

**MINUTES
ZONING BOARD OF APPEALS
VILLAGE OF LA GRANGE PARK
May 19, 2015
Village Hall
447 N. Catherine Avenue
La Grange Park, Illinois
7:00 P.M.**

1. Convene Meeting

Chairman Boyd called the meeting to order at 7:00 p.m. on Tuesday, May 19, 2015, in the Board Room of the Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois. Chairman Boyd went over the procedure and process in the Zoning Code.

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

Committee Members Absent: Anthony Griffin
William Lampert

Also Present: Village Manager Julia Cedillo
Assistant Village Manager Emily Rodman
Village Clerk Amanda Seidel
Village Attorney Cathy Keating
Police Chief Ed Rompa
Fire Chief Dean Maggos
Village Engineer Paul Flood

2. Public Comment

ZBA Member Domagalski made a motion to limit public comment to 3 minutes. The motion was seconded by ZBA Member Studwell and passed unanimously by voice vote. Kevin Baldwin, Attorney for Edgewood residents, requested additional conditions: require the access road be one way, prohibiting bus idling, storm water management plan be submitted and approved, 5 shade trees dense in nature and height. Mike Dolinski of 417 N. Edgewood mentioned making the gate across the pedestrian access more permanent. Carolyn Mahoney of 410 N. Edgewood asked that the trailers from the back of the property be removed. Mike Corrigan of 344 N. Edgewood expressed his concern of: view, noise, fumes, and traffic. John McCormack of 338 N. Edgewood mentioned the idling buses, attention to landscaping, and why weren't residents notified sooner. Dennis Moran of Nazareth clarified some concerns mentioning buses will be moved from the east side and storage will be removed.

3.Approval of Minutes-April 21, 2015

Chairman Boyd said the first item was the approval of the minutes from the April 21, 2015 meeting. *ZBA Member Domagalski said "I move to approve the minutes of the April 21, 2015 Zoning Board of Appeals Meeting." ZBA Member Studwell seconded the motion. The motion to approve passed unanimously on a voice vote.*

4. Public Hearing 2015-03 to consider an Application for Variations to Allow the Installation of Permanent Field Lighting-1209 W. Ogden Avenue-Nazareth Academy.

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 Studwell and passed unanimously by voice vote.* The public hearing closed at 9:10pm.

Discussion began by the Zoning Board of Appeals regarding the concerns raised by resident's and the issue of enforcement and being a good neighbor. Discussion moved to restricting the pedestrian access. Discussion moved to the responsibility of Nazareth to residents in regards to parking. Discussion moved to timing of games, moving speakers, limiting the pedestrian access, and applying conditions to all night events. Discussion moved to the conditions subject to the motion which are the same as discussed and agreed upon for the Site Plan Review-Permanent Lighting (see below).

5. Consideration of an Application for Site Plan Review- Nazareth Academy Building Addition- 1209 W. Ogden Avenue- Nazareth Academy.

Chairman Boyd moved on to the next item. James Vasselli summarized the plans for the building addition and Dennis Moran discussed the need and reasons due to the growing enrollment and the need for a practice space for the athletes. Kristy Cubas the architect discussed the berm and landscaping to accommodate the zoning code. The time frame and traffic control was discussed. Nazareth reiterated that they are in agreement with the conditions that the Village of LaGrange Park had currently presented. Sister Pat expressed her support/endorsement for the project. Assistant Village Manager Rodman clarified some concerns mentioning the access road will be restricted to one way due to meeting the requirements of the zoning code and Nazareth will be responsible for providing signage. Assistant Village Manager Rodman also clarified the landscaping ordinance. Discussion moved to the conditions subject to the motion including changing "their" to "its" in Item B., adding "northbound" traffic to Item

G., and add "and appropriate signage be posted in the area" be added to the end to the end of Item H.

6. Consideration of an Application for Site Plan Review-Permanent Lighting for an Outdoor Recreational Facility- 1209 W. Ogden Avenue- Nazareth Academy.

Discussion began over the conditions subject to the motion. Item B.- it was discussed to remove "at the beginning" "school" and add "by August 1st". Item C.- it was discussed to add "football" for "first home football game:". Item D.- it was discussed to add "for each home football game" at the end of the sentence. Item F- it was discussed to add "and any other planned event utilizing lights in the stadium that may be extend beyond 9:00pm, and to provide signage directing patrons to those areas" at the end of the sentence. Item H.- it was discussed to add lock the gate "by 4:00 pm on the day of" and add "and provide with temporary signage prohibiting pedestrian access during night football games" at the end of the sentence. Item K.- it was discussed to add "other than specifically approved by the Village Board pursuant to a granted exception from nuisance regulations". Item I. -it was discussed to change football field to "stadium", remove "downward", and add "to minimize sound transmission to surrounding areas" to the end of the sentence.

7. Adjournment

Assistant Village Manager Rodman discussed the buffer yard requirements and how 5 trees are being removed and replaced with 11 trees; she discussed shade trees versus ornamental trees to eliminate the conflict with the utility lines. Dennis Moran ended the discussion by discussing the safety issues and the need to keep kids off Ogden Ave. and from jumping the fence and discussed the pedestrian access gate on Richmond. At 10:35 Chairman Boyd asked for a 5 minute break. At the end of the break the Zoning Board of Appeals decided to reconvene the meeting for further discussion at a later time.

The motion to adjourn and reconvene on May 27th at 7pm was made by Member Domagalski 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 10:45 p.m.

Respectfully Submitted



Amanda G. Seidel
Village Clerk

