

**Village of La Grange Park  
Zoning Board of Appeals - Minutes  
September 20, 2011  
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, September 20, 2011, 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 7:00 p.m. on Tuesday, September 20, 2011, 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 Rob Fosberg William Lampert Jamie Zaura Lloyd Hyman
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Others in Attendance:	Julia Cedillo Dean Maggos Cathy Keating
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**2. A. Public Hearing(s):**

**Zoning Application No. 2011-05 – 1401 Deerpath Lane**

Chairman Riesterer convened the public hearing at 7:03 p.m. and introduced the matter. He incorporated the legal notice into the record of the hearing, summarized the 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.

When there were no further questions or testimony to be presented, Mr. Boyd moved to close the public hearing. Mr. Lampert seconded the motion. Motion carried on a voice vote with of all members present and the hearing was closed at 7:20 p.m.

The members of the Zoning Board discussed the application. With regard to the fence height, ZBA members generally felt as though the petitioner's situation did not meet the undue hardship standard. Some members of the ZBA stated that there are other homes similarly situated where the fence height meets the requirements of the Code, and no hardship exists as a result. Some members further noted that a four foot fence could achieve both privacy and protection of property to the same extent of a five foot fence.

Others noted that the tall nonconforming fences throughout the Village did not contribute to the openness feel desired in the residential areas of town.

With regard to the fence placement, members of the board noted that the existing location of the patio in the corner side yard would not allow for a fence surrounding the patio, as the fence cannot extend beyond ten (10) feet from the rear building line. For this reason, some members stated that a hardship likely existed. Some members of the board further clarified that if the standard for the fence location was met, it would extend through the middle of the patio. Therefore, it was stated that the existing patio may be a unique enough condition warranting a variation from what is required.

It was the consensus of the Zoning Board of Appeals that the variation from the fence height standard was not warranted as it did not meet the criteria for a variation. Therefore, no motion for the fence height variation was made. With no further comments from the Board, Mr. Massin made a Motion, seconded by Mr. Lampert, to recommend that the Village Board approve the variation for the location of the fence only, allowing a four (4) foot open fence to extend approximately twenty-nine (29) feet from the rear of the building line toward the front lot line.

Motion carried on roll call vote as follows:

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

Nays: None

### **Zoning Application Nos. 2011-06, 2011-07, 2011-08 – 1571 & 1515 W. Ogden Ave.**

Chairman Riesterer convened the public hearing at 7:30 p.m. and introduced the matter. He incorporated the legal notice into the record of the hearing, summarized the applications' 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.

During the course of the public hearing, the petitioners presented a modified site plan. Further, the ZBA made additional requests for information from the petitioners before a full discussion or any action took place. Specifically, the Zoning Board of Appeals requested the following information, as it relates to the Modification of a Planned Unit Development and Zoning Map Amendment (Public Hearings #2011-06 & #2011-07):

- A modified site plan submitted to staff for review.
- A map depicting the new circulation road connecting to the existing asphalt ring road.
- A table depicting standards for the PUD vs. what is proposed for Institutional Use.
- A parking diagram that depicts parking spaces per lot for both the PUD and Nazareth Academy.
- A written response to Hancock Engineering's memo of concerns.

Upon the conclusion of the meeting, the Zoning Board of Appeals agreed to continue the hearing to a date certain to allow the Village Staff to review the revised plan, as well as allow the petitioners some time to prepare and submit the additional information requested. After a discussion regarding potential dates, the ZBA identified October 10th at 7:00 p.m. to continue the hearing on the zoning applications.

Mr. Massin moved to continue the public hearing of 2011-06, 2011-07, and 2011-08 until October the 10<sup>th</sup> at 7:00 p.m. at Village Hall. The motion was seconded by Mr. Boyd. Motion carried on a voice vote with of all members present and the hearing was suspended at 9:40 p.m.

**3. Adjournment**

With no further business to come before the ZBA that evening, Chairman Riesterer declared the meeting adjourned at 9:40 p.m.

Respectfully Submitted,

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Julia A. Cedillo  
Village Manager