

Village of La Grange Park
Zoning Board of Appeals – Minutes
July 6, 2010, 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, July 6, 2010, in the La Grange Park Municipal Building.

1. Convene Meeting

Chairman Riesterer called the meeting of the Zoning Board of Appeals to order at 7:02 p.m. on Thursday, January 21, 2010 in the Board Room of the La Grange Park Municipal Building, 447 N. Catherine Avenue, La Grange Park, Illinois.

Members in attendance were:

Committee Members:

Chuck Riesterer – Chairman
Karen Koncel
Susan Storcel
Eric Boyd
Herb Massin
Lloyd Hyman
William Lampert

Others:

Arista Strungys
Cathleen Keating
James Discipio
Scott Mesick
Jane Klingberg
Julia Cedillo
Bohdan Proczko
Dick Bumbach
Lorraine Kowalek

Following a roll call quorum was declared.

2. Approval of Minutes:

The members of the Zoning Board reviewed the minutes of the April 22, May 20, May 26, and June 17 meetings. Corrections were offered for the minutes of May 26 and June 17.

Mr. Massin moved to approve the minutes as corrected. Mr. Boyd seconded the motion. Motion carried and the minutes were approved.

3. Review Zoning Code Draft

The members of the Zoning Board reviewed a packet of memoranda that summarized items agreed to, items for further discussion and review of proposed language changes and agreed to the following:

Reached consensus on the proposed language to grandfather current lots that exceed the new maximum impervious surface requirements.

Agreed to the proposed language on screening of mechanical equipment.

Agreed to the height revisions regarding unexposed (and exposed) turbine blades.

Agreed to the proposed fence regulations on corner lots.

Agreed to the proposed language for nonconforming fences on corner lots.

Agreed to the revised language regarding garage door widths for attached garages.

Agreed to proposed language regulating electronic message signs so long as the message does not scroll or rotate and does not change more often than once every 30 seconds.

Agreed to language revisions in Section 15.5.J.2 and Section 15.10.A.7c.

Agreed to clarify the definition of building coverage to include all structures or architectural features of 30 inches or more in height.

Agreed to amend the definition of indoor recreation to include physical fitness establishments.

Agreed to provide for semi-permeable conditions in the definition of impermeable surface.

The ZBA agreed to the addition of language to Section 4.3.E.1b reading "...inherent to the subject property and not from the personal situation of the owner."

Agreed to include language under standards for variation to determine impact on value of property "as compared to other properties in the same zoning district."

Agreed to amend the Planned Unit Development language to provide that no use waivers shall be allowed in residential districts.

Additionally the ZBA discussed and agreed upon:

Including a section on Limitations of Variances to prohibit

use variations

limit ground coverage variations in single and 2 family uses to 10%

limit impervious surface variations for 1 family and 2 family uses to a maximum of 10%

The ZBA discussed the regulation of Planned Unit Developments and reviewed the proposed density regulations.

The ZBA agreed to revise the minimum required land area per dwelling unit from 800 sq. ft. to 1400 sq. ft.

The ZBA agreed to leave the density requirements in the C-1 and C-2 districts as drafted.

The ZBA agreed to revise the language in Section 4.2.G to provide that protests may be filed in accordance with state law.

The ZBA agreed to leave the language in Section 4.10.E dealing with administrative appeals unchanged but to provide for a 45 day appeal period.

The ZBA agreed to continue its review of the Zoning Code on Monday, July 26, 2010, at 7:00 p.m. to discuss specific standards for special uses and the following Zoning Code sections:

- 1.2
- 3.2.B.3
- Table 4-1
- 4.3.D.1.c
- 4.4.D.1.c
- 4.4.E
- 4.6
- 4.10.A
- 5.3
- 5.4.D
- 5.7.B
- 8.2
- Commercial Parking Requirements

With no further business to come before the ZBA, Chairman Riesterer declared the meeting adjourned at 9:45 p.m.

Respectfully submitted,

Bohdan J. Proczko
Village Manager