



VILLAGE OF  
PALOS PARK

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PLAN COMMISSION – SPECIAL MEETING  
THURSDAY, JANUARY 17, 2019 AT 7:00PM  
MEETING MINUTES

- I. Roll Call:** Interim Chair: Ed Marcyn
- Members:** Matt Dill Rich DeBoer Phil Wegele  
Julie Kay
- Absent:** Dan McCarthy Mary O'Connor
- Staff:** Lauren Pruss, Community Development Director  
Theresa Lizzio, Building Department Coordinator
- Audience:** Maria Rogers

**II. Approval of Prior Regular Meeting Minutes:**  
Interim Chair Marcyn called for a motion to approve the minutes of the last Plan Commission meeting held on November 1, 2018. Motion was made by DeBoer, second by Kay to approve the minutes. Motion was approved as follows:

Upon roll call:  
 AYES: (5) DeBoer, Kay, Dill, Wegele, Marcyn  
 NAYS: (0)  
 ABSENT: (2) McCarthy, O'Connor

**III. New Business: PC 2019-01:** The Village of Palos Park is proposing a Text Amendments to Part Twelve, Title Six, Chapter 1280, Section 1280.08 of the Palos Park Village Code is hereby amended by adding a new subsection (c) thereto, which shall read in its entirety as follows:

“(c) Notwithstanding subsection (b) above, a second floor addition may be constructed in relation to a single-family residence covered by subsection (a) above, without need for any side yard, rear yard and/or front yard setback variations, provided that no portion of said second floor addition encroaches into the required side yard, rear yard and/or front yard setback any more than the existing single-family residence. Any such second floor addition shall not be considered a legal nonconforming use under this Chapter.”

Interim Chair Marcyn introduced the public hearing agenda and then asked Lauren Pruss to explain the staff report.

Member Wegele stated this is a straight-forward approach since it is not changing the footprint of the home.

Member DeBoer asked if all three variances were approved would it still be considered if not all of the setbacks were met.

Interim Chair Marcyn suggested if someone had a 2-story home with a one story garage and proposed an addition over the garage-area only. He sees the need for an addition but has concerns about homes with attached garages that are very close to the side yard lot line, for example three (3) feet. Member Marcyn is concerned with the side-yard encroachment and possibly putting a limit of ten (10) feet from the side yard lot line. Concerned that the possible addition would create a wall to the neighbors, especially the homes that sit twisted on the lots. Member DeBoer understands these concerns but it is hard to envision because each home is unique.

Lauren Pruss reminded the Members that allowable variances for setback is a maximum of 33% of the requirement for one acre lots. The maximum setback for lots under an acre for the side and rear yard is up to 60%.

Member Wegele suggests putting yourself in the homeowner's position and if in ten years they wanted to add on to the house, why limit it now. He stated that he understands the concerns brought up by Member Marcyn.

Member Dill stated the overall goal is to promote fixing up and enhancing the homes, not to bog down residents with the meeting process. Otherwise, they will go elsewhere.

Interim Chair Marcyn wants to see investments in properties, wants to see development in Palos Park.

Member Kay commented that it would be better to improve the existing home rather than take it down and building new, and then fit that home within the setbacks on a smaller lot. Older homes are charming and it works if they are not changing the footprint.

Member DeBoer said this gives more leeway to building additions but suggests not closer than six feet from the side yard. He believes there is a limited number of homes this would effect. Member Wegele agreed and stated this almost still allows everything to go through without a variance.

Member Wegele posed the questions if a home had a five foot side yard setback and wanted to do an addition. Lauren Pruss explained that homeowner would not be able to go up from the existing footprint, it would have to be moved inward to meet the side yard setback. Lauren Pruss advised the Members to make a motion to continue this item until next month so that the exact language can be written by the Village attorney for the Code.

Motion made by Member DeBoer, second by Member Wegele to continue the discussion to February 21, 2019 for the proposed amendment to Section 1280.08 of the Palos Park Village Code.

Upon roll call:

AYES: (5) DeBoer, Wegele, Kay, Dill, Marcyn

NAYS: (0)

ABSENT: (2) McCarthy, O'Connor

**IV. Other Business:** Lauren Pruss explained that Mayor Mahoney would like the Village of Palos Park to be designated as a Solsmart Community, which provides transparency in building requirements for solar installations. These regulations are not currently in the Code so there will have to be an analysis of the zoning Code and recommendations for clarity; define different types of installations and the setback requirements could make it difficult.

Staff is currently analyzing the permit processes, making all solar install information on the Village website, list the detailed requirements for permitting

with the hopes of achieving bronze or silver Solsmart designation. The Solsmart designation will be up for discussion at next month's meeting. There will be a Text Amendment to pursue and if the Village adopts, then it will move forward.

**Adjournment:** Motion was made by Dill, second by Kay to adjourn the meeting at 7:34PM. Motion was approved unanimously.

The foregoing minutes were approved by the Plan Commission on

February 21, 2019.



Theresa Lizzio  
Building Dept. Coordinator