

MINUTES OF THE REGULAR MEETING OF THE AMBERLEY VILLAGE  
BOARD OF ZONING APPEALS HELD AT THE AMBERLEY VILLAGE HALL  
TUESDAY, JULY 5, 2011

Chairperson Jon Chaiken called to order a regular meeting of the Amberley Village Board of Zoning Appeals held at the Amberley Village Hall on Tuesday, July 5, at 7:00 P.M.

The Clerk called the roll:

PRESENT: Jon Chaiken, Chairperson  
Rick Lauer  
Larry McGraw  
Susan Rissover  
Scott Wolf

ALSO PRESENT: Scot Lahrmer, Interim Village Manager  
Nicole Browder, Clerk  
Kevin Frank, Esq., Solicitor  
Steve Rasfeld, Public Works Supervisor

ABSENT:

Board of Zoning Appeals Case No. 1051

Mr. Chaiken announced that the Board would consider a request from the Jewish Community Center for the construction of a professionally installed T-ball backstop at the Jewish Community Center which will be located in the rear of the property to include safety fencing totaling 20 feet in length on each side of the backstop. The backstop would be no less than 93 feet from the Appleridge property line and the protection fence would be 90 feet from the property line. The protection fence will be up to six feet tall in order to protect participants and a bench area along the foul lines of the field. The backstop will be 12 feet tall with a six-foot overhang. The Board will also review the plan for the construction of an asphalt walking path within the confines of the fenced back field. The proposed track would be six feet wide. Mr. Chaiken invited Mr. Brian Monk, Director of Operations, of the Jewish Community Center to the request to the Board.

Mr. Monk informed the Board that the request would be a minor modification to the existing conditional use permit. The improvements would not be visible to the adjacent property owners. No evening use; only daylight hours. A diagram of the field and track was distributed for the Board's review. The primary purpose of the backstop and field is to allow games of tee ball and D-league baseball and pick up games such as kick ball.

The Board held a discussion regarding the original conditional use permit and clarified that it already provided for supervised play. Mr. Monk pointed, in response to a comment from an individual in the audience, that the field would not be large enough for regulation league or adult play and would be limited to light recreational use and practices.

Resident, Peg Niehaus of Appleridge Lane, commented that the JCC has been a great neighbor and then asked how often the field would be in use and where the attendees would park. Mr.

Monk stated that attendees would park in the existing rear parking lot and that use would vary. The field area would be used primarily for tee ball practice from March to May (approximately one hour per day, four or five times per week) and by day campers from June through August (approximately from 9:00a.m. to 3:00p.m. weekdays).

Mr. Chaiken reiterated the request to be considered was a tee ball backstop, bench area, walking track and safety fence. Mr. Frank, Village Solicitor, noted that the backstop and safety fencing would be considered a variance, while uses pertaining to the ball field and walking track would be modifications to the existing conditional use permit.

Mr. McGraw moved to approved that a variance be granted for the construction of the safety fence and backstop in excess of the 4.5-foot limit allowed under the Village Code. Seconded by Mr. Wolf and the motion carried unanimously.

Mr. McGraw then moved to approve the modifications to the existing conditional use permit, which would include:

- Authorization to install a 6 foot wide asphalt walking track within the confines of the fenced field to the west of the rear parking lot.
- No lighting for the ball field or walking track; daytime use only
- Supervised play during daylight hours only from March through August
- Camp games or tee ball practice only – no league play/games or organized adult games

The motion was seconded by Mr. Wolf and carried unanimously.

Mr. Chaiken stated that there being no further business, the meeting was adjourned.

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Nicole Browder, Clerk

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Jon Chaiken, Chairperson