

Village of La Grange Park  
**Zoning Board of Appeals**  
**August 25, 2010**  
7:00 p.m.

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A meeting of the La Grange Park Zoning Board of Appeals was scheduled to be held at 7:00 p.m. on Wednesday, August 25, 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 7:00 p.m. on Wednesday, August 25, 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:

Carol Rocco  
Arista Strungys  
Cathleen Keating  
Julia Cedillo  
Bohdan Proczko  
Dean Maggos

Following a roll call quorum was declared.

**2. Approval of Minutes:**

The members of the Zoning Board reviewed the minutes of the July 26, 2010 meeting. Ms. Koncel noted a typo on page 2 of the minutes

Mr. Massin noted that Chairman Riesterer stated that the EDC's questions were not timely and should not be considered. Further Mr. Massin suggested that the bullet points detailing the EDC's questions be deleted since the ZBA never considered them and that one-sentence paragraph discussing minority reports be deleted since that was not an agenda item.

Mr. Boyd stated that the EDC bullet points should be included because they were presented as a report from the staff to the ZBA. Mr. Boyd also stated that the discussion on "minority reports" should remain because the ZBA did discuss that issue.

Mr. Massin moved to approve the minutes with corrections as follows:

- Correction of a typo on page 2
- Deletion of the bullet points that detailed the EDC's questions

- Indicating that the ZBA Chairman stated that consideration of the EDC's questions would be inappropriate
- Delete the one-sentence paragraph discussing minority reports

Mr. Hyman seconded the motion. Motion carried on a voice vote with Mr. Boyd dissenting and the minutes were approved as corrected.

### 3. Review Zoning Code Draft

The members of the ZBA reviewed the red-lined draft of the Zoning Code reflecting the ZBA's previous discussions and suggested changes to language of the Code. Mr. Massin noted that the Zoning Code Section reference in Section 2.3A should be 4.11 not 4.10. The members of the ZBA agreed.

Mr. Boyd moved to recommend that Village Board approve the Zoning Code Draft as amended as shown in red-line format and dated August 2010. Ms. Storcel seconded the motion.

Mr. Massin stated that the suggested amendments to the PUD language to prohibit use exceptions in residential districts was an important improvement in the language of the Code. He stated that even though he does not agree with every provision contained in the draft Code it is a marked improvement over the current Code and he would support it.

Mr. Hyman read a prepared statement indicating his objections to how the Zoning Code treats Plymouth Place and Planned Developments. He stated his objections to permitting 4-story buildings along 31<sup>st</sup> Street and further stated his view that the code is flawed because it does not adequately protect Village residents.

Ms. Koncel read a prepared statement expressing objections to the proposed Zoning Code objecting to the Planned Development provisions, the 31<sup>st</sup> Commercial Zoning District provisions and the lack of protection provided to Village residents since the proposed code would permit 4 story buildings without public hearing.

Mr. Boyd stated that the members of the ZBA discussed and debated the provisions for several months. He stated that compromises were made and even though many provisions were not settled unanimously a consensus was reached on every single item.

Chairman Riesterer asked for a roll call vote on the motion.

The motion carried on a roll call vote as follows:

Ayes: Riesterer, Storcel, Boyd, Lampert, Massin

Nays: Koncel, Hyman

With no further business to come before the Zoning Board of Appeals, Ms. Storcel moved to adjourn. Chairman Riesterer seconded the motion. Motion carried and the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

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Bohdan J. Proczko  
Village Manager