

**MINUTES
ZONING BOARD OF APPEALS
VILLAGE OF LA GRANGE PARK
May 27, 2015
Village Hall
447 N. Catherine Avenue
La Grange Park, Illinois
7:00 P.M.**

1. Convene Meeting

Chairman Boyd reconvened the meeting of May 19th to order at 7:00 p.m. on Wednesday, May 27, 2015, in the Board Room of the Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

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 5 minutes. The motion was seconded by ZBA Member Studwell and passed unanimously by voice vote. Bill Clark of 416 N. Edgewood spoke regarding his concerns for portable lavatories during construction, noise, kids jumping the fence, trash not handled as indicated, enforcement provisions and recourse of violations. Marc Zavaghin of 347 Malden discussed how he was a resident near LT and discussed when the LT lights were installed and how lights brought the community together and how Nazareth students and community are respectful to the neighbors. Steve Thunander of 411 N. Park expressed his support how lights are an opportunity for the student athlete. Tim Strudeman of 132 N. Peck in LaGrange said he supports the lights but is concerned that LaGrange residents deserve the same consideration and treatment as LaGrange Park residents in regards to parking and follow-up patrol and activity with police presence. Chuck Joern of 550 N. Edgewood discussed expansion of use with permanent lights and the ramification and effects including; traffic and sound as well as implementing conditions and limitations of use to balance rights of Nazareth and neighbors. Rebecca

Ross of 314 N. Edgewood expressed concern with the landscape plan, idling of buses, the buffer between the homes and access road and how to limit noise and pollution to the neighbors. John McCormack of 338 N. Edgewood mentioned his concern with enforcement and his concerned that Nazareth didn't notify resident sooner. Dan Gustafson of 624 Courtland Circle in Western Springs the Chairman of the Board of Director for Nazareth clarified some of the residents' concerns and mentioned how he had never received any complaint letters from the neighbors, he also spoke to their process of a capitol campaign and how he would be open to a neighbor's group. Chuck Edwards of 354 Malden stated there is no comparison between LT and Nazareth. Chris Rodgers of 338 Dover expressed his opposition. Lisa Walsh of 340 N. Malden expressed her concern with excess of sports need a guarantee from Nazareth. Mike Dolinski of 417 N. Edgewood mentioned his concern with parking, the pedestrian gate, and the speakers. Chelsea Ross of 314 N. Edgewood expressed her concern that the plans were not communicated to the neighbors. Aldo Marin of 408 N. Park expressed concerns of parking and increased traffic. Deborah Tracy the Principal of Nazareth expressed her support for the project and how their good students who do so much for the community deserve a well-rounded experience.

3. Continued consideration of an Application for Site Plan Review- Nazareth Academy Building Addition- 1209 W. Ogden Avenue- Nazareth Academy.

Discussion began over the reason for moving the access road east, the architect clarified with width of the exit stairs to fit standards of dimensions for gymnasium according to the minimum requirement for high schools as well as for ADA requirements. Discussion moved to making sure the access drive can accommodate emergency vehicles. Discussion moved to lighting on the building. Discussion moved to construction traffic and enforcement which was clarified by Chief Maggos regarding the required signage on the property. Chief Maggos also clarified that all emergency vehicles and the access road clarifying that the ladder truck will be tight. Discussion moved to clarification of garbage pickup. Nazareth clarified their weekly landscaping plans and maintenance. Discussion moved to the trash enclosure. Discussion moved to volume control area and storm water management. The project Architect clarified the façade of the new building, windows, landscaping, and storm water management. Engineer Paul Flood clarified the water reclamation district requirements as well as LaGrange and LaGrange Park.

The motion to approve the Site Plan for Nazareth Academy in accordance with the following plans and subject to the following conditions as amended was made by Member Lee and seconded by Member Domagalski. The motion passed unanimously on a roll call vote.

Motion to approve the Site Plan for Nazareth Academy in accordance with the following plans:

1. Nazareth Academy Classroom & Athletic Building Addition, prepared by Solomon Cordwell Buenz, identified as project no. 2013040, consisting of fourteen (14) pages, dated April 28, 2015.
2. Nazareth Academy Classroom & Athletic Building Addition Overall Site Plan, prepared by Solomon Cordwell Buenz, identified as project no. 2013040, consisting of one (1) sheet A1.00, dated March 13, 2015.

And subject to the following conditions:

- a. That the sliding gate at the Richmond Avenue access to the property be used for emergency access only and remain locked at all times, utilizing a locking mechanism that is approved by the La Grange Park Fire Department; and
- b. That the applicant shall install a sliding gate across the access to its property at Woodlawn Avenue to be used for emergency access only and remained locked at all times, utilizing a locking mechanism that is approved by the La Grange Park Fire Department; and
- c. That the five required ornamental trees be planted in the required buffer yard; and
- d. That seven existing classrooms be decommissioned for use prior to August 1, 2018; and
- e. That should enrollment exceed 840 students, that additional parking be provided in accordance with the Zoning Code Parking Requirements; and
- f. That all required permits from outside agencies, including but not limited to, Cook County and the Metropolitan Water Reclamation District, be secured prior to issuance of a building permit for the project; and
- g. That the east portion of the access road be restricted to one way traffic northbound only and that appropriate signage be posted in the area; and
- h. That buses shall not be parked or allowed to idle in the access roadway or in the parking areas within 50 feet of the adjacent residential properties; and
- i. That no outdoor storage be permitted on the site unless specifically allowed under the Zoning Code.

4. Continued consideration of an Application for Variations to Allow the Installation of Permanent Field Lighting-1209 W. Ogden Avenue-Nazareth Academy.

Discussion began over the concerns of the neighbors and residents. Assistant Village Manager Rodman, Chief Maggos, and Attorney Keating clarified code enforcement, property maintenance, and the nuisance regulation.

The motion to recommend approval to the Village Board of a variation from Section 12.3.C.1.b of the Zoning Code for Nazareth Academy in order to allow the installation of two permanent light poles 80" in height and two permanent light poles 80' in height and two permanent light poles 70' in height subject to the following plans and subject to the following conditions was made by Member Domagalski and seconded by Member Studwell. The motion passed unanimously on a voice vote.

Motion to recommend approval to the Village Board of a variation from Section 12.3.C.1.b of the Zoning Code for Nazareth Academy in order to allow the installation of two permanent light poles 80' in height and two permanent light poles 70' in height subject to the following plans:

1. Nazareth Academy Field Lighting Improvements, as prepared by Solomon Cordwell Buenz, identified as Project No. 2013040, consisting of one (1) sheet, dated March 13, 2014.
2. Illumination Summary, prepared by Musco Lighting, identified as File no. 144977FBR1, consisting of three (3) sheets and dated April 14, 2015.

And subject to the following conditions:

- a. That the applicant be required to notify the Village of La Grange Park, the Village of La Grange, and all residents in the area extending north from Ogden to Woodlawn, between Edgewood and Brainard (in LaGrange Park) and all residents in the area extending for 2 blocks south of Ogden between Willow Springs Road and Brainard (in LaGrange) (both areas collectively referred to as the "Affected Area") of regularly scheduled home football games by August 1st of each school year and of any other planned events that might extend beyond 9:00 p.m. at least 30 days prior to each such event; and
- b. That the applicant be required to request relief from the Village's nuisance regulations for all scheduled night home football games in advance of the first home football game of the school year and to request relief from the Village's nuisance regulations for any events that may extend beyond 9:00 p.m. at least 30 days prior to each such event; and
- c. That the applicant reimburse the Village of La Grange Park and the Village of La Grange for the cost to install temporary "No Parking" signs on one side of each residential street in the Affected Area for each home football game; and
- d. That the applicant reimburse the Village of La Grange Park for all costs associated with providing additional police personnel as determined by the La Grange Park Police Department for the purpose of ensuring adequate traffic circulation, pedestrian safety and public order; and
- e. That the applicant be required to provide adequate on-site and off-site parking for each night home football game and any other planned event utilizing lights in the stadium that may extend beyond 9:00 p.m. and to provide signage directing patrons to those areas (as determined by the La Grange Park Police Department); and
- f. That the applicant shall not allow any entity renting its football field for any purpose to utilize lights; and
- g. That the applicant shall install a gate across the pedestrian access at Richmond Avenue and lock the gate by 4:00 p.m. on the day of all night football games and provide temporary signage prohibiting pedestrian access during night football games; and
- h. That the sliding gate at the Richmond Avenue access to the property be used for emergency access only and remain locked at all times, utilizing a locking mechanism that is approved by the La Grange Park Fire Department; and
- i. That the applicant shall install a sliding gate across the access to its property at Woodlawn Avenue to be used for emergency access only and remained locked at all times, utilizing a locking mechanism that is approved by the La Grange Park Fire Department; and

- j. That the applicant shall utilize lights for no more than five (5) night home football games per school year. Any other use of the lights by applicant other than as specifically approved by the Village Board pursuant to a granted exception from the nuisance regulations shall end by 8 p.m.; and
- k. That the applicant shall reattach all speakers in and around the stadium to the light poles in such a way that sound is directed onto the field and bleachers and not in an easterly direction to minimize sound transmission to surrounding areas.

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

Discussion continued on the Board process, turnaround time for approval and notice, and next steps

The motion to approve the Site Plan for Nazareth Academy Field Lighting, in accordance with the following plans and subject to the following conditions was made by Member Domagalski and seconded by Member Studwell and passed unanimously by voice.

Motion to approve the Site Plan for Nazareth Academy Field Lighting, in accordance with the following plans:

- 1. Nazareth Academy Field Lighting Improvements, as prepared by Solomon Cordwell Buenz, identified as Project No. 2013040, consisting of one (1) sheet, dated March 13, 2014.
- 2. Illumination Summary, prepared by Musco Lighting, identified as File no. 144977FBR1, consisting of three (3) sheets and dated April 14, 2015.

And subject to the following conditions:

- a. That the Zoning Board of Appeals site plan approval is conditioned upon approval by the Board of Trustees of the Village of La Grange Park of the variation requested by applicant.
- b. That the applicant be required to notify the Village of La Grange Park, the Village of La Grange, and all residents in the area extending north from Ogden to Woodlawn, between Edgewood and Brainard (in LaGrange Park) and all residents in the area extending for 2 blocks south of Ogden between Willow Springs Road and Brainard (in LaGrange) (both areas collectively referred to as the "Affected Area") of regularly scheduled home football games by August 1st of each school year and of any other planned events that might extend beyond 9:00 p.m. at least 30 days prior to each such event; and
- c. That the applicant be required to request relief from the Village's nuisance regulations for all scheduled night home football games in advance of the first home football game of the school year and to request relief from the Village's nuisance regulations for any events that may extend beyond 9:00 p.m. at least 30 days prior to each such event; and
- d. That the applicant reimburse the Village of La Grange Park and the Village of La Grange for the cost to install temporary "No Parking" signs on one side of each residential street in the Affected Area for each home football game; and

- e. That the applicant reimburse the Village of La Grange Park for all costs associated with providing additional police personnel as determined by the La Grange Park Police Department for the purpose of ensuring adequate traffic circulation, pedestrian safety and public order; and
- f. That the applicant be required to provide adequate on-site and off-site parking for each night home football game and any other planned event utilizing lights in the stadium that may extend beyond 9:00 p.m. and to provide signage directing patrons to those areas (as determined by the La Grange Park Police Department); and
- g. That the applicant shall not allow any entity renting its football field for any purpose to utilize lights; and
- h. That the applicant shall install a gate across the pedestrian access at Richmond Avenue and lock the gate by 4:00 p.m. on the day of all night football games and provide temporary signage prohibiting pedestrian access during night football games; and
- i. That the sliding gate at the Richmond Avenue access to the property be used for emergency access only and remain locked at all times, utilizing a locking mechanism that is approved by the La Grange Park Fire Department; and
- j. That the applicant shall install a sliding gate across the access to its property at Woodlawn Avenue to be used for emergency access only and remained locked at all times, utilizing a locking mechanism that is approved by the La Grange Park Fire Department; and
- k. That the applicant shall utilize lights for no more than five (5) night home football games per school year. Any other use of the lights by applicant other than as specifically approved by the Village Board pursuant to a granted exception from the nuisance regulations shall end by 8 p.m.; and
- l. That the applicant shall reattach all speakers in and around the stadium to the light poles in such a way that sound is directed onto the field and bleachers and not in an easterly direction to minimize sound transmission to surrounding areas.

6. Adjournment

When there was no further discussion Chairman Boyd asked for a motion to adjourn. *The motion to adjourn was made by Member Domagalski and seconded by Member Studwell. 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 9:20 p.m.

Respectfully Submitted



Amanda G. Seidel
Village Clerk