

Village of La Grange Park
Zoning Board of Appeals - Minutes
May 26, 2010
7:05 p.m.

A meeting of the La Grange Park Zoning Board of Appeals was scheduled to be held at 7:00 p.m. on Thursday, May 26, 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 7:05 p.m. on Thursday, May 26, 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 in Attendance:

Arista Strungys
Dean Maggos
Cathleen Keating
Julia Cedillo
Bohdan Proczko

Following a roll call quorum was declared.

2. Minutes – April 20, 2010

The ZBA reviewed the minutes of the April 20th meeting. Mr. Massin moved to approve the minutes as circulated Mr. Boyd seconded the motion. Motion carried by an affirmative vote of all members present and the minutes were approved.

Minutes – May 6, 2010

The ZBA reviewed the minutes of the May 6th meeting. Mr. Massin suggested that the minutes be revised to reflect that he distributed a table containing a list of 11 points comparing several provisions of the draft Zoning Code with the current Code, the Comprehensive Plan, and state statutes. Ms. Koncel moved to approve the minutes with the noted correction. Ms. Storcel seconded the motion and the minutes were approved as corrected.

3. Zoning Code Review

Mr. Massin opened the discussion and commented on the applicability of the Comprehensive Plan vis à vis the Zoning Code. Mr. Massin stated his reasoning for relying on the Comprehensive Plan

as serving as the basis for the Zoning Code provisions. Members of the ZBA indicated an understanding of Mr. Massin's view without necessarily adopting the same position.

The members of the ZBA reviewed three points of disagreement between the Comprehensive Plan and the draft Zoning Code. These were:

1. Bethlehem Woods zoning designation – the Comprehensive Plan says R-4 and the Zoning Code says R-1A. It was explained that the R-1A Zoning designation was a defensive position because Bethlehem Woods is a planned development and the neighboring land is zoned R-1 or R-1A.
2. Planned Unit Developments would allow commercial uses in residential districts while the Comprehensive Plan says commercial zoning boundaries should not be increased.
3. Density limitations appear to be less stringent than proposed in the Comprehensive Plan.

The ZBA discussed permitted uses and special uses in C-1 or C-2 Districts. The staff discussed the limited number of permitted uses in the current Zoning Code as compared to new draft of the Zoning Code.

The ZBA discussed variations and the possibility of providing limitations on the ZBA's authority to grant variations. The ZBA also discussed Section 5.5 of the Planned Development Chapter that dealt with "exceptions from district regulations." The ZBA agreed to discuss this matter further.

The members of the ZBA discussed Section 7.3 and Table 7-2 that deals with bulk and setback regulations. Some members expressed concern over the lot area per dwelling unit regulations. The ZBA also discussed the applicability of the petition protest provisions as they relate to text amendments. The ZBA decided to discuss this matter further.

The ZBA agreed to meet immediately following the June 17, 2010, public hearing to continue review and deliberations on the Zoning Code.

With no further business to come before the ZBA the Chairman declared the meeting adjourned at 8:45 p.m.

Respectfully Submitted:

Bohdan J. Proczko
Village Manager