Approved 7/21/15

MINUTES
ZONING BOARD OF APPEALS
VILLAGE OF LA GRANGE PARK
June 16, 2015
Village Hall
447 N. Catherine Avenue
La Grange Park, Illinois
7:00 P.M.

1.Convene Meeting

Chairman Boyd convened the meeting to order at 7:05 p.m. on Tuesday, June 16, 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 Anthony Griffin William Lampert
Also Present:	Village Manager Julia Cedillo Assistant Village Manager Emily Rodman Village Clerk Amanda Seidel Village Attorney Cathy Keating Fire Chief Dean Maggos

2.Public Comment

Beth Edwards of 354 Malden discussed her concerns with item #5; parking at Malden & Richmond, a possible parking garage, no parking from 7-9am, property tax, quality of life, how the lights effect Bethlehem Woods, & past events at Nazareth.

3.Approval of Minutes- May 19, 2015

ZBA Member Domagalski made a motion to approve the minutes of May 19, 2015. ZBA Member Studwell seconded the motion, The motion to approve passed unanimously on a voice vote.

4.Approval of Minutes- May 27, 2015

ZBA Member Domagalski made a motion to approve the minutes of May 27, 2015. ZBA Member Studwell seconded the motion, The motion to approve passed unanimously on a voice vote.

5.Consideration of Findings of Fact for Public Hearing 2015-03— 1209 W. Ogden Avenue— Nazareth Academy

At the end of discussion: *The motion to approve the Findings of Fact 2015-03- 1209 W. Ogden Avenue-Nazareth Academy Site Plan for Nazareth Academy with a typographical error corrected was made by Member Studwell and seconded by Member Domagalski. The motion passed unanimously on a voice vote.*

6.Consideration of an Application for Variations- Emergency Back-Up Generator-447 N. Catherine Avenue- Village of LaGrange Park

Chairman Boyd moved on to the next item and convened the public hearing at 7:12pm 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 was 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 Lampert and passed unanimously by voice vote. The public hearing closed at 8:40pm.*

Discussion began by the Zoning Board of Appeals regarding the concerns raised by residents. Conditions were discussed in regards to; testing times, sound, noise, and landscaping. The ZBA asked staff to get creative to minimize the visual effect of the generator on neighboring residents. Attorney Keating clarified concerns of the conditions discussed.

At the end of discussion; t*he motion to recommend approval to the Village Board of a variation from Section 12.4.C of the Zoning Code to allow the installation of a generator in an interior side yard and from Section 12.4.D.3.b to allow the installation of a fence up to eleven feet in height with the following conditions: 1. testing not to exceed manufacturers standards/ISO specs/and other state and federal regulations, 2. structure to be enclosed in a sound buffer enclosure & staff to explore other ways to mitigate noise, 3. provide appropriate landscaping to buffer sound as well as replacing any trees removed to every extent possible. The motion with conditions was made by Member Domagalski and seconded by Member Studwell. The motion passed unanimously on a voice vote.*

7.Consideration of an Application for Site Plan Review-Wireless Communication Equipment- 325 N. Park, Park Junior High- Verizon Wireless

Chairman Boyd moved on to the next item, Assistant Village Manager Rodman summarized the background and clarified any questions of the ZBA.

The motion to approve the Site Plan for Wireless Communication Equipment- 325 N. Park, Park Junior High- Verizon Wireless based on the application submittal was made by Member Domagalski and seconded by Member Studwell and passed unanimously by voice.

8.Adjournment

When there was no further discussion Chairman Boyd asked for a motion to adjourn. *The motion to adjourn was made by Member Lampert and seconded by Member Domagalski. 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.

Respectfully Submitted

Amanda G. Seidel

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Village Clerk