Approved 10/18/16

Village of La Grange Park
Zoning Board of Appeals - Minutes
September 20, 2016
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, 2016, in the La Grange Park Municipal Building.

1. Convene Meeting

Attorney Keating called the meeting of the La Grange Park Zoning Board of Appeals to order at 7:00 p.m. on Tuesday, September 20, 2016, in the Board Room of the Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois and called for a nomination for a Chairman Pro-tem. *Committee Member Studwell made a motion to make Committee Member Lampert Chairman Pro-tem for the evenings meeting, the motion was seconded by Committee Member Bartholomai. The motion passed unanimously.*

Members in attendance were:

Committee Members Present:
William Lampert (Chairman Pro-tem)
Christopher Studwell
Jim Lee
Robert Bartholomai

Committee Members Absent: Eric Boyd, Chairman
Anthony Griffin
Caroline Domagalski

Others in Attendance: Emily Rodman, Assistant Village Manager
Cathleen Keating, Village Attorney
Dean Maggos, Director of Building & Fire
Paul Flood, Village Engineer
Amanda Seidel, Village Clerk

2. Public Comment

There was no public comment.

3. Approval of the Minutes – August 16, 2016

Committee Member Bartholomai moved to approve the minutes of the August 16, 2016 Zoning Board of Appeals. Committee Member Studwell seconded the motion. The motion passed unanimously on a voice vote of 4 ayes, 0 nays

4. Public Hearing 2016-04 to consider an Application for a Variation for 320 N. Waiola Avenue, La Grange Park

Chairman Pro-tem Lampert 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, *Committee Member Studwell moved to close the public hearing. Committee Member Lee seconded the motion. Motion carried on a voice vote and the hearing was closed at 7:18 p.m.*

Discussion began regarding the variation request. The ZBA discussed how the all three criteria for a variation were met. Committee Member Studwell mentioned he would like a 3rd condition of adding a minimum of 2 and half feet between outside walls of the garage. The ZBA thanked the applicants. At the end of discussion *Committee Member Lee made a motion to recommend approval to the Village Board of a variation from Section 12.4.E.2.d of the Zoning Code for the property located at 320 N. Waiola Avenue, La Grange Park with the following conditions (1) that the proposed garage be constructed in a manner that eliminates the overlap of eaves between the subject property and the adjacent property to the north. (2) that the Village may require, based upon its review of an application for a building permit for the subject property, that the garage be constructed with a fire rated wall or other fire rated materials as determined appropriate by the Director of Fire & Building and with addition (3) that the proposed garage maintain a minimum 2.5 foot separation from the outside edge of walls of the existing garage to the North. The motion was seconded by Committee Member Studwell. The motion to approve passed unanimously by roll call vote.*

5. **Consideration of an Application for Site Plan Review- AT&T Wireless Services 1515 W. Ogden Avenue, LaGrange Park**

Discussion began regarding the Site Plan Review. Robert Stapleton was present to clarify and questions of the ZBA. Assistant Village Manager Rodman discussed how this item should be approved with a condition of approval by the Village Board. Committee Member Bartholomai was looking for clarification and explanation on A-1. At the end of discussion *Committee Member Lee made a motion to approve the application for Site Plan Review by AT&T Wireless Services subject to granting of the special use permit and variation application for a wireless telecommunication tower (monopole) at 1515 W. Ogden by the Village Board. The motion was seconded by Committee Member Bartholomai. Motion Passed unanimously by roll call vote.*

6. **Review and Approval-Findings of Fact, Hearing No. 2016-04**

Committee Member Lee moved to approve the Findings of Fact, Hearing No. 2016-04. Committee Member Bartholomai seconded the motion. Motion to approve passed unanimously on a voice vote.

7. **Review and Approval-Findings of Fact, Hearing No. 2016-05**

Committee Member Lee moved to approve the Findings of Fact, Hearing No. 2016-05. Committee Member Studwell seconded the motion. Motion to approve passed unanimously on a voice vote.

8. **Adjournment**

With no further business to come before the ZBA, Chairman Pro-tem Lampert called for a motion to adjourn the meeting. Committee *Member Studwell motioned to adjourn the meeting. Committee Member Bartholomai seconded the motion. The motion passed unanimously on a voice vote and the meeting was adjourned at 7:31 pm.*

Respectfully Submitted,
Amanda Seidel
Amanda G. Seidel
Village Clerk