

Village of La Grange Park
Planning & Zoning Commission - Minutes
February 21, 2023
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, February 21, 2023, in 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, February 21, 2023. Chairperson Domagalski asked all in attendance to rise for the pledge of allegiance and asked Deputy Village Clerk Sandy Bakalich to call the roll.

Members in attendance were:

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

Others in Attendance: Julia Cedillo, Village Manager
Maggie Jarr, Assistant Village Manager
Cathleen Keating, Village Attorney
Dean Maggos, Director of Fire & Building
Rick Radde, Director of Public Works
Mark Volk, Village Engineer
Mike D’Onofrio, Interim Building Inspector
Sandy Bakalich, Deputy Village Clerk

Public Comment

No public comments.

Approval of the Minutes – December 14, 2022

Commissioner Studwell moved to approve the minutes as presented of the December 14, 2022, Planning & Zoning Commission. Commissioner Lampert seconded the motion. The motion passed unanimously by voice vote.

Consideration of Site Plan Review for the Property Located at 404-444 Sherwood Road, La Grange Park, Illinois – CBRE (#22-0010)

Liz Lettiere, CBRE Property Manager addressed the Commission regarding the site plan review of the property located at 404-444 Sherwood Road. The area in question was regarding the north east section of the parking lot in the shopping center. Ms. Lettiere showed a PowerPoint presentation detailing the improvements to be made including changing the parking schematic, which will create additional parking spaces as well as installing new landscaping islands.

Public Comment: Those wishing to comment publicly were invited to the podium to address the Commissioners. Ms. Lenita Hasso commented regarding her concern about the parking already being insufficient. It was noted that the reconfiguration would add five additional parking spaces, landscaping, and impervious surface.

Additional questions from the Commissioners included why CBRE was interested upgrading the parking lot at this time, if the landscape islands would interfere with Woodlawn, and how this upgrade might tie into the Village’s Streetscape Improvement Plan for this area. It was also noted that the lot reconfiguration includes six ADA compliant spaces as well

At the end of the discussion, Commissioner Studwell made a Motion: to grant Site Plan Approval for CBRE in accordance with the Village Market Shopping Center - East Lot Improvement Plans, Prepared by Manhard

- *Motion: To recommend the Village Board grant a variation to Aldi, Inc. to reduce the number or required interior parking lot islands from 14 to 12 islands; eliminate islands from three required locations; eliminate the required shade tree and reduce the size of the island adjacent to the western driveway on Brewster Lane from 144 square feet to 120 square feet; eliminate the required shade tree and reduce the size of the island near the southwest corner of the building from 144 square feet to 70 square feet; and eliminate the required shade tree and reduce the size of the middle island on the east side of the property from 144 square feet to 56 square feet. A motion was made by Commissioner Lampert, seconded by Commissioner Studwell and passed unanimously by a roll call vote.*

- *Motion: To recommend the Village Board grant a Variation to Aldi, Inc. to eliminate the required buffer yard at the rear of the property (east side). The motion was made by Commissioner Studwell, seconded by Commissioner Bartholomai and passed unanimously by a roll call vote.*

Public Hearing to Consider Application for Text Amendments – Village of La Grange Park (#23-0004)

Chairperson Domagalski convened the second public hearing at 9:55 p.m. and briefly introduced the matter. *She then requested a motion to continue the Public Hearing until the March 21, 2023 Planning & Zoning Commission meeting. The motion was made by Commissioner Studwell, seconded by Commissioner Bartholomai and passed unanimously by roll call vote.*

Adjournment

With the late hour and the continuation of the Public Hearing until March 21, 2023 having been established, Chairperson Domagalski called for a motion to adjourn the meeting. *Commissioner Studwell made a motion to adjourn the meeting. Commissioner Lampert seconded the motion. The motion passed unanimously by voice vote and the meeting was adjourned at 10:02 p.m.*

Respectfully submitted,



Sandy Bakalich, Deputy Village Clerk