

Village of La Grange Park
Planning & Zoning Commission - Minutes
January 18, 2022
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, January 18, 2022, via Teleconference due to COVID-19.

Convene Meeting

The meeting of the La Grange Park Planning & Zoning Commission was called to order at 7:02 p.m. on Tuesday, January 18, 2022. Chairman Eric Boyd stated for the record that the meeting was being held remotely due to COVID-19 and confirmed that all participants could hear. He asked all in attendance to rise for the pledge of allegiance and asked Village Clerk Kooi to call the roll.

Members in attendance were:

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

Others in Attendance: Julia Cedillo, Village Manager
Maggie Jarr, Assistant Village Manager
Cathleen Keating, Village Attorney
Meghan Kooi, Village Clerk
Dean Maggos, Director of Building and Fire
Rick Radde, Director of Public Works
Patrick Boyle, Building Official
Mark Lucas, Village Engineer

Public Comment

There was no public comment.

Approval of the Minutes – December 16, 2021

Commissioner Studwell moved to approve the minutes of the December 16, 2021, Planning & Zoning Commission. Commissioner Lampert seconded the motion. The motion passed unanimously by roll call vote.

Review and Approval – Findings of Fact for Zoning Cases #21-0012 to #21-0015 (531 N. La Grange Road, La Grange Park, Illinois – Andy’s Frozen Custard Stores, LLC)

Commissioner Domagalski noted a minor correction to the packet material. *Commissioner Domagalski made a Motion: To Approve the Findings of Fact for Zoning Cases #21-0012 to #21-0015 (531 N. La Grange Road, La Grange Park, Illinois – Andy’s Frozen Custard Stores, LLC) as amended. The motion was seconded by Commissioner Studwell and passed unanimously by roll call vote.*

Public Hearing to Consider Applications for Four Variations (#22-0001 to #22-0004) for the Property Located at 531 N. La Grange Road, La Grange Park, Illinois – Andy’s Frozen Custard Stores, LLC

Chairman Boyd convened the public hearing at 7:11 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, *Commissioner Lampert moved to close the public hearing. Commissioner Domagalski seconded the motion. The motion carried by roll call vote and the hearing was closed at 7:59 p.m.*

The PZC discussed the criteria that was met to consider the applications for four variations for the property located at 531 N. La Grange Road. The PZC thanked the applicant for a thorough presentation and for addressing the questions from the community and the PZC. Chairman Boyd also thanked Village Staff for their thorough work on the project.

At the end of the discussion, *Commissioner Studwell made a Motion: To Recommend Approval to the Village Board of Granting a Variation to Increase the Number of Menu Board Signs from One to Three and to Increase the Height of All Menu Board Signs from 6' to 7.89.'* The motion was seconded by Commissioner Domagalski and passed unanimously by roll call vote.

Commissioner Studwell made a Motion: To Recommend Approval to the Village Board of Granting a Variation to Increase the Number of Directional Signs from Four to Five, to Construct Four Directional Signs as Wall Signs, and to Internally Illuminate One Directional Sign at the Drive-Through Exit. The motion was seconded by Commissioner Bartholomai and passed unanimously by roll call vote.

Commissioner Studwell made a Motion: To Recommend Approval to the Village Board of Granting a Variation to Allow Wall Signs on the Interior Sides of the Building, Not to Exceed 80 SQ FT on the North Side and 60 SQ FT on the South Side. The motion was seconded by Commissioner Bartholomai and passed unanimously by roll call vote.

Commissioner Studwell made a Motion: To Recommend Approval to the Village Board of Granting a Variation to Increase the Height of Exterior Lighting for the Canopy from 16' to 25.' The motion was seconded by Commissioner Lampert and passed unanimously by roll call vote.

Public Hearing to Consider an Application for a Planned Unit Development (#21-0009) for the Property Located at 315 N. La Grange Road, La Grange Park, Illinois – Plymouth Place, Incorporated

Chairman Boyd convened the public hearing at 8:18 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, *Commissioner Lee moved to close the public hearing. Commissioner Lampert seconded the motion. The motion carried by roll call vote and the hearing was closed at 9:51 p.m.*


The PZC discussed the criteria that was met to consider the application for a planned unit development for the property located at 315 N. La Grange Road. The PZC thanked the applicant for a thorough presentation and for addressing the questions from the community and the PZC.

At the end of the discussion, *Commissioner Lampert made a Motion: To Recommend the Village Board Approve the Preliminary Plan and Special Use for 315 N. La Grange Road, including one exception from Section 153.117 of the Zoning Code to allow the construction of two residential buildings at 56' in height. The motion was seconded by Commissioner Lee and passed unanimously by roll call vote.*

Adjournment

With no further business to come before the PZC, *Chairman Boyd called for a motion to adjourn the meeting. Commissioner Lee made a motion to adjourn the meeting. Commissioner Lampert seconded the motion. The motion passed unanimously by roll call vote and the meeting was adjourned at 9:59 p.m.*

Respectfully Submitted,


Meghan M. Kooi
Village Clerk