

Village of La Grange Park
Planning & Zoning Commission - Minutes
August 26, 2020
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 Wednesday, August 26, 2020 via Teleconference due to COVID-19.

1. Convene Meeting

The meeting of the La Grange Park Planning & Zoning Commission was called to order at 7:03 p.m. on Wednesday, August 26, 2020. Chairman Eric Boyd stated for the record that the meeting was being held remotely due to COVID-19. Chairman Boyd asked Village Clerk Meghan Kooi to call the roll. He then asked all participants to rise for the Pledge of Allegiance.

Members in attendance were:

Committee Members: Eric Boyd, Chairman
William Lampert
Christopher Studwell
Robert Bartholomai
Jim Lee
Maureen Ventura
Caroline Domagalski (absent)

Others in Attendance: Julia Cedillo, Village Manager (on site)
Emily Rodman, Assistant Village Manager (on site)
Cathleen Keating, Village Attorney
Meghan Kooi, Village Clerk
Dean Maggos, Director of Building/Fire (on site)
Patrick Boyle, Deputy Building Commissioner

2. Public Comment

There was no public comment.

3. Approval of the Minutes – July 20, 2020

Ms. Ventura moved to approve the minutes of the July 20, 2020 Planning & Zoning Commission. Mr. Bartholomai seconded the motion. The motion passed unanimously by roll call vote.

4. Public Hearing #2020-02 to Consider an Application for Special Use Permit and Zoning Variations for the Property Located at 1117 E. 31st Street, La Grange Park, IL 60526

Chairman Boyd convened the public hearing at 7:08 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 in. The court reporter administered the oath to those wishing to testify and transcribed the public hearing proceedings verbatim.

When there were no further questions or testimony to be presented, *Mr. Studwell moved to close the public hearing. Mr. Bartholomai seconded the motion. The motion carried by roll call vote and the hearing was closed at 8:20 p.m.*

The PZC discussed the application for special use permit and zoning variations for the property located at 1117 E. 31st Street. All Committee Members agreed the owner and project manager worked diligently to meet all Village Code and landscaping requests.

At the end of the discussion, *Mr. Lee made a Motion to recommend to the Village President and Board of Trustees approval of a Special Use Permit for motor vehicle service and repair, minor, for 1117 E. 31st Street. The motion was seconded by Mr. Bartholomai and passed unanimously by roll call vote.*

Mr. Studwell made a Motion to recommend to the Village President and Board of Trustees approval of the following variations for 1117 E. 31st Street: a) From Section 153.218(B) to reduce the required loading berth length from 30' to 25'. b) From Section 153.218(4) to reduce the minimum required distance from an unenclosed loading berth to a residential property line from 50' to approximately 18'. c) From Section 153.211(B)(2) to allow for off-street parking in the front yard setback in the C-1 zoning district. d) From Section 153.238(B) to reduce the minimum required width of perimeter parking lot landscaping from 10' to 3'. e) From Section 153.239(A) to reduce the required number of interior parking lot islands from six to one. The motion was seconded by Ms. Ventura and passed unanimously by roll call vote.

Mr. Studwell made a Motion to grant site plan approval for 1117 E. 31st Street in accordance with the Improvement Plans for Murphy's Auto Repair, as prepared by M.A.G. Architect and Code Consulting, Inc., consisting of eight (8) sheets, dated May 15, 2020 and revised through August 17, 2020; subject to the following conditions: 1. That in accordance with 153.242(B) of the Zoning Code, the Village President and Board of Trustees find that screening of the leading berth is unnecessary; and 2. That a special use permit for motor vehicle service and repair, minor is approved by the Village President and Board of Trustees; and 3. That variations from Sections 153.218(B), 153.218(4), 153.211(B)(2), 153.238(B), and 153.239(A) are approved by the Village President and Board of Trustees. The motion was seconded by Ms. Ventura and passed unanimously by roll call vote.

5. Consideration of Site Plan Review 937 Barnsdale Road [T-Mobile]

The PZC reviewed the site plan for 937 Barnsdale Road [T-Mobile]. Assistant Manager Rodman stated the site plan was a standard application for an equipment upgrade. The last upgrade had occurred in 2015, and T-Mobile was requesting to replace all 6 antennas at the Barnsdale site. There would be no additional landscaping needed, and T-Mobile had provided a structural report that Hancock Engineering had reviewed and approved. At the end of the discussion, *Mr. Bartholomai made a motion to recommend to the Village Board the Approval of the Site Plan for 937 Barnsdale Road [T-Mobile]. The motion was seconded by Mr. Studwell and passed unanimously by roll call vote.*

6. Review and Approval – Findings of Fact Zoning Case #2020-01 (16 W. Woodlawn Avenue)

The PZC reviewed the findings of fact for Zoning Case #2020-01 (16 W. Woodlawn Avenue). At the end of the discussion, *Mr. Studwell made a motion to Approve the Findings of Fact Zoning Case #2020-01 (16 W. Woodlawn Avenue). The motion was seconded by Ms. Ventura and passed unanimously by roll call vote.*

7. Adjournment

With no further business to come before the PZC, *Chairman Boyd called for a motion to adjourn the meeting. Mr. Studwell made a motion to adjourn the meeting. Ms. Ventura seconded the motion. The motion passed unanimously by roll call vote and the meeting was adjourned at 8:50 p.m.*

Respectfully Submitted,



Meghan Kooi
Village Clerk