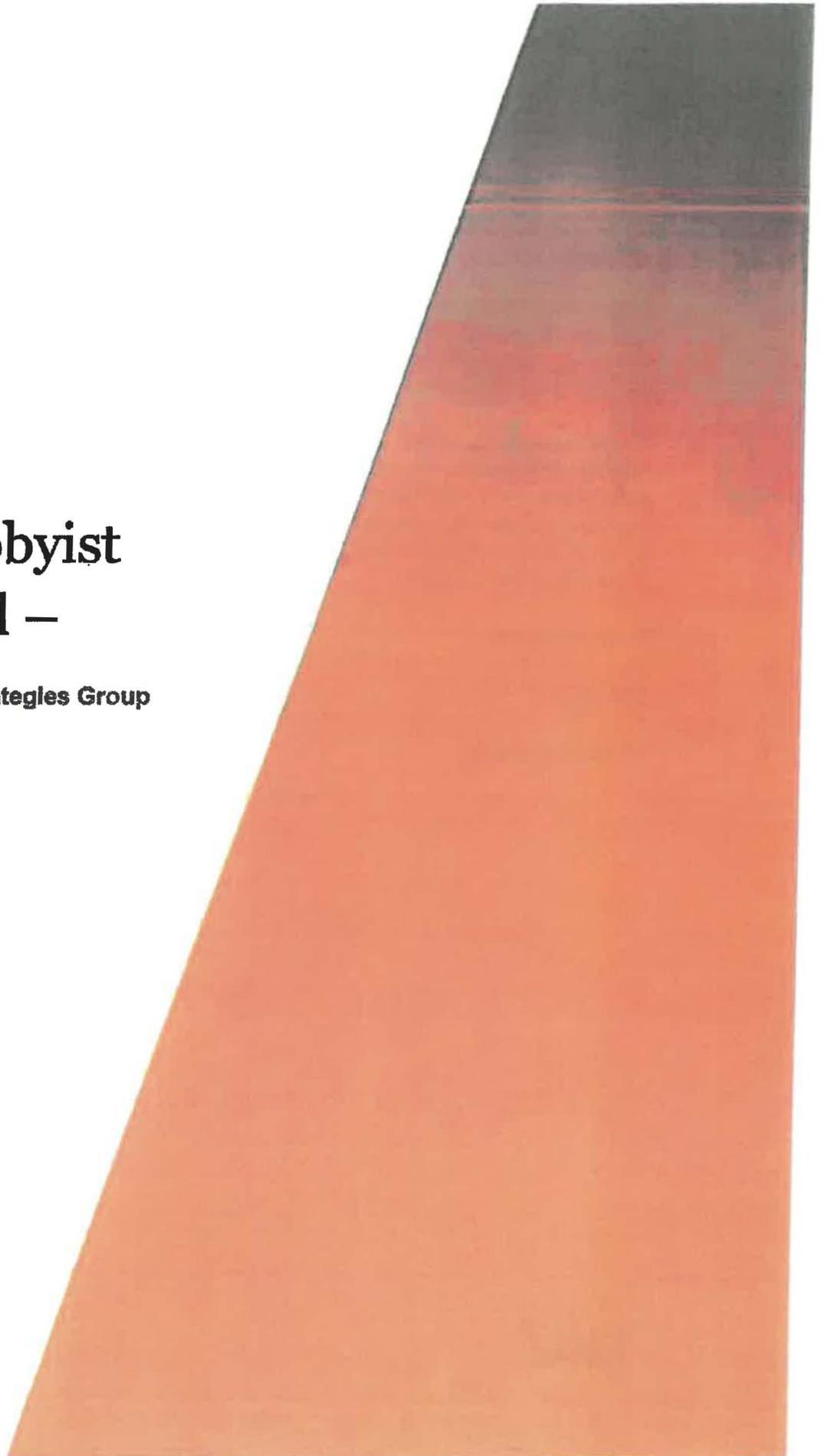
Date: 11/29/23

Taft/

**Taft Lobbyist
Proposal –**

Public Affairs Strategies Group

July 11, 2023



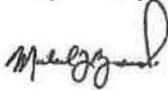
July 11, 2023

Dear Julia,

Please accept the enclosed resume and narrative as a solicitation for your opportunity to serve as contractual lobbyist for any potential opportunities that may arise with the Village of LaGrange Park. I believe there's direct symmetry between my career as a former member of the Illinois House and what the Village may seek.

I began my career in 2008 in the Illinois legislature and developed a reputation as a hard-working policymaker who drafts, negotiates, and enacts sustainable, common-sense legislation across a wide spectrum of policy areas, including those topical issues affecting local government. I look forward to meeting with your team in the near future to discuss my qualifications. If you have any questions, please feel free to reach me at (312) 840-4323 or mzalewski@taftlaw.com.

Very truly yours,



Michael J. Zalewski

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Introduction

Michael J. Zalewski is an attorney with Taft, Stettinius & Hollister ("Taft") and helps lead Taft's emerging Government Affairs Practice Group in Chicago and Illinois. Zalewski will be the principal point of contact with your team. Zalewski began his career in the Illinois House in 2008, and served with distinction until he left after his seventh term in 2023. Throughout his tenure, Zalewski gained a reputation as a problem-solver, attacking complex policy issues with vigor and tenacity, while still maintaining a collaborative spirit.

With specific respect to the Village of LaGrange Park, Zalewski is well-suited to offer strategic counsel and possesses strong interpersonal relationships designed to achieve the Village's stated policy goals. Zalewski has carried numerous pieces of legislation throughout his career, and has demonstrated a holistic knowledge of flooding issues germane to the Village's need for funding.

Zalewski also possesses the interpersonal relationships necessary to achieve a client's legislative goals. He's a two-time "Golden Horseshoe" winner, with columnist Rich Miller echoing:

His bipartisanship, consensus building, common sense, attention to detail, and collegiality are rare in the Capitol. His experience and institutional knowledge will be missed more than others.

Governor Pritzker called Zalewski a friend, ally, and leader, and someone who helped lead the state toward a positive fiscal trajectory. Zalewski founded the "Mod" Caucus, a group of House Members dedicated to sound fiscal policy. Finally, Zalewski and Taft have deep experience navigating all aspects of the intersection of government and policy. Taft is a full service law firm with notable expertise in policy, taxes, and municipal and state law.

Michael J. Zalewski
mzalewski@taftlaw.com
www.linkedin.com/in/repmikezalewski

EXECUTIVE SUMMARY

I began my career in 2008 in the Illinois legislature and developed a reputation as a hard-working lawmaker who accepts complicated policy problems and produces strong solutions. I've also developed strong relationships with federal, state, and local officials throughout my career that will make me a premier advocate for a stakeholder requiring productive interactions with policymakers.

Member, Illinois General Assembly, House of Representatives

Chairman, House Revenue and Finance Committee January 2017-January 2023

Vice Chairperson, House Personnel and Pensions Committee January 2017- January 2021

- Served as House Revenue and Finance Committee's as Chairperson during a five-year period leading to budget stabilization, increased job growth, and bond rating upgrades for the State of Illinois
- Served as House Personnel and Pensions Committee as Vice-Chairperson, chairing committee hearings and working with staff and stakeholders to produce balanced, agreed-upon legislation
- Directed all aspects of income, sales, and property tax policy through the Illinois House including tax credits, deductions, incentives, abatements, and Tax Increment Financing Districts ("TIFS")
- Executed several successful legislative strategies on complex issues related to new and emerging technologies, including the Illinois Sports Wagering Act, daily fantasy sports, and the Transportation Network Providers Act
- Negotiated, drafted and sponsored several key pieces of legislation including the state's first Independent Tax Tribunal, a revised Economic Development for a Growing Economy ("EDGE") Tax Credit, and the Reimagine Electric Vehicles ("REV") tax credit for the manufacturing of electric vehicles
- Constructed Fiscal Year Budget Plans for the State of Illinois as part of the House Budget Negotiation Team in 2022 that resulted in a surplus for the State of Illinois, tax cuts for Illinois citizens, and expansion of the Earned Income Tax Credit
- Served on the historic SB1 Conference Committee in 2013

Notable Legislative Initiatives

- Designed and assured passage of Illinois Sports Wagering Act in 2019, legalizing sports wagering in Illinois, providing a regulatory framework for sports wagering's implementation, creating several hundreds of millions of dollars of revenue for capital construction, and providing a model statute other states to implement
- Developed an expertise in gig economy policy through extensive work on Illinois' first Transportation Network Providers Act, instituting a statutory framework for ridesharing companies to operate safely and legally in Illinois
- Ensured relief to Illinois small businesses via sponsored legislation during the COVID-19 pandemic that permitted Cocktails-To-Go and Shot-and-a-Beer incentivizing citizens to seek vaccination
- Passed Illinois' first statute that recognized the existence of cryptocurrency via the Unclaimed Property Act

Chairman, House Health Care Licenses Committee January 2013-December 2016

- Sponsored several extensions of the Illinois Medical Practice Act
- Managed the committee members, staff, and stakeholders to consistently delivered agreed upon legislation affecting scopes of practice in various disciplines
- Protected patient safety as Chairman of the Health Care Licenses Committee via expansion of the Prescription Monitoring Program to mandate communication between doctors and pharmacists preventing opioid abuse

Honors, Achievements, and Accomplishments

- Member and Co-Illinois House Delegate to, the State and Local Tax Fiscal Institute within the National Conference of State Legislators
- Speaker and Panelist, National Conference of Legislators from Gaming States Winter Conference, 2021
- Public Official of the Year, Illinois Police Chiefs Association, 2019
- Legislator of the Year, Illinois Transit Association, 2018
- Legislative Hero Award Winner, YMCA, 2018
- Legislator of the Year, Illinois Library Association, 2017
- Legislative Excellence Award, Associated Beer Distributors, 2016
- Edgar Fellows Class of 2016
- Legislator of the Year, Humane Society, 2014

Attorney-at-Law

July 2007- Present

Of-Counsel, Taft Stettinius & Hollister,

- Co-created the City of Chicago's top sub-practice in the area of minority and women owned business certification, serving thousands of small businesses in areas of compliance and procurement counsel
- Manage the operations of a sub-practice through strategic development of relationships and approaches tailored to clients' needs
- Counsel clients on complex issues related to statutory and regulatory compliance by offering common-sense advice through the prism of top-notch legal advice

Office of the Cook County State's Attorney, Richard A. Devine November 2004—July 2007

Assistant State's Attorney

- Prosecute both bench and jury trials as a first chair attorney in the Circuit Court of Cook County
- Manage trials including evaluating file, interviewing witnesses and preparing evidence
- Negotiate plea agreements with defense counsel with autonomy from supervisors
- Draft pre- and post-trial motions dealing with both criminal and civil issues of law

EDUCATION

University of Illinois-Chicago School of Law

Juris Doctor, June 2003

Admitted to Illinois Bar, November 2003

University of Illinois at Urbana-Champaign

Bachelor of Arts in Political Science, May 2000

Taft's Public Affairs Strategies Group

With its 135-year legacy rooted in the historic Taft family that gave the country a U.S. President, Senator, and Supreme Court Chief Justice, together with other U.S. Senators and top-level U.S. government officials, Taft established the Public Affairs Strategies Group (PASG) and its federal policy team, Taft Advisors, a government affairs advisory group.

Taft believes effective government affairs representation begins with veteran policy professionals. Our highly experienced professionals bring diverse and bipartisan backgrounds and decades of federal, state, and local government experience to advocate for our clients.

Our multidisciplinary government relations professionals represent corporations, small and medium-sized companies, nonprofit organizations, and associations with matters before federal, state, and local legislative and executive branches of government. We design and implement successful advocacy strategies ranging from complex, federal, multi-year authorizations in Congress to municipal policy development, with significant state-capitol experience blended in-between.

Our diverse team's decades of experience was gained by working with federal and state legislatures, federal, state, and local administrations, elected senior policy advisors, senior Congressional committee staff, and elected and appointed state positions – as well as – through leadership roles on campaign and election committees. Our team is respected for its integrity, knowledge, experience, and hard work. Our team is balanced with racial, gender, age, and political diversity. This foundation ensures that we cover the broadest segments of government. Our professionals have the pulse of the Executive Branch and the General Assembly. Most professionals on our team transitioned to their careers in lobbying from working within high levels of government and political campaigns. Our approach to public affairs is one that takes time to get to know elected officials, how they view various issues, and ultimately how they make decisions so that we can help you form the best strategy for success. You will receive early intelligence and reliable prognoses, not after-the-fact news or rumors.

Our experienced state and local policy teams are present in all our markets, with our federal policy team's national practice located in our Washington, DC office. We can provide coordinated federal, state, and local advocacy in all our locations.

Members of Taft's PASG have been recognized by *Best Lawyers in America*® and *Super Lawyers*®.

Best Lawyers® Rated by Super Lawyers

- Track legislation
- Monitor legislative committees
- Monitor and review every administrative rule
- Devise and implement advocacy strategies with legislative and executive branch officials at the state and local levels
- Build coalitions

Taft/

- **Develop grassroots and grass tops programs**
- **Set up and administer political action committees**
- **Create the Coalition's public policy plan by building strong relationships or trust and confidence with elected and appointed officials, both where the Coalition has current relationship and in the cases where a relationship does not exist.**
- **Economic development**
- **Procurement**

Taft's Lobbyist Proposal

SERVICES

Lobbying Philosophy

Taft is dedicated to the ethical conduct of legislative advocacy by consistent efforts building relationships of trust and confidence with elected and appointed officials. We seek to understand a client's business working with them to develop an advocacy plan and then executing on that plan while regularly measuring progress and making midcourse corrections. We believe that a diverse team with partisan, gender, and racial balance is crucial to navigate the political fault lines within Illinois' public policy arena. We strive to maintain relationships as trusted advisors, counselors of law, and legislative advocates.

Strategy

Initially, Taft will work with your team to prepare a legislative advocacy plan that sets forth a proactive agenda, enumerates defensive positions, considers threats and opportunities, and is regularly measured for progress. Working with you, the advocates will work the plan.

Execution

- Taft's Public Affairs Strategies Group (PASG) will review every legislative bill and amendment. For bill tracking, we utilize human intelligence, Hannah Net, and impacted code cite tracking reports to monitor statutes that are of key importance. In addition, we regularly review the Illinois register for executive branch policy changes. More importantly, we are in constant conversation with legislators, the governor's office, and agency officials with respect to issues impacting our clients.
- Taft regularly collaborates with clients in the development of specific legislation as requested. On behalf of other clients, we have, on an annual basis, engaged in strategic advising where we define issues, propose solutions, develop legislative language that legislative the service agency converts to bill ready form and work with elected officials and stakeholders to socialize the legislation, increasing its viability.
- Members of our team have longstanding relationships with key public officials from all branches of government. We have spent our careers building relationships and trust and confidence with public officials so that when a client needs help, we have the relationships, combined with the subject matter expertise, to deliver results.
- We are able to provide regular weekly progress reports during the legislative session. We have several clients that expect a variety of reporting on their legislative portfolio. We are pleased and confident that we can address and exceed your expectations with the weekly progress correspondence outlining legislative meetings, interim study committees, and administrative meetings. In addition, our team also prepares regular public affairs publications for the purpose of helping our clients understand the public affairs environment.

- Taft is pleased to attend monthly meetings to report on progress of legislation as well as discuss strategic matters about your legislative portfolio and agenda.
- Taft is experienced and has a team of staff to help with legislative advocacy days at the Statehouse including reserving the space, setting meetings with the legislators, and helping with advocacy day training.
- In addition to advocacy at the Statehouse, Taft has a well-developed municipal and employment law practice and deep relations with local elected officials. We feel well positioned to advocate at a local level by attending local meetings or assisting members in other local advocacy projects.
- Taft regularly collaborates with clients and their staff to monitor filed legislative bills, legislative amendments, state agency administrative rules, and other public notices. We look forward to developing a relationship with your staff where we are in regular, frequent communication about your legislative portfolio.
- With respect to providing public testimony, generally, we feel it is best if subject matter experts in the field are testifying rather than contract lobbyists. However, it is sometimes effective for contract lobbyists to deliver the testimony. Regardless of who testifies, Taft will develop testimony and coach witnesses in the most effective delivery manner. Our team has testified and represented clients on countless bills and is prepared to testify on your behalf.
- We regularly provide session wrap-up newsletters analyzing the legislative outcomes and how those impact clients. Our team will prepare a final legislative report following the Illinois General Assembly session outlining legislation that impacts you.
- As part of our service, we assume responsibility for lobby and ethics law compliance and will provide all required documentation for you to file required lobbying registration and financial activities.
- We will attend regular advocacy committee meetings providing updates and displaying our expertise by proactively suggesting next steps and executing on advocacy strategies.
- We regularly help clients develop their legislative agenda by measuring outcomes from the previous session, evaluating whether objectives are still valid, refining public policy solutions based on information, and reducing it to a written document released to legislators during the Legislative Session. We will work to find good sponsors for legislation, and distribute marketing materials to the Governor, key statewide elected officials and agency leaders, and members of the Illinois General Assembly for the purpose of promoting and protecting your interests before state government.
- Any other duties as mutually agreed by both parties.

CONFLICTS

Taft is very cautious about screening client issues before intake to avoid conflicts at the outset. At this time we are not aware of any clients that would impose a material or business conflict. Under the Illinois Rules of Professional Conduct, we are obligated to disclose a conflict at the time it arises. In the event a conflict does arise, Taft will discuss whether a waiver is merited. If not, Taft will step away from the representation and empower a representative of the client to continue the advocacy.

FEE PROPOSAL

Taft's Public Affairs Strategy Group (PASG) provides services, as is customary in this market, based on a negotiated rate of services with the client at an annual value for which we are paid a monthly retainer. The annual value is completely dependent on the range and nature of services and the degree of complexity involved.

Our fixed fee will be \$3000 per month. We would propose this amount to be paid as a monthly retainer over 12 months. We reserve the right to negotiate this fee if we discover the current fee is not at a market rate.

This monthly fee includes charges for all PASG work performed on the project by various professionals, technology, printing, travel, and other administrative costs. We will seek prior approval from you for any unusual or extraordinary expenses outside of this list.

Firm Overview

At Taft, we work as one team, driven and committed to helping you succeed. Taft is a modern, progressive firm which is the trusted advisor to many successful clients and an employer of choice in each of our major markets. Our attorneys listen and understand that innovative, value-creating solutions help our clients reach their goals. Our collaborative approach, advanced technological resources and depth of services can transform what you expect from your legal team.

Taft's more than 800 attorneys practice across a wide range of industries, in virtually every area of law, including: Bankruptcy and Restructuring, Business, Energy, Environmental, Finance, Health and Life Sciences, Intellectual Property, Labor and Employment, Litigation, Public Affairs, Private Client, Real Estate, and Tax.

Since 1885, Taft has looked forward to delivering results for our clients, communities, and each other. To learn more, visit Taftlaw.com.

Taft Offices

Taft has offices in eight primary Midwest markets and the District of Columbia:

Chicago, IL

Cincinnati/Northern Kentucky

Cleveland, OH

Columbus/Delaware, OH

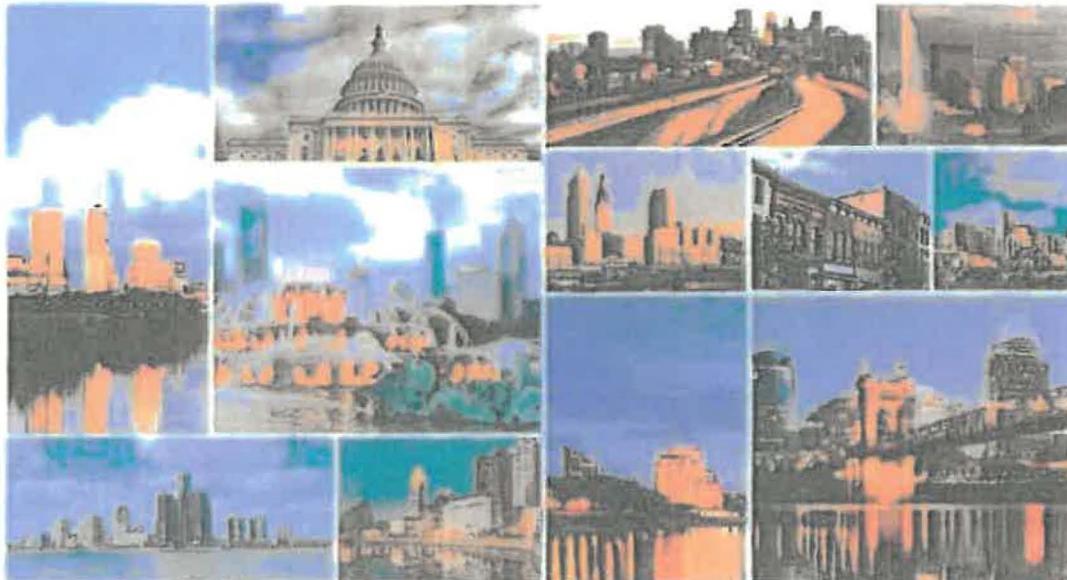
Dayton, OH

Detroit/Southfield, MI

Indianapolis, IN

Minneapolis, MN

Washington, DC



Taft/

Items of Interest Divider

VILLAGE OF LA GRANGE PARK

La Grange Park Village Hall, 447 N. Catherine Ave., La Grange Park, Illinois

Annual Schedule of Regular Meeting Dates for 2026

January 13, 2026	Work Session Meeting	7:30 p.m.	Village Hall
January 27, 2026	Village Board Meeting	7:30 p.m.	Village Hall
February 10, 2026	Work Session Meeting	7:30 p.m.	Village Hall
February 24, 2026	Village Board Meeting	7:30 p.m.	Village Hall
March 10, 2026	Work Session Meeting	7:30 p.m.	Village Hall
March 24, 2026	Village Board Meeting	7:30 p.m.	Village Hall
April 14, 2026	Work Session Meeting	7:15 p.m.	Village Hall
April 28, 2026	Village Board Meeting	7:30 p.m.	Village Hall
May 12, 2026	Work Session Meeting	7:30 p.m.	Village Hall
May 26, 2026	Village Board Meeting	7:30 p.m.	Village Hall
June 9, 2026	Work Session Meeting	7:30 p.m.	Village Hall
June 23, 2026	Village Board Meeting	7:30 p.m.	Village Hall
July 14, 2026	Work Session Meeting	7:30 p.m.	Village Hall
July 28, 2026	Village Board Meeting	7:30 p.m.	Village Hall
August 25, 2026	Village Board Meeting	7:30 p.m.	Village Hall
September 8, 2026	Work Session Meeting	7:30 p.m.	Village Hall
September 22, 2026	Village Board Meeting	7:30 p.m.	Village Hall
October 13, 2026	Work Session Meeting	7:30 p.m.	Village Hall
October 27, 2026	Village Board Meeting	7:30 p.m.	Village Hall
November 10, 2026	Work Session Meeting	7:30 p.m.	Village Hall
November 24, 2026	Village Board Meeting	7:30 p.m.	Village Hall
December 8, 2026	Village Board Meeting	7:30 p.m.	Village Hall