

**Village of La Grange Park
Zoning Board of Appeals – Minutes REVISED
January 17, 2012
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, January 17, 2012, in the La Grange Park Municipal Building.

1. Convene Meeting

Chairman Riesterer called the meeting of the La Grange Park Zoning Board of Appeals to order at 7:04 p.m. on Tuesday, January 17, 2012, in the Board Room of the Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

Members in attendance were:

Committee Members: Chuck Riesterer – Chairman
Eric Boyd
Herb Massin
William Lampert
Jamie Zaura
Lloyd Hyman

Others in Attendance: Julia Cedillo
Dean Maggos
Emily Rodman
Cathy Keating

Absent: Robert Fosberg

2. Minutes – November 15, 2011 and December 6, 2011

The members of the Zoning Board first reviewed the minutes of the November 15, 2011 meeting. Mr. Lampert moved to approve the minutes as amended. Mr. Massin seconded the motion. Motion carried on voice vote of all members present and the minutes were approved for the November meeting as amended.

The members then reviewed the minutes of the December 6, 2011 meeting. Mr. Massin moved to approve the minutes as presented. Mr. Hyman seconded the motion. Motion carried on voice vote of all members present and the minutes were approved for the December meeting.

3. A. Public Hearing(s):

Zoning Application No. 2012-01 – 1029 Beach Avenue

Chairman Riesterer convened the public hearing at 7:07 p.m. and introduced the matter. He incorporated the legal notice into the record of the hearing, summarized the site plan review and variation requests, 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.

Ms. Rodman presented the Site Plan and Variation requests on behalf of the Village as the Applicant. With regard to the Application for Site Plan Review, the following facts were noted:

In April 2009, the Village purchased the Subject Property, which was zoned for a single-family residence and which contained one single-family home. In August 2009, the Village approved a special use permit to allow the Subject Property to be used for public parking. The existing single-family home on the Subject Property was demolished and a temporary parking lot was constructed. At the time the special use permit was granted, the Village's Zoning Code did not require any landscaping or fencing for a parking lot. In January 2011, the Village enacted its current Zoning Code, and rezoned the Subject Property to District I (Institutional Use). At that time, certain landscaping, screening and buffer yard requirements became applicable to the Subject Property.

Due to adoption of the new Zoning Code, in order for the Village to proceed with construction of the parking lot, several variations are required.

With regard to the Application for Variations, the following variation requests were noted:

- 1) To reduce the required perimeter landscape yard from 10' to 6' for approximately 92' of the south perimeter of the Subject Property and from 10' to 5' for approximately 30' of the east perimeter of the Subject Property; and
- 2) to reduce the required buffer yard from 10' to 6' for approximately 92' of the south perimeter of the Subject Property and from 10' to 5' for approximately 30' of the east perimeter of the Subject Property; and
- 3) to eliminate the requirement to install one shade tree for every 25 lineal feet of yard for the east, south and west perimeters of the Subject Property; and
- 4) to eliminate the requirement to install a masonry wall, solid screen fence or dense evergreen hedge at least 6' in height along the west perimeter of the Subject Property and the along the western 33' of the south perimeter of the Subject Property; and
- 5) to eliminate the requirement to install shrubs along the west perimeter of the Subject Property.

Several residents also provided testimony. When there were no further questions or testimony to be presented, Mr. Massin moved to close the public hearing. Mr. Lampert seconded the

motion. Motion carried on a voice vote with all members present and the hearing was closed at 7:55 p.m.

After the hearing closed, members of the Zoning Board discussed the applications. There was some discussion and suggestion of an emergency call box at the parking lot site to enhance security and public safety. It was also noted by the ZBA that residents in attendance generally favored more parking spaces for the site.

With no further discussion, Mr. Massin made a motion to approve the variation requests as presented by the Applicant. Mr. Boyd seconded the motion.

Motion carried on roll call vote as follows:

Ayes: Boyd, Massin, Lampert, Zaura, Hyman, Chairman Riesterer

Nays: None

Mr. Massin then made a motion to approve the Application for Site Plan Review and Dimensioned Site Plan for the Beach Avenue Parking Lot, prepared by Hancock Engineering, dated January 4, 2012, consisting of 1 page. Mr. Boyd seconded the motion.

Motion carried on roll call vote as follows:

Ayes: Boyd, Massin, Lampert, Zaura, Hyman, Chairman Riesterer

Nays: None

Finally, upon the approval of the variations and the Site Plan, Chairman Riesterer requested that the Village Board consider issues related to the safety of the lot, parking restrictions, signage and call boxes.

4. Adjournment

With no further business to come before the ZBA that evening, Chairman Riesterer declared the meeting adjourned at 8:12 p.m.

Respectfully Submitted,

Emily Rodman
Assistant Village Manager