

Posted February 10, 2025 at 2pm

REGULAR MEETING OF THE PLAN COMMISSION & ZONING BOARD OF APPEALS (PC-ZBA)

Wednesday, February 12th, 2025 at 7:30 p.m.

Village Hall Board Room • 2020 O'Plaine Road • Green Oaks, IL 60048

AGENDA

This meeting is also available virtually by clicking on the link below:

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Microsoft Teams

Meeting ID: 235 668 044 521 • Passcode: ba7ZT6wP

1.0 Call to Order

2.0 Roll Call

Plan Commission Chairman: Jeff Powers **Vice Chairman:** Greg Winters

Plan Commission Members: Justin Beger, Pam Milroy, Anne Gordon, Scott Singer, Tony Filippo

3.0 Approval of the Minutes and Minutes:

3.1 Review and approve the Minutes for the Village of Green Oaks Plan Commission and Zoning Board of Appeals Meeting held January 8, 2025. (pg. 1)

3.2 Findings of Fact - Zoning Text Amendment to re-establish Zoning Ordinance Chapter 6: AG – Agriculture District standards and associated revisions regarding agricultural uses and accessory building standards in residential districts. (pg. 4)

4.0 Public Hearings

4.1 Petition of Andrew Fitz for a Zoning Text Amendment to define and allow the encroachment of Minor Accessory Residential Buildings to encroach into Rear Yard Setbacks with a minimum 10-foot setback from the rear property line. (pg. 19)

4.1a Open Public Hearing

i) Swear in Witnesses

ii) Enter Noticing Exhibits

4.1b Village Staff & Consultant Review Comments (pg. 29)

4.1c Applicant Testimony

4.1d Public Comment

4.1e Close Public Hearing

4.1f Deliberations of the PC-ZBA

4.1g PC-ZBA Vote & Recommendation to the Village Board of Trustees

4.0 Public Hearings ~ Continued

Voting Members: Justin Beger, Tony Filippo, Anne Gordon Rebmann, Pam Milroy, Jeff Powers, Scott Singer, Greg Winters

A) Motion & Vote to send a favorable recommendation on Agenda item 4.1 with or without conditions.

B) Motion & Vote to send an unfavorable recommendation on Agenda item 4.1 with or without conditions.

4.2 Petition of the Village of Green Oaks for a Zoning Text Amendment to change GI General Industrial District Permitted Uses with possible accessory outdoor storage to Special Uses and to standardize minimum screening requirements in all non-residential districts (pg. 33)

4.2a Open Public Hearing

i) Swear in Witnesses

ii) Enter Noticing Exhibits

4.2b Village Staff & Consultant Review Comments (pg. 82)

4.2c Applicant Testimony

4.2d Public Comment

4.2e Close Public Hearing

4.2f Deliberations of the PC-ZBA

4.2g PC-ZBA Vote & Recommendation to the Village Board of Trustees

Voting Members: Justin Beger, Tony Filippo, Anne Gordon Rebmann, Pam Milroy, Jeff Powers, Scott Singer, Greg Winters

A) Motion & Vote to send a favorable recommendation on Agenda item 4.2 with or without conditions.

B) Motion & Vote to send an unfavorable recommendation on Agenda item 4.2 with or without conditions.

6.0 New Business

7.0 Old Business

8.0 Adjournment