Approved 09/20/16

Village of La Grange Park
Zoning Board of Appeals - Minutes
August 16, 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, August 16, 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 7:00 p.m. on Tuesday, August 16, 2016, in the Board Room of the Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

Members in attendance were:

Committee Members Present: Eric Boyd, Chairman
Caroline Domagalski
William Lampert
Christopher Studwell
Jim Lee
Robert Bartholomai

Committee Members Absent: Anthony Griffin

Others in Attendance: Emily Rodman, Assistant Village Manager
Julia Cedillo, Village Manager
Cathleen Keating, Village Attorney
Dean Maggos, Director of Building & Fire
Paul Flood, Village Engineer
Amanda Seidel, Village Clerk
Jim Discipio, Village President

2. Public Comment

There was no public comment.

3. Approval of the Minutes – June 21, 2016

Ms. Domagalski moved to approve the minutes of the June 21, 2016 Zoning Board of Appeals. Mr. Studwell seconded the motion. The motion passed unanimously on a voice vote of 6 ayes, 0 nays

4. Public Hearing 2016-04 to consider an Application for an Amendment to a Planned Unit Development on property located at 1515 W. Ogden Avenue, 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 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, *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 8:28 p.m.*

Discussion began regarding the application request. The ZBA discussed how the presentation had thorough information and there were no concerns. The petitioner was thanked for the detailed application. Chairman Boyd thanked the ZBA for all their hard work with all the information that the Committee was provided. At the end of discussion *Committee Member Studwell made a motion to recommend approval to the Village Board of an amendment to a Planned Unit Development on property located at 1515 W. Ogden Avenue, LaGrange Park, Illinois. The motion was seconded by Committee Member Domagalski. The motion to approve passed unanimously by voice vote.*

Chairman Boyd called for a 10 minute break at 8:30 pm. The ZBA reconvened at 8:41 pm.

5. **Public Hearing 2016-05 to consider an Application for a Special Use Permit and variation located on property located at 1515 W. Ogden Avenue, LaGrange Park**

Chairman Boyd convened the public hearing 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, *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 10:06 p.m.*

Discussion began regarding the variation and special use permit request. The ZBA discussed undue hardship, unique circumstances, and essential character of the locality. Members discussed their uncertainty on the matter. Committee Members Studwell, Lee and Bartholomai mentioned how they were unsure in regards to the undue hardship. Committee Member Bartholomai mentioned the many parties involved. Committee Member Lampert mentioned the land use and the greater good. Committee Member Domagalski mentioned how she saw a hardship but not a need. The hardship, chosen location, and the 25 foot elevation grade difference were discussed in detail. The residents' concerns regarding height, aesthetics, and effect on bird population were addressed and discussed. Chief Maggos clarified any change to 911 service and equipment. Assistant Village Manager Rodman clarified any questions of the Committee. At the end of discussion *Committee Member Domagalski made a motion to recommend approval to the Village Board of a special use permit for a wireless telecommunication tower to be located on the property located at 1515 W. Ogden Avenue, with a zero fall zone setback. The motion was seconded by Committee Member Studwell. The motion passed unanimously by voice vote.*

Committee Member Domagalski made a motion to recommend approval to the Village Board of a variation for a wireless telecommunication tower to be constructed up to 125' in height for the property located at 1515 W. Ogden Avenue. The motion was seconded by Committee Member Lampert. Motion Passed unanimously by roll call vote.

6. **Adjournment**

With no further business to come before the ZBA, Chairman Boyd called for a motion to adjourn the meeting. Committee *Member Domagalski motioned to adjourn the meeting. Committee Member Studwell seconded the motion. The motion passed unanimously on a voice vote and the meeting was adjourned at 10:16 pm.*

Respectfully Submitted,

Amanda Seidel

Amanda G. Seidel
Village Clerk