

**Village of La Grange Park  
Zoning Board of Appeals - Minutes  
June 15, 2010  
7:00 p.m.**

A meeting of the La Grange Park Zoning Board of Appeals was scheduled to be held at 7:00 p.m. on Tuesday, June 15, 2010, in the La Grange Park Municipal Building.

**1. Convene Meeting**

Chairman Riesterer called the meeting of the La Grange Park Zoning Board of Appeals to order at 7:05 p.m. on Tuesday, June 15, 2010, in the Board Room of the Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

Members in attendance were:

Committee Members:

Chuck Riesterer – Chairman  
Susan Storcel  
Eric Boyd  
Herb Massin  
William Lampert

Absent:

Karen Koncel  
Lloyd Hyman

Others in Attendance:

Dean Maggos  
Cathleen Keating  
Julia Cedillo

**2. Findings of Fact – Zoning Application No. 2010-01: 1414 Scotdale Road Variation**

The members of the Zoning Board reviewed the draft Findings of Fact of Zoning Application No. 2010-01. Mr. Massin moved to approve the Findings of Fact as circulated. Ms. Storcel seconded the motion. Motion carried on voice vote of all members present and the Findings of Fact were approved.

**3. Public Hearing: Zoning Application No. 2010-02- 1515 Ogden Avenue – Special Use Permit**

Chairman Riesterer convened the hearing at 7:05 p.m. and introduced the matter. He incorporated the legal notice into the record of the hearing, summarized the special use request, and asked that all those in attendance wishing to testify rise and be sworn. The court reporter administered the oath to those wishing to testify.

Mr. Dan Lamas of FMHC Corporation addressed the Zoning Board and stated that he was presenting the application on behalf of the petitioner Clear Wireless, LLC. He stated that the owner has authorized him to represent the owner in this matter.

Mr. Lamas stated that the application seeks to install five antennae with accessory equipment to be placed on the property of the Sisters of St. Joseph Motherhouse located at 1515 West Ogden Avenue. Specifically, Mr. Lamas stated that three RF antennae and two microwave antennae and ancillary equipment will be placed on the Motherhouse where there is existing cellular equipment. A platform and supporting equipment cabinet will be placed at ground level on the west side of the Motherhouse building, proximate to an existing utility cabinet owned by Com Ed.

Mr. Lamas further specified that the RF antennae are 42" in length, the microwave antennae are about 26 inches. Finally, the equipment cabinet at ground level is approximately 4.5' by 2.5' by 2.5' and will be screened with fencing and arborvitae. Mr. Lamas stated that the equipment installation will enable the advanced 4th Generation wireless broadband internet via mobile telephone or personal computer which will be able to provide voice, data and streamed multimedia. Clear Wireless hopes to begin construction in 90 days.

Chairman Riesterer asked if any members in the audience wished to present testimony to the Zoning Board. No one offered any testimony.

Chairman Riesterer asked if members of the Board had any questions. Mr. Boyd asked Mr. Lamas if the new equipment will be serving the residents of La Grange Park. Mr. Lamas responded that it will support users within a certain radius from which the equipment is located, thus confirming it will serve the community.

With no further questions or testimony to be presented Ms. Storcel moved to close the public hearing. Mr. Boyd seconded the motion. Motion carried on a voice vote with of all members present and the hearing was closed at 7:12 p.m.

The members of the Zoning Board discussed the application. The general consensus was that the application met the standards for a Special Use and should be approved. It was also noted that the equipment upgrades will benefit the community as it will close the gaps in coverage while the equipment itself is screened and is pleasant to the eye.

Mr. Boyd moved to recommend that the Board of Trustees approve the zoning application and grant the special use permit as requested in the application. Mr. Lampert seconded the motion. Motion carried on roll call vote as follows:

Ayes: Storcel, Boyd, Massin, Lampert, Riesterer

Nays: None

4. **Public Hearing: Zoning Application No. 2010-03- 716 E. 31<sup>st</sup> Street – Special Use Permit**

Chairman Riesterer convened the hearing at 7:14 p.m. and introduced the matter. He incorporated the legal notice into the record of the hearing, summarized the special use request, and asked that all those in attendance wishing to testify rise and be sworn. The court reporter administered the oath to those wishing to testify.

Ms. Clara Luke addressed the Zoning Board and stated that the application seeks a special use permit to allow for a pet grooming business in the shopping located at 716 East 31<sup>st</sup> Street. Ms. Luke explained that the business is not just grooming the animals, but it is a place where education is provided about the care of animals and the responsibilities of ownership in the community. Ms Luke concluded her presentation by requesting that three letters of support from her customers be incorporated into the record and distributed to the Board.

Chairman Riesterer asked if any members in the audience wished to present testimony to the Zoning Board. No one offered any testimony. Chairman Riesterer stated that the Board received three letters from residents and one included several questions about the application. Chairman Riesterer asked that Ms. Luke address the questions in the letter.

Cathy Keating addressed the first question in the letter, regarding the zoning of the shopping center. Ms. Keating stated that the property is generally zoned in the Village's commercial business district. Under the current zoning code, each time a business use is not specifically listed as a permitted use, a special use permit application is required. Ms. Keating also addressed questions related to code provisions concerning walking animals in the Village. Ms. Keating stated that the Village's ordinance requires that all animals are leashed and that they cannot go on to private property but may use the parkway and sidewalks as they are public rights of way.

Ms. Luke stated that all customers are required to leash their animals at all times and she also advises customers that animals should not be fed before they come in for the grooming so that walking is not necessary. Ms. Luke further stated that customers will be bringing their pets straight from the car into the shop and will be leashed at all times.

Chairman Riesterer asked Ms. Luke about the care of the hair waste. Ms. Luke responded that hair is collected in a catch basin drain and is then placed in the garbage. Ms. Luke explained that the shop will be very clean will not have odor. Any waste will be sealed in plastic and placed in the garbage.

Mr. Lampert inquired as to whether any animal boarding will take place at the business. Ms. Luke responded that animals are caged for a short period of time before and after grooming but the business does not allow for overnight stays.

Mr. Lampert asked how many animals will be in the business at once when at full capacity. Ms. Luke responded six. This is because animals are placed in a kennel for a short period of time after grooming so that they can dry. She further added that the animals in the kennel have no visual contact between them so that any anxiety is alleviated and barking is kept at a minimum.

Mr. Massin inquired as to what types of animals the grooming business will service. Ms. Luke responded mainly cats and dogs. Mr. Massin inquired as to where her shop would be located in relation to the other businesses in the shopping center. Ms. Luke responded that her business would be between a vacant store and a hair cutting business. Ms. Luke added that she had spoken to the businesses in the shopping center and they did not have issue with a new pet grooming business located there.

Mr. Boyd inquired whether pet grooming was regulated by the State and required a special license. Ms. Luke responded that it did not.

With no further questions or testimony to be presented, Ms. Storcel moved to close the public hearing. Mr. massin seconded the motion. Motion carried on a voice vote with of all members present and the hearing was closed at 7:34 p.m.

The members of the Zoning Board discussed the application. The general consensus was that the application met the standards for a Special Use and should be approved. It was also noted that the new business will benefit the community and be a welcomed addition to the shopping center.

Mr. Boyd moved to recommend that the Board of Trustees approve the zoning application and grant the special use permit as requested in the application. Ms. Storcel seconded the motion. Motion carried on roll call vote as follows:

Ayes: Storcel, Boyd, Massin, Lampert, Riesterer

Nays: None

With no further business to come before the ZBA, Chairman Riesterer declared the meeting adjourned at 7:34 p.m.

Respectfully Submitted

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Julia A. Cedillo  
Assistant Village Manager