



Planning & Zoning Commission

April 16, 2019

La Grange Park Village Hall

447 N. Catherine Avenue

La Grange Park, IL

7:00 p.m.

Agenda

1. Chairman to Convene Meeting
2. Public Comment
3. Approval of Minutes – March 19, 2019
4. Public Hearing #2019-01 to Consider an Application for a Zoning Variation for 340 N. Spring Avenue, La Grange Park
5. Adjournment

The Village of La Grange Park is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Emily Rodman, Assistant Village Manager, at 708-354-0225 x108 promptly to allow the Village of La Grange Park to make reasonable accommodations for those persons.

Website <http://www.lagrangepark.org/>

**NOTICE OF PUBLIC HEARING BY THE
PLANNING & ZONING COMMISSION
OF
LA GRANGE PARK, ILLINOIS**

Notice is hereby given that on April 16, 2019, a public hearing will be held before the Planning and Zoning Commission of La Grange Park, Illinois, in the Village Hall at 447 North Catherine Avenue, at 7:00 p.m. or soon thereafter for the purpose of considering an application for zoning variations on property zoned as R-1 Residential District located at 340 North Spring Avenue, La Grange Park, Illinois, and legally described as:

LOT 14 IN CORK AND JOHNSON SUBDIVISION OF 18 ACRES LYING NORTH OF AND ADJOINING SOUTH 8 ACRES OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The petitioners are Patrick and Natalie Crotty. The petitioners are requesting variations to exceed the permissible impervious surface coverage and to reduce the required rear yard setback for an accessory structure. This variations, if approved, would allow for construction of a two car garage.

The Application for Zoning Variation and description of proposed use are available for examination during normal office hours at the La Grange Park Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

All interested persons are invited and welcome to attend the hearing. All persons interested in providing testimony at the hearing are welcome to do so.

PLANNING & ZONING COMMISSION
VILLAGE OF LA GRANGE PARK

Eric Boyd, Chairman

Planning & Zoning Commission Agenda Memo

Date: April 9, 2019

To: Eric Boyd, Planning & Zoning Commission Chair
Members of the Planning & Zoning Commission

From: Emily Rodman, Assistant Village Manager *ER*

RE: 340 N. Spring - ZONING VARIATION REQUEST [#2019 - 01]

GENERAL BACKGROUND

The subject property is located at 340 N. Spring. The property is zoned R-1 Single Family and is legal non-conforming with regard to the minimum lot area, building coverage and impervious service coverage. The existing detached garage is legal non-conforming with regard to the rear yard setback. The property is improved with a single-family home and detached garage.

The petitioner is requesting to rebuild an existing detached garage which is approximately 400 square feet. The garage is former barn that was previously converted to a garage with the addition of a single overhead door. While the size of a small two car garage, because of the configuration of the garage in relation to the home and the single door, the garage functions as a single car garage. The structure has fallen into disrepair and the petitioner is seeking to replace the garage.

PROPOSED IMPROVEMENTS

The petitioner would like to rebuild the garage with a slightly larger footprint (440 SF) in order to provide increased functionality. The proposed rear setback would remain the same, which at 2.33', is less than the required 5' setback. The proposed interior side setback would be reduced to 3.6', which adheres to the Zoning Code. The petitioner is also proposing to modify the existing driveway apron to align with the proposed garage. A small concrete landing (3' x 8') is proposed adjacent to a man door on the south side of the garage.

As the existing lot area falls below the minimum required lot size, the improvements on the property exceed the maximum permissible building and impervious surface coverage (see table on next page). Although the application requests a variation from the maximum building coverage, Section 153.193(E)(2)(g) of the Zoning Code allows a property owner to exceed the maximum building coverage by 3% (for a total of 33%), if they are moving from a one car detached to a two car detached garage or rebuilding a two car detached garage. As the proposed garage will reduce the existing building coverage from 30.75% to 30.64% and falls within the 33%, no variation from building coverage is needed.

Although not required by Village Code, the petitioner is also proposing to install a dry well in the backyard to improve storm water management on the subject property. An existing flagstone patio will be removed in order to accommodate the dry well and to further reduce impervious surface coverage.

	Code Requirement	Proposed
Minimum Lot Area	6,250 SF	5,870 SF (existing)
Minimum Lot Depth	90'	117' (existing)
Minimum Lot Width	50'	50' (existing)
Building Coverage	30% - 1,761 SF 33% (w/2 car detached garage)	30.75% - 1,805 SF (existing) 30.64% - 1,798.6 SF (proposed)
Impervious Surface Coverage	50% - 2,935 SF	51.24% - 3,007.8 SF (existing) 51.17% - 3,003.7 SF (proposed)
Rear Yard Setback	5'	2.33' (existing & proposed)
Interior Side Setback	3'	6.14 - 6.18' (existing) 3.6' (proposed)

ANALYSIS

According to the Zoning Code, a variation request must meet each of the following criteria in order for a variance to be granted.

a. Undue Hardship

Will the strict application of the terms of the Zoning Code result in undue hardship unless specific relief is granted?

Due to the placement of the home on the subject property, the detached garage must be partially positioned behind the existing home. There is an existing stairwell that provides ingress/egress to the home that is perpendicular to the home and garage. Per the Zoning Code, accessory structures must be located at least 10' from the principal structure. Currently, the garage is approximately 12' from the covered portion of the stairs. If the required 5' rear yard setback is enforced, the garage will be located 10' from the principle structure. While the 10' meets the Zoning Code requirement, it is a minimum standard and the ability of the petitioner to access the southern bay of the garage will severely restricted due to the sharp angle required for ingress/egress.

While the proposed improvements exceed the maximum permissible impervious surface coverage (of 50%) the petitioner is proposing to reduce the impervious surface coverage by approximately four square feet. An existing flagstone patio will be removed

in order to accommodate the dry well. The proposed garage is moderate in size and the proposed location is necessary in order for the petitioner to have clear ingress and egress to the garage.

b. Unique Circumstances

Is the plight of the owner due to unique circumstances inherent to the subject property and not from the personal situation of the owner?

The petitioner purchased the Subject Property in 2016 with the existing improvements and has not made any exterior modifications to the property. As previously noted, the Subject property is legal non-conforming with regard to lot size. If the Subject Property met the minimum required lot size of 6,250 SF, the existing and proposed improvements on the property would fall below the 50% maximum by 2%. Thus, the need for the zoning relief is due in large part to the substandard size of the Subject Property coupled with the location of the existing home on the lot and not due to circumstances created by the petitioner.

c. Essential Character of the Locality

Would the variation, if granted, alter the essential character of the locality?

The petitioner is requesting to build a new two-car detached garage. The proposed garage design is consistent with the design of the existing home and other garages in the neighborhood. The proposed garage is moderate in size and the proposed location is consistent with other detached garages in the community. As such, the proposed garage would not alter the character of the neighborhood.

STAFF RECOMMENDATION

Staff finds the petitioner's request meets the standards for a variation and recommends the Planning and Zoning Commission recommend approval of a variation from:

1. Section 153.117, Table 7-2 to increase the maximum impervious surface coverage from 50% to 51.17%; and,
2. Section 153.193(E)(2)(d) of the Zoning Code to reduce the required rear yard setback for a detached garage from 5' to 2.33'.

DOCUMENTATION

- Application for Zoning Variation
- Letter to Adjacent Property Owners/Public Hearing Notice



APPLICATION FOR ZONING VARIATION

ADDRESS OF SUBJECT PROPERTY: 340 N. SPRING AVENUE

NAME OF APPLICANT(S): Patrick + Natalie Crotty

INTEREST IN PROPERTY: Owners

ADDRESS: 340 N. Spring Avenue

CITY, STATE, ZIP: La Grange Park, IL 60526

EMAIL: 01 - 0 PHONE: --- FAX: ---

NAME OF PROPERTY OWNER/TRUSTEE(S): Same as above

ADDRESS: _____

CITY, STATE, ZIP: _____

EMAIL: _____ PHONE: _____ FAX: _____

NAME OF ATTORNEY (IF APPLICABLE): Not applicable

ADDRESS: _____

CITY, STATE, ZIP: _____

EMAIL: _____ PHONE: _____ FAX: _____

NAME OF ENGINEER (IF APPLICABLE): Blue Sky Builders

ADDRESS: 924 Ogden Avenue

CITY, STATE, ZIP: Downers Grove, IL 60515

EMAIL: _____ PHONE: _____ FAX: _____

NAME OF ARCHITECT (IF APPLICABLE): Same as engineer above

ADDRESS: _____

CITY, STATE, ZIP: _____

EMAIL: _____ PHONE: _____ FAX: _____

VILLAGE PERSONNEL: Provide the following information for any officer or employee of the Village with an interest in the Owner, Applicant, Consultant or the Subject Property and the nature and extent of that interest.

NAME: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

EMAIL: _____ PHONE: _____ FAX: _____

NATURE/EXTENT OF INTEREST: _____



PERMANENT INDEX NUMBER OF SUBJECT PROPERTY (TAX ID NO.): 15-83-326-015-0000

CURRENT ZONING CLASSIFICATION: Residential

ADJACENT ZONING CLASSIFICATION:

NORTH: Residential
 EAST: Residential

SOUTH: Residential
 WEST: Residential

ZONING STANDARDS/STATEMENT OF COMPLIANCE:

REQUIREMENT	CODE SECTION	CODE REGULATION	PROPOSED
MIN. LOT AREA			
MIN. LOT WIDTH			
MIN. LOT DEPTH			
MIN. FRONT SETBACK			
MIN. INTERIOR SIDE SETBACK			
MIN. CORNER SIDE SETBACK			
MIN. REAR YARD SETBACK			
BUILDING COVERAGE			
IMPERVIOUS SURFACE COVERAGE			
BUILDING HEIGHT			
BUILDING HEIGHT SETBACK PLANE			
LOADING*			
PARKING*			

**If there are parking or loading requirements for the Subject Property, please provide detailed calculation of both the required and proposed number of spaces.*

REQUIRED DOCUMENTATION: All required documents must be submitted in hard copy (2 copies) and in digital form (1 copy).

- STATEMENT OF AGREEMENT TO REIMBURSE COSTS (separate document)
- PROOF OF OWNERSHIP (current title policy report or deed and current title search)
- LEGAL DESCRIPTION
- PLAT OF SURVEY (certified by registered land surveyor)
- DRAWING (TO SCALE) DEPICTING PROPOSED IMPROVEMENTS
- NEIGHBORING OWNERS/AFFIDAVIT OF MAILING* (see page 3)



* The Applicant must notify the occupants/tax assessesees (as shown on the records of the Proviso Township Assessor) of all properties located within 250 feet of the boundary lines of the Subject Property, excluding public rights-of-way (see §3.3 of Zoning Code) of the date, time, place and purpose of the hearing on the Variation. The Village will prepare a legal Notice of Hearing. Applicant must mail the Notice not less than 15 nor more than 30 days prior to the scheduled hearing date to all occupants/tax assessesees. The applicant/agent must then fill out, sign, and notarize the Affidavit of Mailing form, returning that form and the list of all persons, addresses and PIN numbers to which Notice was sent, to the Village.

SUMMARY OF PROPOSED VARIATION: A statement of the precise variation being sought, the purpose therefor, and the specific feature of features of the proposed use, construction, or development.

Please see the attached.

ORDINANCE PROVISION: The specific provisions of the Zoning Code from which a variation is sought:

Setbacks, 2% of lot coverage for impervious surfaces, 2% of coverage by building

MINIMUM VARIATION: A statement of the minimum variation of the provisions of the Zoning Ordinance that would be necessary to permit the proposed use, construction, or development.

Please see the attached "proposed conditions" engineering plans.

APPROVAL STANDARDS FOR A VARIATION: No variation from the provisions of the Zoning Code shall be granted unless the Planning and Zoning Commission and the Village Board of Trustees make specific written findings based upon the standards noted below. Please provide the specific facts you believe support each of the required variation standards (you may attach additional pages if necessary).

a. **The strict application of the terms of the Zoning Code will result in undue hardship unless the specific relief requested is granted.**

Please see the attached.

b. **The plight of the owner is due to unique circumstances inherent to the Subject Property and not from the personal situation of the owner.**

Please see the attached.



c. The variation, if granted, will not alter the essential character of the locality.

Please see the attached.

EVIDENCE RELEVANT TO STANDARDS FOR A VARIATION: You may attach a statement, present testimony or evidence and the Planning and Zoning Commission and the Village Board of Trustees may inquire into the following issues, as well as any others deemed appropriate:

- a. The particular physical surroundings, shape or topographic conditions of the Subject Property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the Subject Property.
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the Subject Property is located.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.
- e. The proposed variation is consistent with the spirit and intent of the Zoning Code and the Village's Comprehensive Plan.
- f. The value of the Subject Property will be substantially reduced (as compared with other properties in the same zoning district) if permitted to be used only under the conditions allowed by regulations governing that zoning district.

OWNER/APPLICANT REPRESENTATIONS:

The Owner states that he and/or she consent to the filing of this application and that all information contained herein is true and correct to the best of his and/or her knowledge.

Name of Owner (print): Patrick Crotty Date: 2/9/19
 Signature of Owner: Patrick A. Crotty Date: 2/9/19

The applicant certifies that all of the information contained in this application is correct to the best of applicant's knowledge. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application.



Name of Applicant (print): Patrick Crotty Date: 2/9/19

Signature of Applicant: Patrick A. Crotty Date: 2/9/19

LIMITATIONS ON VARIATIONS; REVOCATION

No variation shall be granted for relief prohibited by Section 4.3D of the La Grange Park Zoning Code.

No ordinance granting a variation shall be valid for a period longer than 180 days from the effective date of such ordinance. The Applicant must obtain a building permit for the particular construction or improvement for which the variation was issued and commence the construction or alteration within such 180 day period. The Planning and Zoning Commission may recommend, and the Village Board may grant, one (1) extension of this 180-day period, valid for not more than an additional 180 days, upon written application and good cause shown.

CONDITIONS AND RESTRICTIONS ON VARIATIONS

The Planning and Zoning Commission may recommend, and the Village Board may impose, such conditions and restrictions upon the location, construction, design and use of the Property benefitted by a variation as may be necessary or appropriate to protect the public interest, adjacent properties and property values. Failure to maintain such conditions and restrictions as may be imposed shall constitute grounds for revocation of the variation. The variation granted, as well as any conditions or restrictions on that variation, shall be set forth in the ordinance approving the variation.

SIGN REQUIREMENTS FOR ALL PUBLIC HEARINGS

Under Section 3.3C of the Zoning Code, a sign provided by the Village of La Grange Park must be posted in front of the property at least 15 days, but not more than 30 days prior to the scheduled hearing. The Applicant must maintain the sign during the required time period.

APPLICATION FEE

An application fee of \$500.00, payable to the Village of La Grange Park, must accompany this Application.

REIMBURSEMENT OF FEES REQUIRED DEPOSIT AMOUNT

A deposit in the amount of \$1,000.00, payable to the Village of La Grange Park, must accompany this Application and the executed Reimbursement of Fees Agreement.

Revised February 2018

Application for Zoning Variance: Additional Answers

This application for variance is proposed for the demolition of the existing one car garage on our parcel and construction of a new two car garage. We are applying for the following variations:

1. Variation to setback of 5 feet from the back property line.
 - a. Attached with this document include the schematics of the existing footprint of our parcel. My wife and I purchased the house in 2016, and all of the existing improvements were in place at the time of purchase. Our house includes an extension off the back of our house and an accompanying access stairway to the back of our house. The distance between the back stairwell and the garage is limited. Moving the garage forward to meet the 5 foot setback would negatively impact the access to the back of the house.
 - b. In addition, the distance to from the back of the house to the garage is only 28.14 feet with the existing improvements. Moving the garage closer to the house from it's current footprint would impair our ability to move a car in or out of the garage safely without increasing the risk of damage to our house.
 - c. In the attached proposed improvements, we ask that we be allowed to build the new garage with the same setback as the existing garage.
2. Existing building code calls for fifty percent of the parcel or less is covered by impervious surfaces.
 - a. Our current lot arrangement, as indicated on the attached "existing conditions" schematic indicate that the improvements as they sit today encompass 51.24% of the lot. We have a lot depth of 117.4 feet, a shallow lot in the neighborhood. Many of the existing improvements on the lot (sidewalk, driveway, walkway, porch) are unable to be modified to lower our overall percentage of impervious coverage. In our plans for the garage construction, we are asking that we be allowed a variation to keep our percentage of impervious surfaces close (however lower) than our existing percentage of coverage. Per the attached proposed conditions, we are seeking to lower our percentage of impervious surfaces from 51.24% to 51.17%. While over the allowable percentage, the new construction does not add any additional impervious coverage to our lot.
 - b. In concert with this construction, we are also working with our builder to install a drywell in our back yard to accommodate existing stormwater accumulation. Even with our current improvements we experience a significant amount of water retention in our yard during storms, and we are planning for the installation of a drywell to alleviate some of this issue. While not required by code, this addition will add protection to our new construction as well as the neighbors fences and improvements.
3. Existing building code calls for thirty percent (30%) or less of the lot covered by structures.
 - a. Our garage is original to the parcel. According to our records, it was the original barn for the house as constructed in 1915. It is large, but ultimately shallow. A previous owner constructed a bump out on the garage to accommodate an additional two feet in order to park a car and install a garage door. It is a one car garage, despite a rather large 1 car garage footprint. In our proposed new construction, we are asking for variation to keep our lot building coverage over 30%. Our existing improvements currently occupy 30.75% of the lot with structures. Our proposed new structure will lower this figure to 30.64%, still above the code but in line with our existing improvements. The new garage, according to our builders, is nearly at the minimum required size for a two car

garage. In moving from a one car to a two car garage while slightly lowering our percentage of lot coverage, we are working hard to keep as close to the existing lot percentages as possible.

Approval Standards for a Variation:

- a. The strict application of the terms of the Zoning Code will result in undue hardship unless the specific relief request is granted:
 - i. Setback relief
 - a. As noted above, adherence to the existing setback requirements would limit our ability to have the space function for a two car garage while allowing for a safe and reasonable distance between the garage and the house. Even in the proposed conditions, the garage is slightly offset behind the house. While the proposed plans note that we'd move the garage slightly closer to the N boundary of the parcel, there is still maneuvering required to reach the south parking spot within the garage. In addition, moving the garage closer would require demolition of our stairwell and our ingress point to the back half of our house.
 - ii. % Coverage by Impervious Surfaces
 - b. Adherence to the 50% impervious coverage standard would not allow us to build a two car garage in place of our one car garage. There are no additional structures or impervious surfaces that can be amended or removed to lower the percentage further (Impossible to remove walkways, driveway). We are removing a fieldstone patio in the back half of our lot in the process of removing the garage and installing a dry well. It will be replaced with sod/grass. As noted on the proposed plan, we are working with a two car garage footprint that keeps our coverage slightly lower than the existing percent coverage.
 - iii. % Coverage by Structures
 - c. Adherence to the 30% structural coverage standard would not allow us to build a two car garage in place of our one car garage. There are no additional structures or impervious surfaces that can be amended or removed to lower the percentage further (Impossible to remove walkways, driveway). The improvements on the back of our house, including the stairwell, are covered and the roof is contiguous with the structure in its entirety. Removing/replacing the structure would cause additional hardship. As noted on the proposed plan, we are working with a two car garage footprint that keeps our coverage slightly lower than the existing percent coverage.

As noted above, each of these items that we are working within were not caused by us as the existing homeowner. The improvements, garage, and existing percentages/setback were due to construction activities of the previous owners. If granted, the aforementioned variations will not alter the essential character of this locality. We are keep the garage cosmetically similar to the house and in character with the neighborhood. Our plan keeps our percentages and setback almost the exact same as the structure we have on site now – meaning there will be no additional impact from the new structure. We're also lowering the overall height of the garage, which should add more light and visibility to neighbors plots.

LEGEND

- | | |
|----------------------------|--|
| A = ASSUMED | NW = NORTHWEST |
| BL = BUILDING SETBACK LINE | P.O.B. = POINT OF BEGINNING |
| C = CALCULATED | P.O.C. = POINT OF COMMENCEMENT |
| C.E. = CITY EASEMENT | P.U.E. = PUBLIC UTILITY EASEMENT |
| CH = CHORD | P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT |
| CL = CENTERLINE | R = RECORD |
| D = DEED | RAD = RADIUS |
| D.E. = DRAINAGE EASEMENT | R.O.W. = RIGHT OF WAY |
| E = EAST | S = SOUTH |
| F.I.P. = FOUND IRON PIPE | S.I.P. = SET IRON PIPE |
| F.I.R. = FOUND IRON ROD | S.I.R. = SET IRON ROD |
| FT. = FEET/FOOT | SE = SOUTHEAST |
| L = ARC LENGTH | SW = SOUTHWEST |
| M = MEASURED | V.E. = VILLAGE EASEMENT |
| N = NORTH | W = WEST |
| NE = NORTHEAST | |
-
- | | |
|---------|---------------------|
| ---X--- | = FENCE |
| --- | = EASEMENT LINE |
| --- | = SETBACK LINE |
| --- | = INTERIOR LOT LINE |

PLAT OF SURVEY

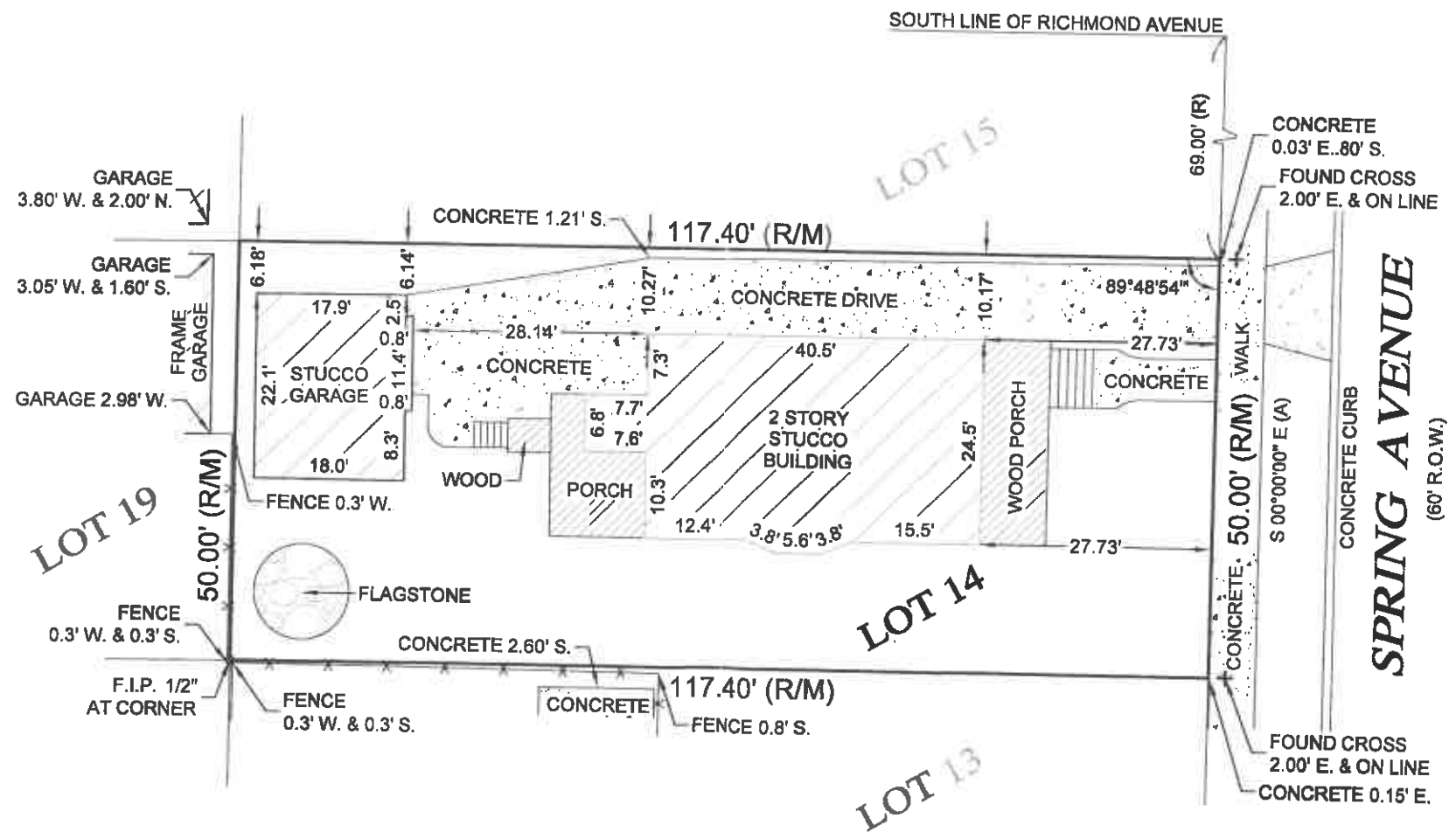
OF

LOT 14 IN CORK AND JOHNSON SUBDIVISION OF 18 ACRES LYING NORTH OF AND ADJOINING SOUTH 8 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

"CONTAINING 5870 AREA OF SURVEY: SQ. FT. OR 0.13 ACRES MORE OR LESS"



BASIS OF BEARING:
WEST LINE OF N. SPRING AVENUE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
S 00°00'00" E (A)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED, THIS 1ST DAY OF JULY, A.D., 2016, AT LISLE, ILLINOIS.
J. Lee Morrison
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2016
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

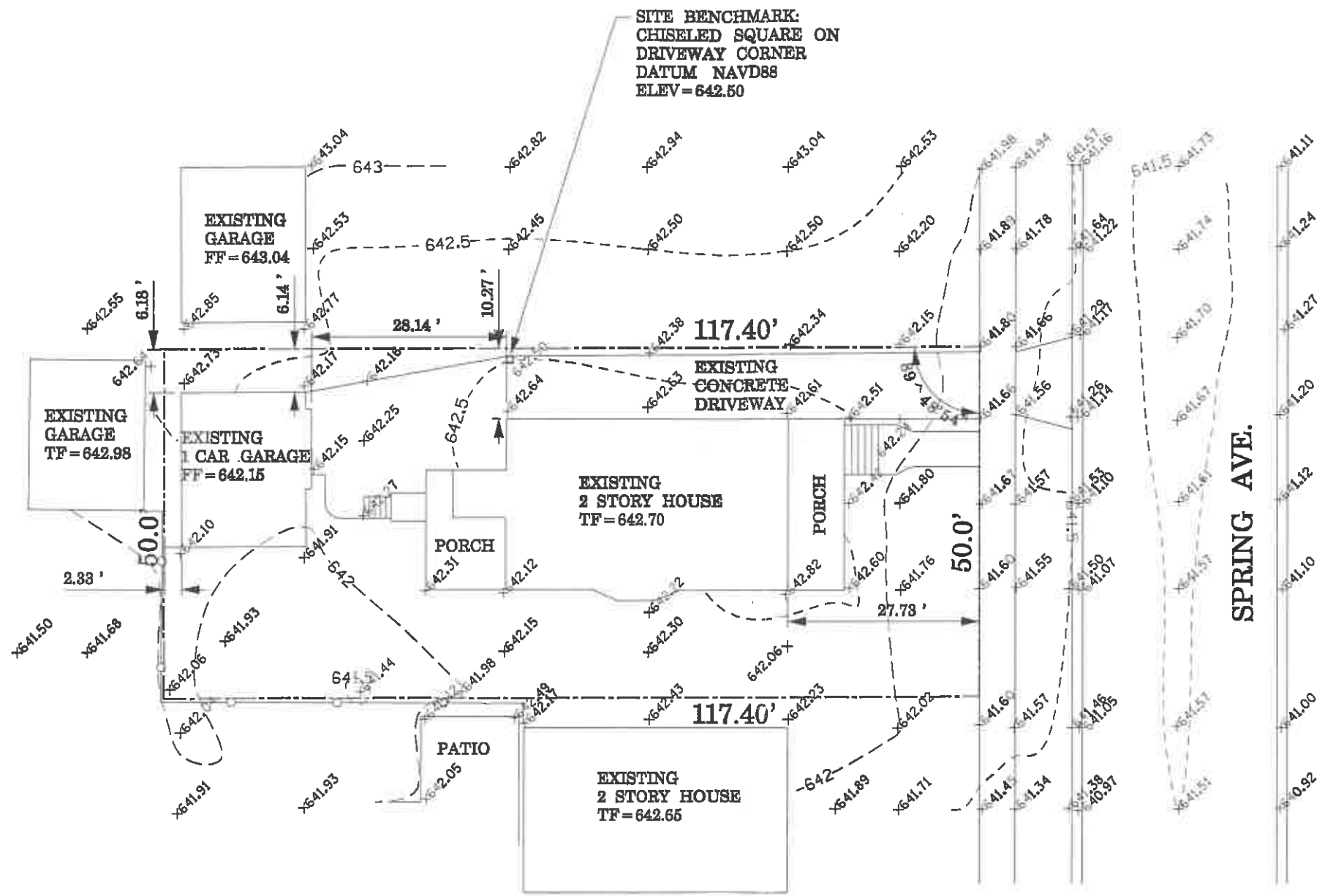


- NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 340 N. SPRING AVENUE
LA GRANGE PARK, ILLINOIS
CLIENT MORREALE BRADY MALONE & CWIK, P.C.
FIELDWORK DATE (CREW) 06-30-16 (DS/BV)
DRAWN BY: LY REVISED: JOB NO. 16-06-0161



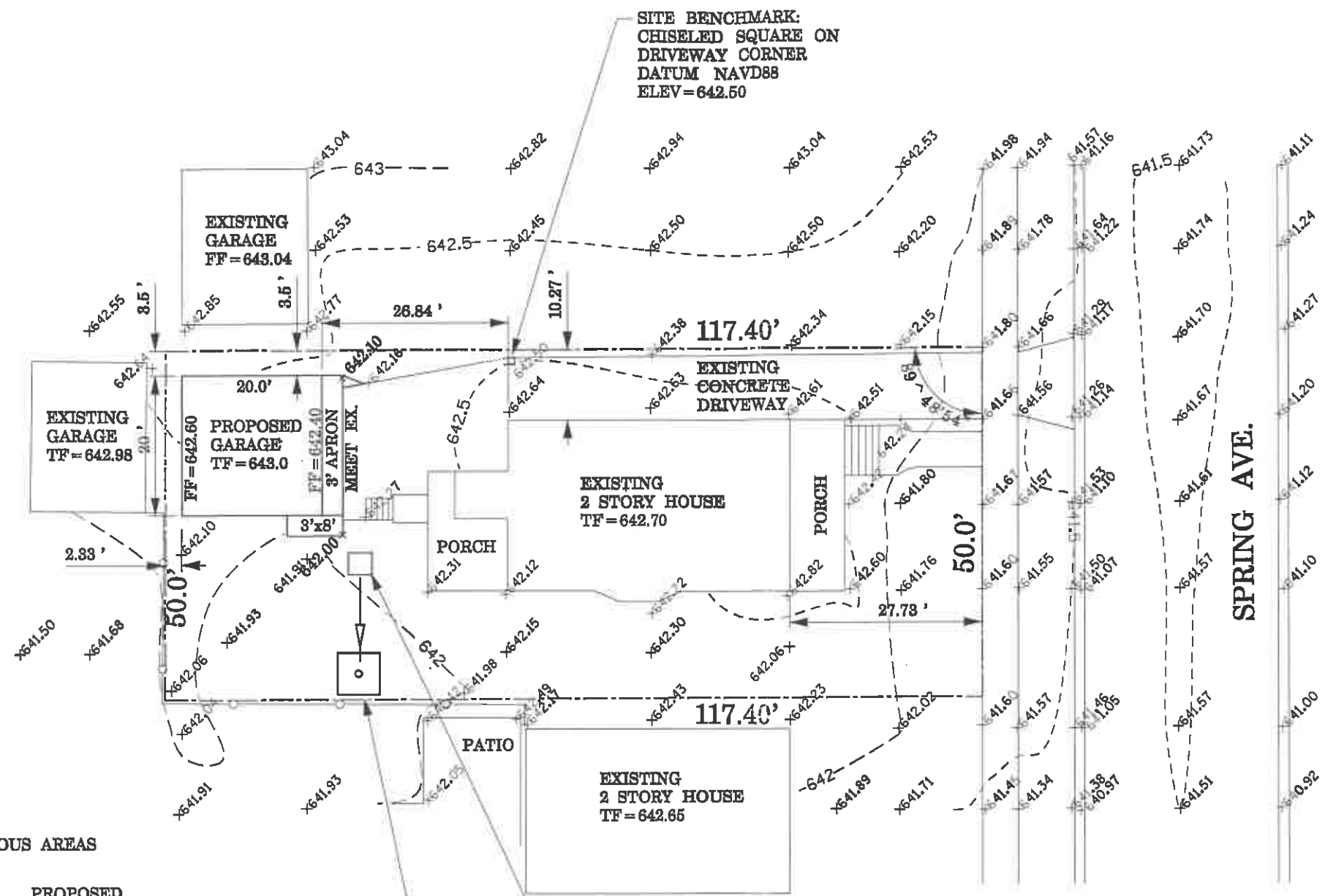
SCALE 1" = 20'



EXPIRES 11-30-2019

Victor Cardona

NO.	DATE
340 N SPRING AVE. LAGRANGE PARK, IL	
DATE	
10/6/18	
VICTOR CARDONA, P.E. 111 N. OLD PLANK RD. BENSenville, IL. 60108	
847-323-2686 cel 630-422-1186 fax AVILAONE@HOTMAIL.COM	
EXISTING CONDITIONS	



SUMMARY OF IMPERVIOUS AREAS

	EXISTING	PROPOSED
HOME	1057	1057
DRIVEWAY	1085	1022
GARAGE	407	400
PORCHES	342	342
WALK	117	117
APRON	0	66
TOTAL	3008	3004
PERCENTAGE	51.24%	51.17%
LOT SIZE	5870	5870

BUILDING COVERAGE	EXISTING	PROPOSED
	30.75%	30.64%

PLASTIC INLET
RIM ELEV = 641.80
INV 8" PVC = 640.80

INSTALL A DRY WELL
6x8'x3' DEEP
RIM ELEV = 641.80
INV N 6" PVC = 640.0

CALL JULIE TOLL FREE
1 (800) 892-0123
OPERATES 24 HOURS A DAY 365 DAYS A YEAR



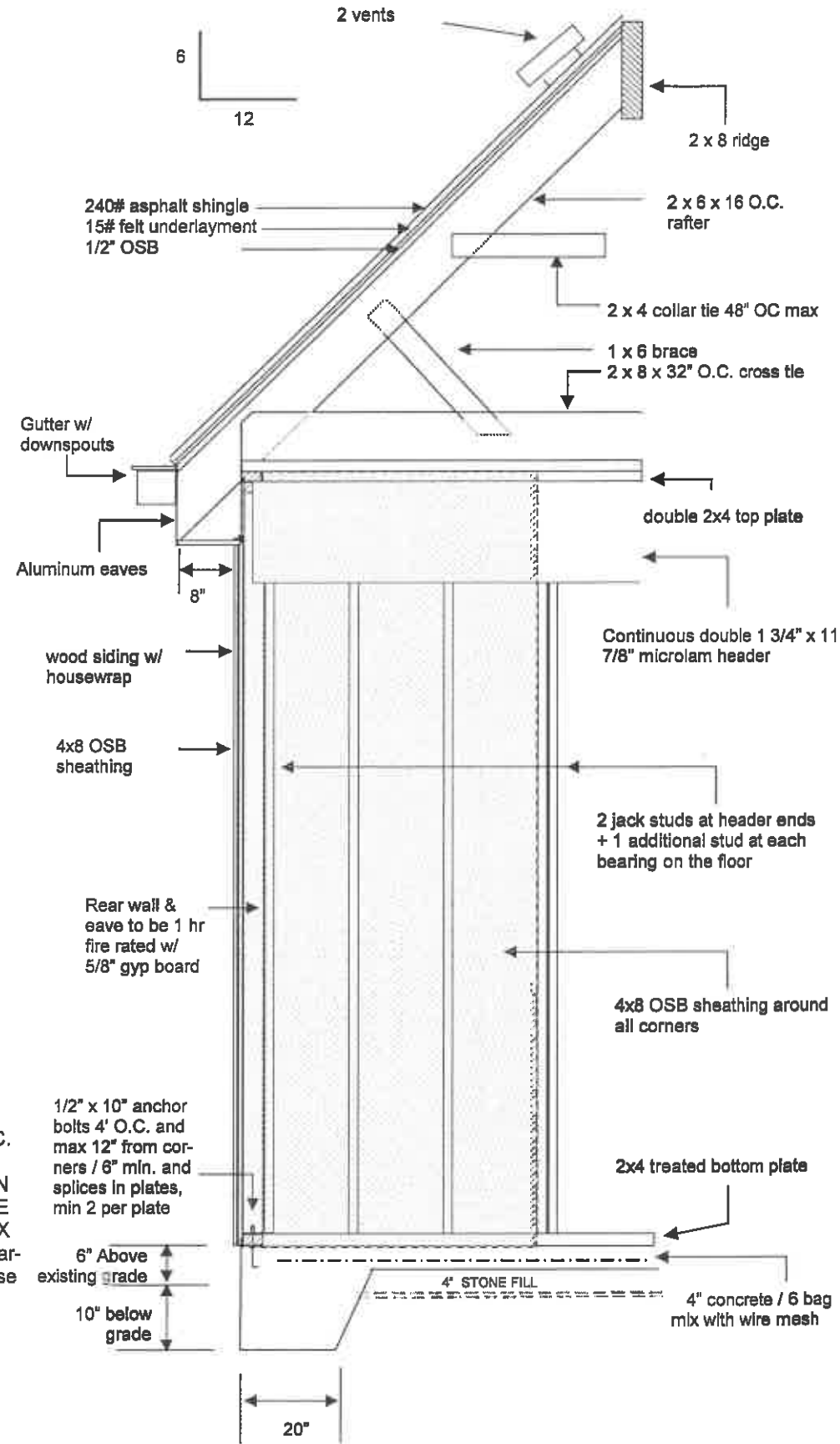
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS PROJECT OR ANY PART THEREOF, OR IF THAT SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION.



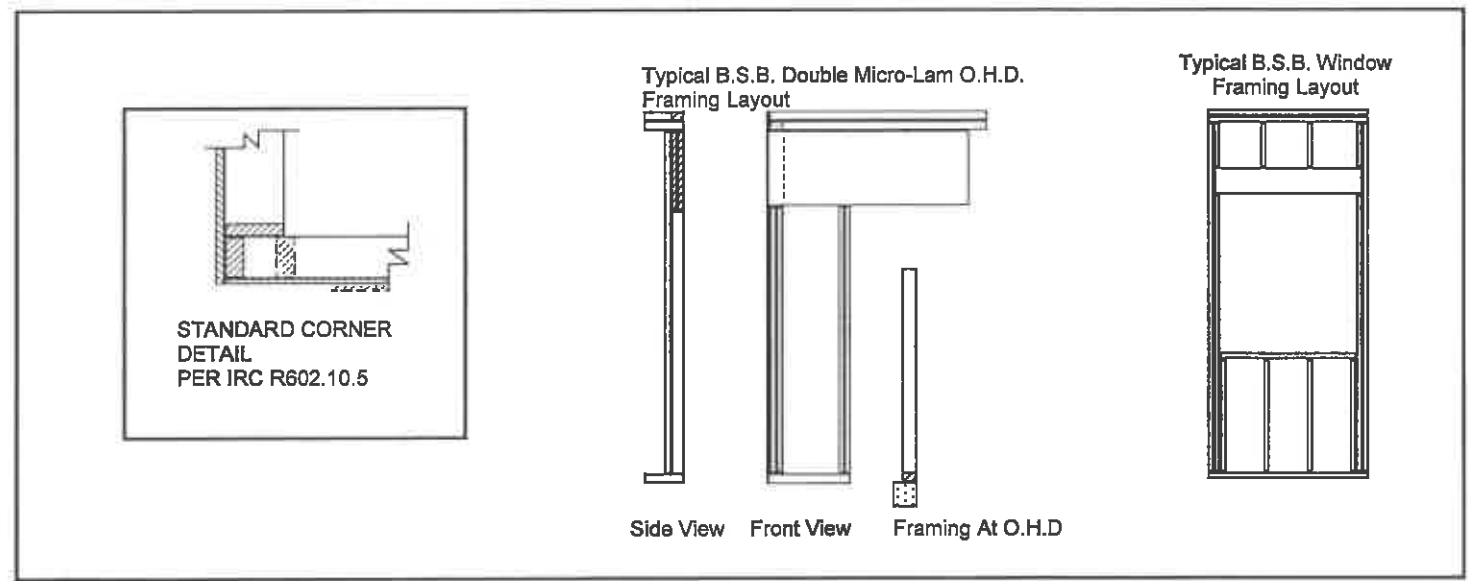
NO.	DATE
340 N SPRING AVE.	
LAGRANGE PARK, IL	
DATE	
10/6/18	
VICTOR CARDONA, P.E. 111 N. OLD PLANK RD. HENSENVILLE, IL. 60108	
847-323-2686 cel 830-422-1186 fax AVILAONE@HOTMAIL.COM	
PROPOSED CONDITIONS	

Victor Cardona

- GARAGE SIZE: 20x20
- ROOF STYLE: Gable
- WALL SHEATHING: 4x8x7/16" OSB
- SWAY BRACES: 4x8x7/16" OSB
- SIDING: Wood w/ housewrap
- STUDS: 2X4X16" O.C.
SPF #2 OR BETTER
- TOP PLATE: DOUBLE 2X4
- BOTTOM PLATE: TREATED 2X4
- RAFTERS: 2X6X16" O.C.
- RIDGE: 2X8 SPF #2 OR BETTER
- CROSS TIES: 2X8X32" O.C.
- ROOFING: 15# FELT UNDER
240# ASPHALT SHINGLE
- SHEATHING: 4X8X1/2" OSB
SPAN RATES 32/16 OR
BETTER
- VENTS: 2 mushroom
- EAVES: 8" aluminum
- OVERHEAD DOOR: 18x7 steel
- SERVICE DOOR: 36" X 80"
- WINDOWS: vinyl
- HEADERS: —
O.H.D.: Cont. Double
1 3/4" x 11 7/8" MICROLAM
- SERVICE/WINDOW: DOUBLE 2X8
- WALL HGT: 10'
- TOTAL HGT: 15'6"
- GUTTERS: Yes - aluminum
- ANCHORS: 1/2" ANCHOR BOLTS 4' O.C.
AND 1' MAX / 6" MIN FROM
CORNERS AND SPLICES IN
PLATES - MIN 2 PER PLATE
- FLOOR: 4" CONCRETE - 6 BAG MIX
W/ #10 wire mesh & vapor bar-
rier on 4" compacted sub-base
- APRON: 4" CONCRETE ON 4"
COMPACTED SUB-BASE
- WATER LEDGE: RAISED CONCRETE ON 3
SIDES
- FOOTINGS: 20"x10" below grade
6" above grade



BLUE SKY BUILDERS	BLUE SKY BUILDERS 424 OGDEN AVENUE DOWNERS GROVE, IL 60515 630-852-8485 630-852-0350 FAX	DATE: 10/31/18	FOR: Patrick Crotty
		SCALE: Not to scale	340 N Spring Ave
		SIZE: 20x20	LaGrange Park
		ROOF: Gable	
		COST: \$31,460	



ADDRESS 340 N Spring Ave, LaGrange Park



Electric: UFB 12/2 with
Ground 18" Deep with
Rigid Pipe Entrance @
House & Garage

Garage floor to be sloped toward the main vehicle entry.



424 Ogden Avenue
Downers Grove, IL 60515
630-852-8485
630-852-0350 fax

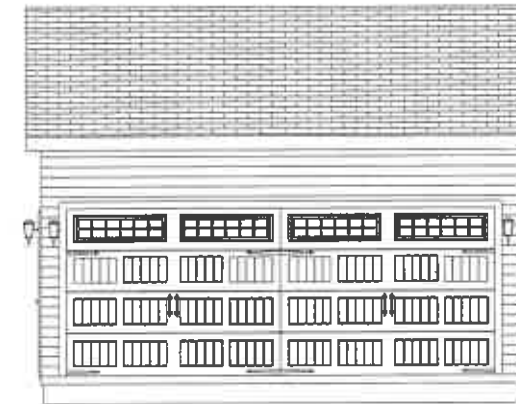
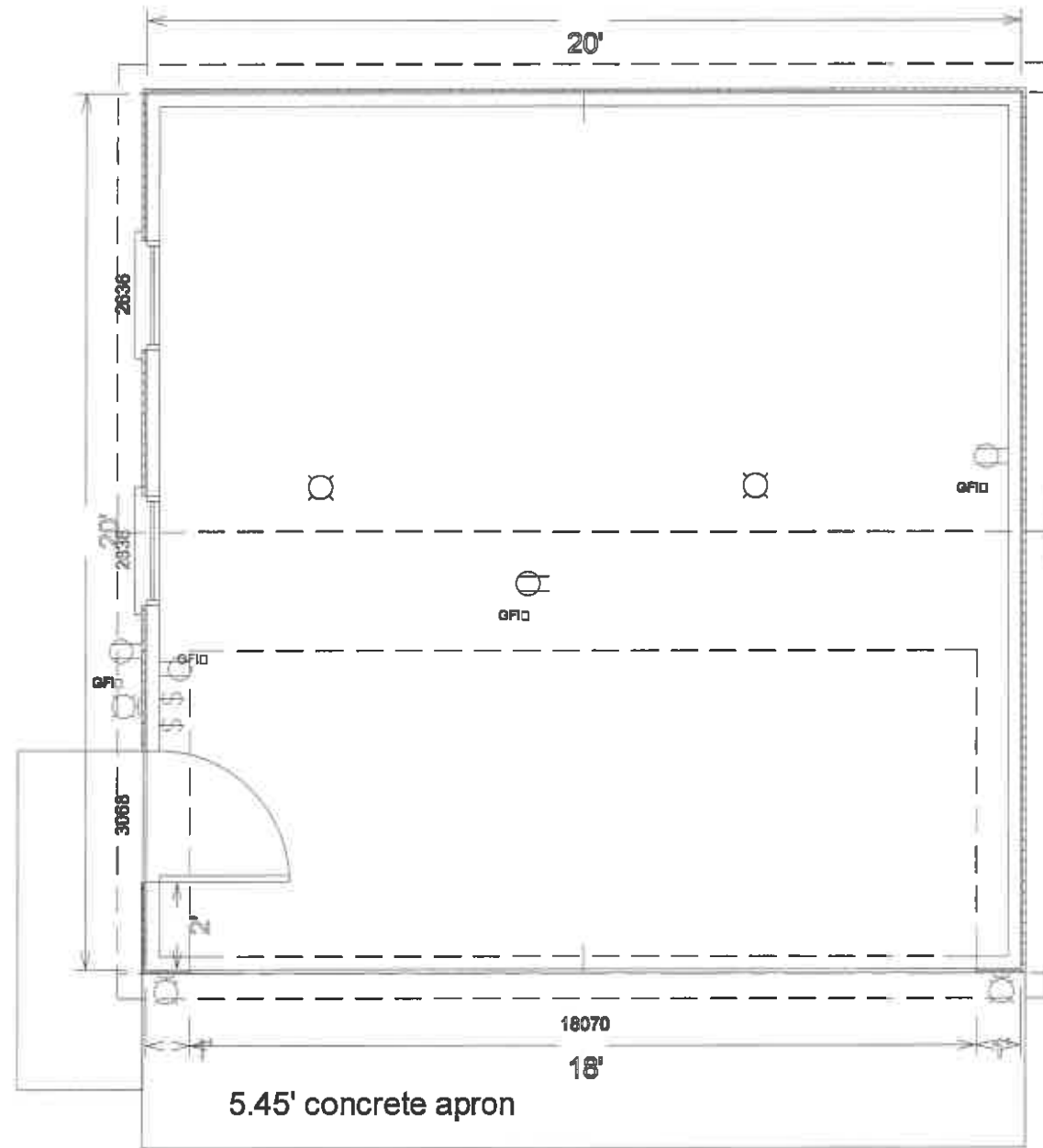
FOR:

Patrick Crotty
340 N Spring Ave
LaGrange Park 60526

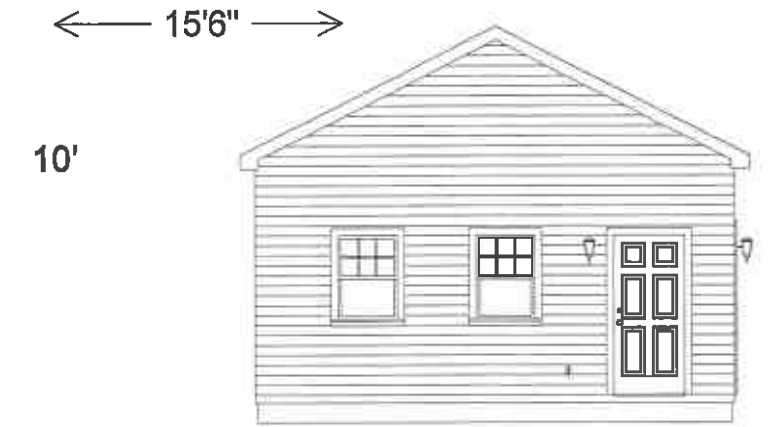
Date: 10/31/18

Scale: 1/8" = 1'

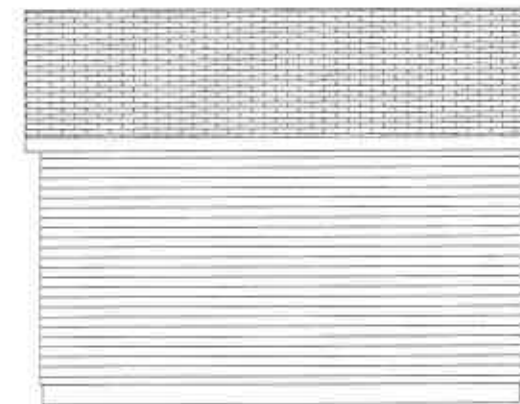
Rear wall & eave to be 1hr fire rated w/ 5/8" gyp board



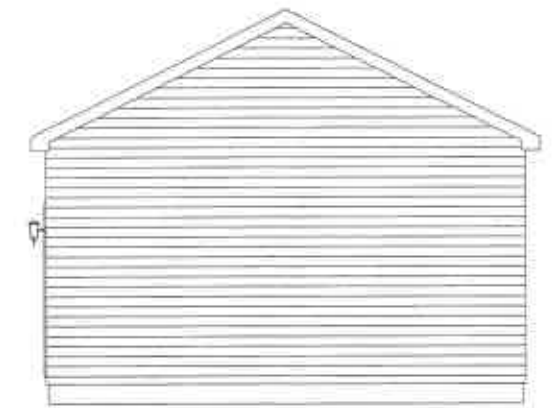
20' East Elevation Front



20' South Elevation Side



20' West Elevation Back



20' North Elevation Side



March 26, 2019

Dear Property Owner:

Please find enclosed a copy of a legal notice of public hearing regarding an application for a variation for the property located at 340 N. Spring Avenue. The applicants are Patrick and Natalie Crotty, who are requesting a variation to reduce the required rear yard setback from five feet to approximately two feet and to exceed the allowable impervious surface coverage by 1.17% in order to replace an existing detached garage with a detached two car garage.

The Planning and Zoning Commission will convene a public hearing on Tuesday, April 16, 2019 at 7:00 p.m. in the Board Room of the Village Hall, 447 North Catherine Avenue, La Grange Park, Illinois, to consider the application.

Copies of the application are available for review at Village Hall during normal business hours; Monday through Friday, 8:30 a.m. – 5:00 p.m. If your schedule does not permit your attendance at the hearing and you wish to present comments, you may do so by submitting them in writing to the undersigned.

If you have any questions concerning this matter, please contact me at (708) 354-0225 or at erodman@lagrangepark.org.

Sincerely,

Emily Rodman, AICP
Assistant Village Manager
Village of La Grange Park

**NOTICE OF PUBLIC HEARING BY THE
PLANNING & ZONING COMMISSION
OF
LA GRANGE PARK, ILLINOIS**

Notice is hereby given that on April 16, 2019, a public hearing will be held before the Planning and Zoning Commission of La Grange Park, Illinois, in the Village Hall at 447 North Catherine Avenue, at 7:00 p.m. or soon thereafter for the purpose of considering an application for zoning variations on property zoned as R-1 Residential District located at 340 North Spring Avenue, La Grange Park, Illinois, and legally described as:

LOT 14 IN CORK AND JOHNSON SUBDIVISION OF 18 ACRES LYING NORTH OF AND ADJOINING SOUTH 8 ACRES OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The petitioners are Patrick and Natalie Crotty. The petitioners are requesting variations to exceed the permissible impervious surface coverage and to reduce the required rear yard setback for an accessory structure. This variations, if approved, would allow for construction of a two car garage.

The Application for Zoning Variation and description of proposed use are available for examination during normal office hours at the La Grange Park Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

All interested persons are invited and welcome to attend the hearing. All persons interested in providing testimony at the hearing are welcome to do so.

PLANNING & ZONING COMMISSION
VILLAGE OF LA GRANGE PARK

Eric Boyd, Chairman