

**Village of La Grange Park
Planning & Zoning Commission - Minutes
April 16, 2019
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, April 16, 2019, in the La Grange Park Municipal Building.

1. Convene Meeting

The meeting of the La Grange Park Planning & Zoning Commission was called to order at 7:00 p.m. on Tuesday, April 16, 2019, in the Board Room of the Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

Members in attendance were:

Committee Members: Eric Boyd, Chairman
William Lampert
Christopher Studwell
Caroline Domagalski
Robert Bartholomai
Jim Lee

Members Absent were:

Maureen Ventura

Others in Attendance: Amanda Seidel, Village Clerk
Cathleen Keating, Village Attorney
Dean Maggos, Director of Building & Fire
Patrick Boyle, Building Official

2. Public Comment

There was none.

3. Approval of the Minutes – March 19, 2019

Ms. Domagalski moved to approve the minutes of the March 19, 2019 Planning & Zoning Commission as amended (amending a typo and clarification). Mr. Studwell seconded the motion. The motion passed unanimously on a voice vote.

4. Public Hearing #2019-01 to Consider an Application for a Zoning Variation for 340 N. Spring Avenue, La Grange Park

Chairman Boyd convened the public hearing at 7:05 p.m. and introduced the matter. He read the legal notice into the record of the hearing, summarized the request, and asked that all those in attendance wishing to testify rise and be sworn. The court reporter administered the oath to those wishing to testify and transcribed the public hearing proceedings verbatim.

When there were no further questions or testimony to be presented, *Ms. Domagalski moved to close the public hearing. Mr. Studwell seconded the motion. Motion carried on a voice vote and the hearing was closed at 7:36 p.m.*

The PZC discussed the criteria that was met in order to grant the Zoning Variation Request; undue hardship, unique circumstances, and essential character of the locality. The PZC thanked the applicant. Mr. Bartholomai was in support. Ms. Domagalski mentioned the request meets the spirit, criteria and undue hardship. Mr. Studwell discussed his concerns over calculations in the memo that the rear yard setback is to the eaves making a suggestion to change the staff recommendation from 2.33' to 1.66'. He also mentioned changing the interior side yard setback to 2.93'. Mr. Lampert mentioned all criteria are met and was in agreement with the corrections to the calculations. Mr. Lee mentioned this is the reason for variation requests and all standards are met.

At the end of discussion *Mr. Studwell made a motion to recommend approval to the Village Board of a Variation from (1) Section 153.117, Table 7-2 to increase the maximum impervious surface coverage from 50% to 51.17%; and (2) Section 153.193 (E)(2)(d) of the Zoning Code to reduce the required rear yard setback for a detached garage from 5' down to a minimum of 1.66' for 340 N. Spring Ave, La Grange Park. The motion was seconded by Ms. Domagalski and passed unanimously by roll call vote.*

5. Adjournment

With no further business to come before the PZC, Chairman Boyd called for a motion to adjourn the meeting. *Ms. Domagalski motioned to adjourn the meeting. Mr. Studwell seconded the motion. The motion passed unanimously on a voice vote and the meeting was adjourned.*

The Meeting was adjourned at 7:43pm.

Respectfully Submitted, ✍



Amanda G. Seidel
Village Clerk