

**MINUTES
ZONING BOARD OF APPEALS
VILLAGE OF LA GRANGE PARK
March 17, 2015
Village Hall
447 N. Catherine Avenue La
Grange Park, Illinois 7:00
P.M.**

Convene Meeting

Chairman Boyd called the meeting to order at 7:00 p.m. on Tuesday, March 17, 2015, in the Board Room of the Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

Committee Members Present: Eric Boyd- Chairman
Caroline Domagalski
Jim Lee
Christopher Studwell
Jamie Zaura

Committee Members Absent: Anthony Griffin
William Lampert

Also Present: Assistant Village Manager Emily Rodman
Village Clerk Amanda Seidel
Village Attorney Cathy Keating
Fire Chief Dean Maggos
Village Engineer Paul Flood
Village Building Inspector Rob Wierzba

Village Clerk Seidel stated that a quorum was present.

Public Comment

There was none

Approval of Minutes-February 17, 2015

Chairman Boyd said the first item was the approval of the minutes from the February 17, 2015 meeting. *ZBA Member Studwell said "I move to approve the minutes of the February 17, 2015 Zoning Board of Appeals Meeting." ZBA Member Domagalski seconded the motion. The motion to approve passed unanimously on a voice vote.*

Review and Approval- Findings of Fact, Hearing No. 2015-01

Chairman Boyd said the next item was the approval of the Findings of Fact. *ZBA Member Domagalski said "I move to approve the Findings of Fact, Hearing No. 201501" ZBA Member Studwell seconded the motion. The motion to approve passed unanimously on a voice vote.*

Public Hearing 2015-02 to consider an Application for Variations for 801 Homestead Rd, La Grange Park.

Chairman Boyd moved on to the next item and convened the public hearing at 7:05pm and introduced the matter. He incorporated the legal notice into the record of the hearing, summarized the request, and asked that all those in attendance wishing to testify rise and be sworn in. The court reporter administered the oath to those wishing to testify and transcribed the public hearing proceedings verbatim.

When there were no further questions or testimony to be presented, *there was a motion to close the public hearing by Member Domagalski. The motion was seconded by Member Lee and passed unanimously by voice vote.* The public hearing closed at 7:19pm.

Discussion began with Inspector Wierzba discussing requirements of the code and Chief Maggos discussing review at the building permit level. At the end of discussion there was *a motion to recommend approval to the Village Board of variations from Section 7.3 Table 7-2 of the Zoning Code to allow extension of a garage wall within an existing setback and from Section 12.4.E to decrease the distance an attached frontloaded garage is from the front façade of the home from five feet to four feet by ZBA Member Lee. The motion was seconded by Member Zaura and passed unanimously by roll call vote.*

Consideration of an Application for Site Plan Review for Brook Park Elementary School, 1214 Raymond Avenue, La Grange Park, Brookfield-La Grange Park School District 95.

Chairman Boyd moved on to the next item. Dr. Mark Kuzniewski, School District 95 discussed the plans of the project. Discussion moved to landscaping, plumbing, proposed time frame, the background including the 07-08 renovation, and a possible referendum. Concerns were clarified regarding the length and terms of the modular units existing on the property. The future long term plans were clarified by Dr. Kuzniewski as well as Community Forums that were held. Discussion moved to aesthetics of the structures. Discussion moved to the concerns of neighbors. Assistant Village Manager Rodman clarified the Zoning Code regulations only dictate landscaping not aesthetics.

Louise Munoz of 1441 Morgan inquired about the School District looking into other options including renting space from the neighboring church. Dr. Mark Kuzniewski clarified how housing students in different buildings with different resources creates inequality.

At the end of discussion there was a *Motion to approve site plan approval for Brook Park Elementary, in accordance with the Temporary Modular Classrooms Brook Park Elementary Plans dated February 11, 2015 and consisting of 4 sheets and subject to the condition the School District obtain a permit from the Metropolitan Water Reclamation District (MWRD) was brought by ZBA Member Domagalski and seconded by ZBA Member Studwell. Zaura-NO Domagalski-YES Studwell-YES Lee-YES BoydYES Motion passed 4 to 1 on a roll call vote.*

Consideration of an Application for Site Plan Review for 937 Barnsdale Road, La Grange Park, LCC-SSDS on behalf of Sprint.

Chairman Boyd moved on to the next item. Mike Bieniek of LCC Site Development summarized plans and the structural integrity. Discussion moved to the paperwork. The ice bridge was clarified. Assistant Village Manager Rodman clarified how US Cellular removed their equipment in October. There were questions over the antennas blocking the lettering on the water tower.

At the end of discussion there was a *Motion to approve site plan review application for Sprint in accordance with the Site CH51XC438 Plans, dated May 27, 2014 and consisting of twenty-eight pages; subject to the Village Board approving a lease between the Village of La Grange and SprintCom, Inc.was brought by ZBA Member Studwell and seconded by ZBA Member Domagalski. Motion to approve passed unanimously on a voice vote.*

Adjournment

The motion to adjourn was made by Member Zaura and seconded by Member Lee. The motion to adjourn passed unanimously on a voice vote. With no further business to come before the Committee, Chairman Boyd declared the meeting adjourned at 8:10 p.m.

Respectfully Submitted

Amanda G. Seidel
Village Clerk