



VILLAGE OF PALOS PARK
PLAN COMMISSION – REGULAR MEETING
THURSDAY, JANUARY 16, 2020 7:00PM

- I. Roll Call:** Chair Pro-tem: Edward Marcyn

- Members:** Dan McCarthy, Phil Wegele,
Matt Dill and Rich DeBoer

- Absent:** Julie Kay

- Staff:** Lauren Pruss, Community Development Director
Richard Boehm, Village Manager
Kathie Fitzgibbons, Community Development Coordinator

II. Approval of Prior Regular Meeting Minutes:

Chair Pro-tem called for a motion to approve the minutes of the last Plan Commission meeting held on December 17, 2019. Motion was made by Dill, second by McCarthy to approve the minutes. Motion was approved as follows:

Upon roll call:

AYES: (5) McCarthy, Wegele, Marcyn and Dill

NAYS: (1) DeBoer

ABSENT: (1) Kay

- III. New Business:** Chair Pro-tem Marcyn introduced the public hearing PC 2019—03 continued from December 17, 2019: A proposed amendment to Chapter 1222—Official Village Comprehensive Plan, of the Village Code, to revise the Comprehensive Plan adopted on December 7, 2009 and to incorporate the Western Growth Area Master Plan as an official document. John Houseal of Houseal Lavigne Associates gave a Power Point presentation on the first draft of the Western Growth Area Master Plan. Michio Mierakishi discussed the fiscal impact the development will have on the Village of Palos Park.

Audience Testimony:

Katherine Jemsek, a representative from Cog Hill spoke about her appreciation about the Comprehensive Plan and that parts of the land is currently all agriculture are and is not currently open space. Nancy Miller voiced her concerns saying the residents that live west of LaGrange have a different of opinion of the impact then those residents east of LaGrange. She said she spoke to residents of Southmor have water issues because the homes are “cluster houses” and there is no where for the water to flow. Nancy Miller questioned on where the board members live and the board members declined to answer. Dan McCarthy reminded the audience that this is just a plan and nothing is set in stone. Nancy Miller said the plan shouldn’t be in black and white because that will encourage the builders to build under an acre. Phil Wegele reminded her they are all Palos Park residents and neighbors and that this is just a “plan”. Rich DeBoer asked if the info about it being used for future development written correspondence in the plan and was inquiring if this was with consultation from the landowners. Houseal confirmed that they did discuss the future plans and received input from the

landowners. DeBoer and Wegele discussed with Houseal the logistics of the open space reference. Pruss and Houseal discussed the map amendments.

Chair Pro-tem asked for a motion regarding PC 2019-03. Commissioner Wegele motioned, seconded by Commissioner McCarthy, to recommend approval of an amendment to Chapter 1222 – Official Village Comprehensive Plan, to revise the Comprehensive Plan adopted on December 7, 2009, and to incorporate the Western Growth Area Master Plan as an official document, subject to the condition that the maps on pages 13, 15, and 45 be amended to accurately reflect the existing and proposed land uses.


Upon roll call:

AYES: (5), Wegele, McCarthy, Marcyn, Dill and DeBoer

IV. **Other Business:** None.

V. **Adjournment:** Motion was made by Commissioner McCarthy, second by Commissioner DeBoer to adjourn the meeting at 7:58PM. Motion was approved unanimously to adjourn the meeting.

The foregoing minutes were approved by the Plan Commission on
July 16, 2020.


Kathleen Fitzgibbons
Building Dept. Coordinator