APPROVED 06/21/16

Village of La Grange Park
Zoning Board of Appeals - Minutes
May 31, 2016
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, May 31, 2016, in the La Grange Park Municipal Building.

1. Convene Meeting

Chairman Boyd called the meeting of the La Grange Park Zoning Board of Appeals to order at 7:02 p.m. on Tuesday, May 31, 2016, in the Board Room of the Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

Members in attendance were:

Committee Members: Eric Boyd, Chairman
Caroline Domagalski
William Lampert
Anthony Griffin
Christopher Studwell
Jim Lee

Others in Attendance: Emily Rodman, Assistant Village Manager
Cathleen Keating, Village Attorney
Dean Maggos, Director of Building & Fire
Amanda Seidel, Village Clerk

Absent: Robert Bartholomai

2. Public Comment

There was no public comment.

3. Approval of the Minutes – April 19, 2016

Mr. Lampert pointed out his last name was spelled incorrectly. *Ms. Domagalski moved to approve the minutes of the April 19, 2016 Zoning Board of Appeals. Mr. Lampert seconded the motion. The motion passed unanimously on a voice vote of 6 ayes, 0 nays*

4. Public Hearing 2016-02 to consider an Application for Variations for 218 E. 31st, LaGrange Park

Chairman Boyd convened the public hearing at 7:06pm 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. 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, *Committee Member Domagalski moved to close the public hearing. Committee Member Studwell seconded the motion. Motion carried on a voice vote and the hearing was closed at 7:27 p.m.*

Discussion began regarding the variation request. The ZBA discussed undue hardship, unique circumstances, and essential character of the locality. Discussion moved to safety; visibility, backing out of

the driveway, and sense of community. Landscaping was discussed. Discussion moved to the reasons for the Zoning Code. At the end of discussion *Committee Member Lee made a motion to recommend approval to the Village Board of a variation request from Section 12.4.D.2.a.iii, to allow the homeowner to install a fence up to 24' north of the rear building line for the property located at 218 E. 31st Street. The motion was seconded by Committee Member Studwell. The motion to approve passed unanimously by voice vote. Committee Member Domagalski made a motion to recommend Denial to the Village Board of a variation request from Section 12.4.D.2.b of the Zoning Code restricting the homeowners to installation of a four foot open fence for the property located at 218 E. 31st Street. The motion was seconded by Committee Member Lampert. The motion to deny passed unanimously by roll call vote.*

5. Public Hearing 2016-03 to consider an Application for Variations for 400 N. Spring Avenue , La Grange Park

Chairman Boyd convened the public hearing at 7:38pm 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. 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, *Committee Member Domagalski moved to close the public hearing. Committee Member Lampert seconded the motion. Motion carried on a voice vote and the hearing was closed at 8:03 p.m.*

Discussion began regarding the variation request. The ZBA discussed undue hardship, unique circumstances, and essential character of the locality. Members discussed all considerations and mentioned how they were all on the fence with this variation. Chief Maggos clarified the spec sheet. Assistant Village Manager discussed the reasons for staff's recommendation. Member Studwell was concerned about the relative placement of the hot tub. Member Griffin discussed safety and how he would hate to see the trees cut down. Member Domagalski discussed how the variation does not meet the three standards. Chairman Boyd discussed how inconvenience is not a hardship. Need versus want was discussed. Undue hardship was discussed. At the end of discussion *Committee Member Griffin made a motion to recommend approval to the Village Board of a variation request from Section 12.4.A.4, for the property located at 400 N. Spring Avenue. The motion was NOT seconded. The motion failed.*

Additional discussion occurred, Committee Member Domagalski made a secondmotion to recommend Denial to the Village Board of a variation request from Section 12.4.A.4 of the Zoning Code (to restrict the homeowners from installation of a hot tub in the interior side yard, approximately six inches north of the home; putting the hot tub 2 ft. 6 inches from the interior side lot line) for the property located at 400 N. Spring Avenue. The motion was seconded by Committee Member Lampert. Griffin-No Studwell-Yes Lampert-Yes Lee-No Domagalski-Yes Boyd-No. Motion Failed.

6. Adjournment

With no further business to come before the ZBA, Chairman Boyd called for a motion to adjourn the meeting. *Member Studwell motioned to adjourn the meeting. Member Lampert seconded the motion. The motion passed unanimously on a voice vote and the meeting was adjourned at 8:20pm.*

Respectfully Submitted,

Amanda Seidel

Amanda G. Seidel
Village Clerk