



Planning & Zoning Commission

July 21, 2020

La Grange Park Village Hall

447 N. Catherine Avenue

La Grange Park, IL

7:00 p.m.

Agenda

1. Chairman to Convene Meeting
2. Pledge of Allegiance
3. Public Comment
4. Approval of Minutes – August 20, 2019
5. Public Hearing #2020-01 to Consider an Application for Zoning Variations for the Property Located at 16 W. Woodlawn Avenue, La Grange Park, IL 60526
6. Site Plan Review – Nazareth Academy Spirit Field Scoreboard
7. 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/>



RULES FOR PUBLIC COMMENT

Village Meetings

1. Please step up to the microphone before speaking, and announce your name before beginning your comments.
2. After announcing your name for the record, you will be allowed to speak for three (3) minutes.
3. You may not use profane or obscene language and you may not threaten any person with bodily harm, or engage in conduct which amounts to a threat of physical harm.
4. (a) Agenda-related comments: The Village Chairperson reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to agenda items.

(b) Non-agenda-related comments: The Village Chairperson reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to Village business, Village services or Village governance.
5. The Village of La Grange Park complies with the Americans with Disabilities Act of 1990. If you require accommodations in order to observe or participate in the meeting, please contact Ms. Emily Rodman at (708) 354-0225 between 9:00 and 5:00 before the meeting so that the Village can make reasonable accommodations for you.

Planning & Zoning Commission Agenda Memo

Date: July 21, 2020

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

From: Emily Rodman, Assistant Village Manager *ER*

RE: 16 W. Woodlawn - ZONING VARIATION REQUEST [#2020 - 01]

GENERAL BACKGROUND

The subject property is located at 16 W. Woodlawn. The property is zoned R-1 Single Family and is improved with a single-family home and detached garage. The property is legal non-conforming with regard to the building coverage, impervious surface coverage, front building setback, front setback encroachment, and interior side setback (east property line). The existing detached garage is legal non-conforming with regard to the rear yard setback. The existing driveway is also legal non-conforming as it is located within one foot of the west property line.

The petitioners are requesting to extend an existing front porch and to replace an existing rear yard deck with a smaller deck. In order to accommodate the front porch extension, the petitioners also intend to remove a portion of the existing driveway. To proceed with the proposed improvements the petitioners request the following variations:

1. To increase the required front setback encroachment for a front porch from 5' to approximately 10' and the required front setback encroachment for steps from 10' to approximately 15'.
2. To exceed the maximum permissible building coverage of 30%. The current building coverage is 34.26%. The proposed building coverage is 32.22%.
3. To exceed the maximum permissible impervious surface coverage of 50%. The current impervious surface coverage is 51.38%. The proposed impervious surface coverage is 51.32%.
4. To decrease the required interior side yard setback from 5.8' to 5' along the east property line.

PROPOSED IMPROVEMENTS

The petitioner's home was built in 1887 and initially featured a front porch which extended across the front façade of the home. Over the years, the home was altered and much of the front porch was removed. This modification was made prior to the petitioners purchasing the property in 2006.

	Code Requirement	Proposed
Minimum Lot Area	6,250 SF	7,493 SF (existing)
Minimum Lot Depth	90'	128' (existing)
Minimum Lot Width	50'	58.5' (existing)
Building Coverage	30% - 2,247.6 SF	34.26% - 2,566.8 SF (existing) 32.22% - 2,413.7 SF (proposed)
Impervious Surface Coverage	50% - 3,746 SF	51.38% - 3,849.7 SF (existing) 51.32% - 3,845.6 SF (proposed)
Front Building Setback	31.5'	32' (existing)
Front Porch Encroachment Setback	26.5' Porch 21.5' Steps	24' Porch (existing) 21.2' Porch (proposed) 19' Steps (existing) 16.2' Steps (proposed)
Interior Side Setback	5.85' (15% of lot width)	5' (existing) 5' (proposed)

Front Porch/Steps Encroachment

The existing front porch is 8' deep and 123 square feet in size. The Zoning Code allows open front porches to encroach up to 5' into the front setback and the steps leading to the porch to encroach an additional 5' into the setback (for a total of 10'). Currently, the front porch is legal non-conforming as it encroaches 7.5' into the front setback (with the steps, the total encroachment is 12.5').

The porch is in need of replacement. The petitioners would like to replace and expand the porch to 10.8' by 22.8' (248 SF). The additional 2.8' of porch depth is necessary to accommodate an existing bay window and make the porch functional. With the additional 2.8' of width, the front porch would encroach 10.3' into the front setback. The front steps would encroach 15.3' into the front setback. While this encroachment may seem significant due to the existing front setback, even with the porch expansion, the property will maintain a setback of 16.2' to the porch steps and 21.2' to the front porch.

Building Coverage

Currently, the property exceeds the maximum allowable building coverage of 30% by 4.26%. Open front porches and decks count toward building coverage. In order to accommodate the increase in building coverage created by the front porch expansion, the petitioners are proposing to reduce the size of the rear yard deck. While this will not bring the property into full

compliance with the maximum permissible building coverage, it will reduce the overall building coverage on the property by 2.04%.

Impervious Surface Coverage

Currently, the property exceeds the maximum allowable impervious surface coverage of 50% by 1.38%. Open front porches count toward impervious surface coverage (decks do not). In order to accommodate the increase in impervious surface coverage created by the front porch expansion, the petitioners are proposing to remove a portion of pavement along the western perimeter of their driveway. As a result, they will be bringing their driveway into compliance with the Zoning Code requirement that driveways must be located at least 1' from adjacent property lines. Additionally, while the property will not be brought into full compliance with the maximum permissible impervious surface coverage, it will reduce the overall coverage by 0.06%.

Interior Side Setback

The Zoning Code requires an interior side setback of 15% of the lot width or 5', whichever is greater. The current interior side setback on the east side of the home is 5' (vs. 5.85' required). The existing deck located at the rear of the home aligns with the east side of the home. The homeowners are proposing to replace the existing deck with a smaller deck, and would like to maintain the existing alignment with the east building wall. Thus, they are requesting a variation to maintain the 5' interior side setback on the east side of the property.

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?

The property is legal non-conforming with regard to the building coverage and impervious surface coverage. The required front setback (and resulting front yard encroachment calculation) is larger than is typical for this type of home in this area of the community. This is due to the short block on which the home is located and the vastly different homes styles of the two homes located on the block.

The existing porch has fallen into disrepair due to its age and needs to be replaced. Without zoning relief the petitioners are unable to expand the front porch or replace the front porch in its current form. Strict application of the Zoning Code would prevent the petitioners from constructing any size porch or stoop as they are currently 300 SF over the maximum allowable building coverage.

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 petitioners own a historic home that has been expanded and modified over the years, prior to their purchasing the property. As previously noted, the required front setback of the home is larger than typical for homes in this area of the community. The proposed setback and front yard encroachments are consistent with other homes of similar in architecture to the petitioners' home.

In its current condition, the property exceeds the maximum allowable building coverage and impervious surface coverage requirements. This is not a result of improvements made by the petitioners. With the proposed improvements, the petitioners are seeking to bring the property into closer compliance with the Zoning Code by reducing the impervious surface coverage and building coverage and by bringing the driveway into compliance with the required driveway setback.

c. Essential Character of the Locality

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

The petitioners are seeking to replace the existing open front porch with a porch that more closely resembles that of the original home. The proposed porch is similar in a size and style to many other open front porches in the community. The porch has been designed to enhance the aesthetics of the home. The proposed rear yard deck will not be visible from the street. The deck will maintain the same setback as the existing deck, while being reduced in size.

STAFF RECOMMENDATION

Staff finds the petitioners' requests meet the standards for variations and as they are bringing the subject property into closer compliance with the Zoning Code with regard to building coverage, impervious surface coverage and driveway placement. Staff recommends the Planning and Zoning Commission recommend approval of variations from:

1. Section 153.117 of the Municipal Code, Table 7-2 to increase the maximum building coverage from 30% to 32.22%; and,
2. Section 153.117 of the Municipal Code, Table 7-2 to increase the maximum impervious surface coverage from 50% to 51.32%; and,
3. Section 153.194 of the Municipal Code, Table 12-1 to increase the permitted front setback encroachment for an open front porch from 5' to 10.3' and for steps from 10' to 15.3'; and,
4. Section 153.117 of the Municipal Code, Table 7-2 to reduce the required interior yard setback from the east property line from 5.85' to 5'.

DOCUMENTATION

- Letter from Hancock Engineering dated June 25, 2020
- Application for Zoning Variation
- Letter to Adjacent Property Owners/Public Hearing Notice



June 25, 2020

Ms. Emily Rodman, AICP
Assistant Village Manager
Village of LaGrange Park
447 N. Catherine Avenue
LaGrange Park, IL 60526

Re: New Front Porch
16 W. Woodlawn Avenue
520-20-14370

Dear Ms. Rodman:

At your direction, our office has reviewed the Site Plan prepared by ALA Architects dated May 31, 2020 for zoning related issues regarding the replacement of the front porch at 16 W. Woodlawn Ave. Based upon the information provided, the project will result in a net decrease of impervious area due to the removal of part of the existing deck and the driveway. We did not identify any engineering or zoning concerns.

If you should have any questions please contact our office at your earliest convenience.

Sincerely,

EDWIN HANCOCK ENGINEERING CO.

Mark W. Volk, P.E.
Principal



APPLICATION FOR ZONING VARIATION

ADDRESS OF SUBJECT PROPERTY: 16 W Woodlawn Avenue

NAME OF APPLICANT(S): Michael Peterson, Andrianna Peterson

INTEREST IN PROPERTY: Owner

ADDRESS: 16 W Woodlawn Avenue

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

EMAIL: [REDACTED] PHONE: [REDACTED] FAX: _____

NAME OF PROPERTY OWNER/TRUSTEE(S): Michael Peterson, Andrianna Peterson

ADDRESS: 16 W Woodlawn Avenue

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

EMAIL: [REDACTED] PHONE: [REDACTED] FAX: _____

NAME OF ATTORNEY (IF APPLICABLE): _____

ADDRESS: _____

CITY, STATE, ZIP: _____

EMAIL: _____ PHONE: _____ FAX: _____

NAME OF ENGINEER (IF APPLICABLE): _____

ADDRESS: _____

CITY, STATE, ZIP: _____

EMAIL: _____ PHONE: _____ FAX: _____

NAME OF ARCHITECT (IF APPLICABLE): ALA Architects - Erica Wilson

ADDRESS: 2600 Behan Road

CITY, STATE, ZIP: Crystal Lake, IL, 60014

EMAIL: ericaw@alaarchitects.com PHONE: (815) 788-9200 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.): 15-33-322-017-0000

CURRENT ZONING CLASSIFICATION: Residential - R1

ADJACENT ZONING CLASSIFICATION:

NORTH: Residential - R1

SOUTH: Residential - R1

EAST: Residential - R1

WEST: Residential - R1

ZONING STANDARDS/STATEMENT OF COMPLIANCE:

REQUIREMENT	CODE SECTION	CODE REGULATION	PROPOSED
MIN. LOT AREA	153.117	6,250 sf	Exist. 7,492.9 s.f.
MIN. LOT WIDTH	153.117	50 ft	No change (58.52')
MIN. LOT DEPTH	153.117	90 ft	No change (128.04')
MIN. FRONT SETBACK	153.117	Avg. front setbacks of blockface or 35' whichever is less	Existing 31.5' avg. blockface, See Attached
MIN. INTERIOR SIDE SETBACK	153.117	10% of lot or 15' whichever is less	No change (5.85')
MIN. CORNER SIDE SETBACK	n/a	n/a	n/a
MIN. REAR YARD SETBACK	153.117	15% of lot depth	No change (19.21')
BUILDING COVERAGE	153.117	30%	Exist. 34.26% Prop. 32.22%
IMPERVIOUS SURFACE COVERAGE	153.117	50%	Exist. 51.38% Prop. 51.32%
BUILDING HEIGHT	153.117	30 ft no more than 2-1/2 stories	Exist. No Change
BUILDING HEIGHT SETBACK PLANE	n/a	n/a	n/a
LOADING*	n/a	n/a	n/a
PARKING*	n/a	n/a	n/a

**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 assessees (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 assessees. 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.

The house, built in 1887 and one of the oldest homes in the Village, has featured a full front porch since at least 1895, according to the attached historic Sanborn map. The existing covered front porch (123.25 s.f.) is in need of replacement and we are requesting a variance to construct a new front porch (248 s.f.) that is in keeping with the character of the neighborhood. The current house is set back 32'. The current covered porch depth is 8' and we propose to increase the depth of the expanded front porch by 2'10" from current. A reduction in rear deck area results in a net reduction of 2.04% building coverage. The single neighbor on the block is 31' from the property line, creating a block average of 31.5'. We also propose to reduce the width of our driveway by 10" this will result in a net reduction of 0.06% impervious area and bring the driveway property line offset within code of 1'.

ORDINANCE PROVISION: The specific provisions of the Zoning Code from which a variation is sought:
153.117 (Table 7.2)

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.

The variation requested is the minimum amount of space required to make the proposed front porch a usable space. The overages in impervious area and building coverage while above the maximum amount are proposed to be less than existing conditions thereby improving drainage on the property.

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.

If we built the new covered front porch pursuant to the strict application of the Zoning Code, we would have to reduce our existing porch depth by half. Because the house has an existing bay window, the usable porch area would only be 3' not including the railing. The new covered front porch will blend in with the character of the neighborhood, and improve the historical context and authenticity of the original home.

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.

The original architectural style of the house built in the 1880's is a Victorian with limestone detail. The house originally had a longer, wrap around porch as shown on the Sanborn map. A covered front porch will allow the opportunity to interact with the neighborhood and enhance the appearance of the home in context with many other area homes. The house is one of two homes on the block and the other home was built in the 1980's and is not consistent in character to homes located to the west and across the street.



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

The new porch will enhance the character of the area and provide the warm approachability similar to many historic homes in the neighborhood.

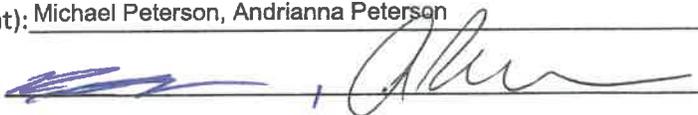
EVIDENCE RELEVANT TO STANDARDS FOR A VARIATION: You may attach a statement, present testimony or evidence and the Planning and Zoning Commission and the Village Board of Trustees may inquire into the following issues, as well as any others deemed appropriate:

- 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.

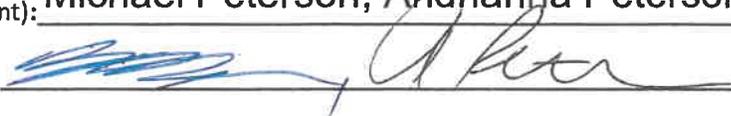
Name of Owner (print): Michael Peterson, Andrianna Peterson _____ Date: 6/16/2020

Signature of Owner:  _____ Date: 6/16/2020

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): Michael Peterson, Andrianna Peterson Date: 01/16/2020

Signature of Applicant:  Date: 01/16/2020

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

Emily Rodman

From: Andrianna Peterson [REDACTED]
Sent: Wednesday, June 17, 2020 5:27 PM
To: Emily Rodman
Cc: Michael Peterson
Subject: Request for Variation - Peterson

Hi Emily - after submitting our application for variation on June 16, it came to our attention that the replacement of our deck requires a request for variation by .85ft. Our house is located 5 feet from the side lot line. The existing deck currently aligns with the edge of the house and the proposed deck will be built in the same location.

We appreciate your assistance and the consideration of the Planning and Zoning Commission. Please let us know if you need any additional information or have any questions.

Thank you - Michael and Andrianna Peterson, 16 W. Woodlawn Avenue

EVIDENCE RELEVANT TO STANDARDS OF VARIATION

16 W. WOODLAWN AVENUE

The home at 16 W. Woodlawn Avenue was built in 1887 by W. F. Weseman, a descendant of Louis Weseman, an original settler of the area that would eventually become La Grange Park. The home originally had a wrap-around porch as shown on the attached 1895 Sanborn historic map. The home is a typical Victorian style common in La Grange Park, and usually includes a full porch across the front of the house.

The current front porch is in need of replacement due to age. We have lived in the home for 14 years and would like to restore the porch across most of the front of the house in order to provide and enjoy the warm approachability and charm that it originally had. In our area, neighbors enjoy socializing and relaxing on their front porches, and the new configuration will allow for greater opportunities for us to do so.

In order to comply with the strict interpretation of the zoning code, the porch would need to be built at a depth that would make much of the porch unusable, due to an existing bay window feature in the front of the home. This is not a condition that was created by us.

While most of the homes in the area are historic in nature, the only other home on the block was built in the 1980s and is a considerably different style. Other similar examples of homes in the immediate neighborhood with a similar setback to what is being requested have been provided as examples for neighborhood context.

The granting of the variation will not be detrimental to the public welfare. To the contrary, granting the variation will enhance the aesthetics of the property and allow for greater use of the porch. The proposed variation will also not impair an adequate supply of light and air, increase congestion in public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

The proposed variation is consistent with the spirit and intent of the Zoning Code and Comprehensive Plan. The Vision Statement for the Comprehensive Plan states that residents will continue to live primarily in attractive and well-maintained single-family homes. Further, in residential neighborhoods the Comprehensive Plan encourages renovation and preservation of older homes. The Village's commitment to encouraging and facilitating the preservation of older homes consistent with today's modern living, is one of the reasons why we moved here.

Given that most homes in the neighborhood similar to ours maintain a fully usable and deep front porch, we believe that our property value will be reduced if we are unable to build the porch as designed.

In order to maintain similar building coverage and impervious coverage, while still accommodating the new front porch, we will be reducing the size of the existing back deck and also reducing the width of the driveway, bringing it closer to compliance with the Village Code.

WOODLAWN AV.

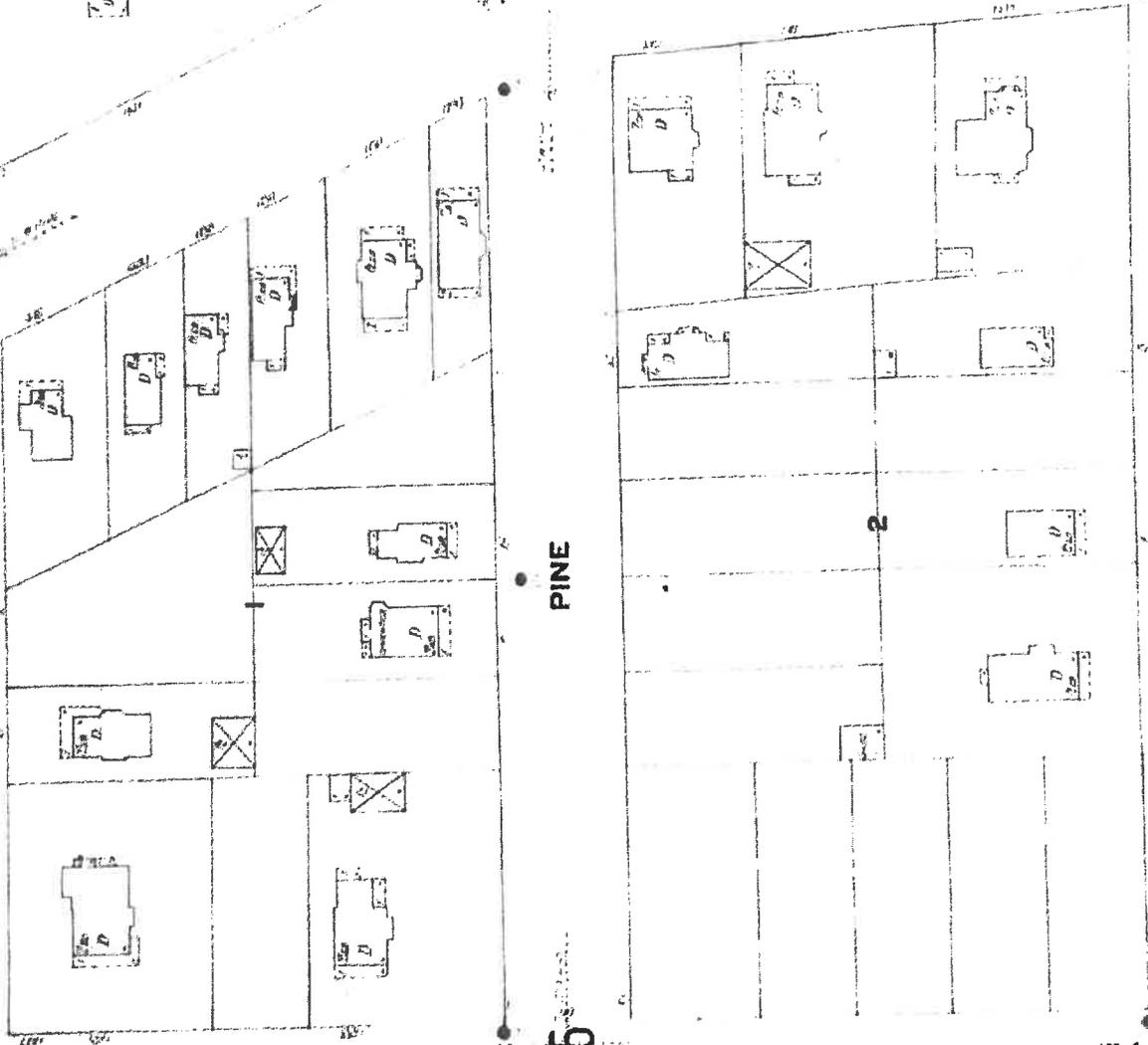
PINE

RICHMOND AV.

1895

15

2



57

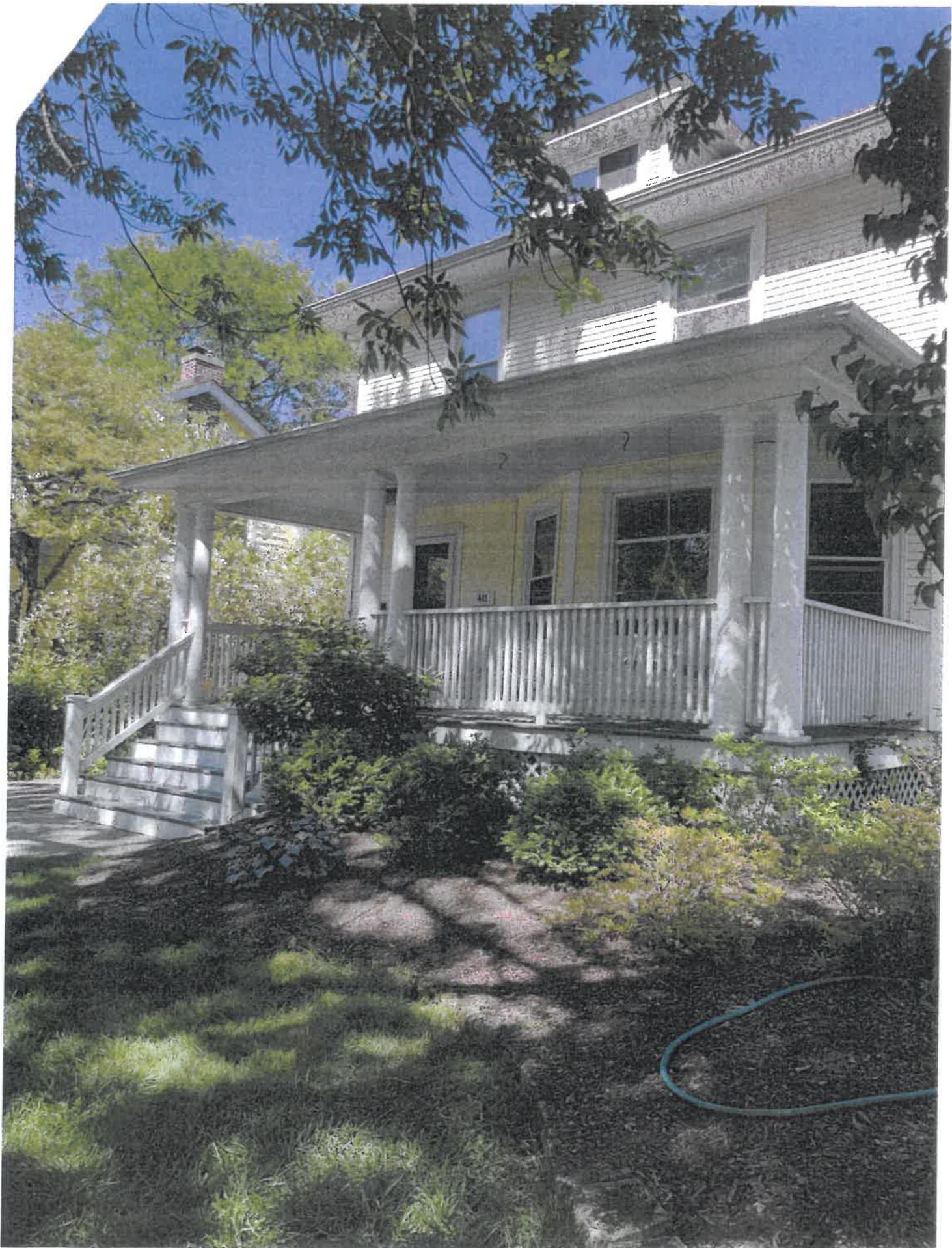
40

2

2



16 W. Woodlawn



411 N. Ashland



411 N. Ashland



433 N. Ashland



406 N. Catherine



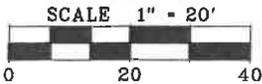
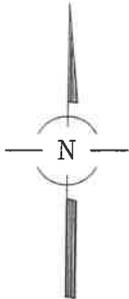
418 N. Catherine



426 N. Catherine

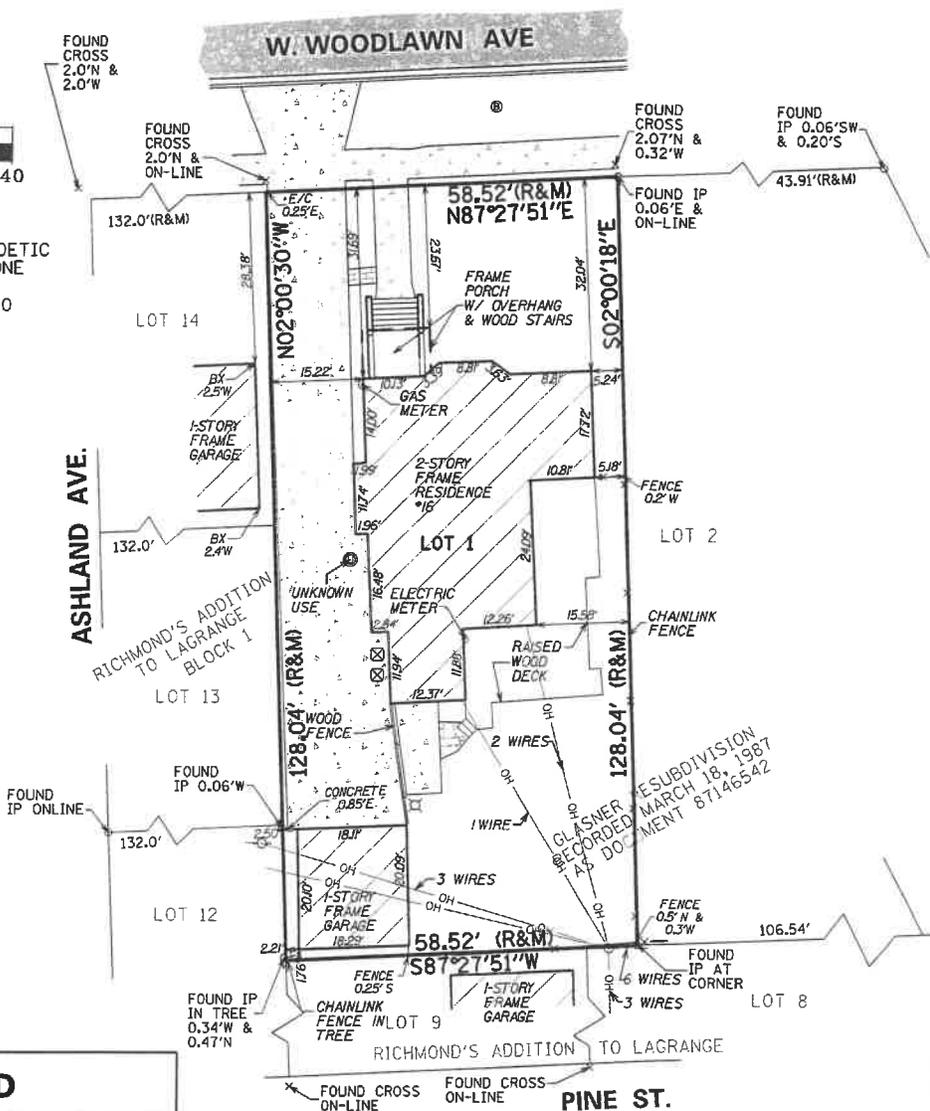
PLAT OF SURVEY

LOT 1 IN GLASNER RESUBDIVISION BEING A SUBDIVISION OF LOTS 15 AND 16 IN BLOCK 1 IN RICHMOND'S ADDITION TO LAGRANGE, BEING A SUBDIVISION IN SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1987 AS DOCUMENT 87146542, IN COOK COUNTY, ILLINOIS.



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

P.I.N. 15-33-322-017-0000



LAST DATE OF FIELD WORK: MAY 1, 2020

LEGEND

— OH ——— OH ———	OVERHEAD WIRE(S) ON UTILITY POLES
— X ———	FENCE
⊗	B BOX
⊗	LIGHT
⊗	AIR CONDITIONER
○	SUPPORT COLUMN
⊕	UNIDENTIFIED MANHOLE
●	IRON / STEEL ROD
○	IRON PIPE
×	CUT CROSS
•	PK / MAG NAIL
	ASPHALT
	CONCRETE
	GRAVEL
	BRICK
	STONE PATH

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF _____, 20 ____ IN MORRIS, ILLINOIS.

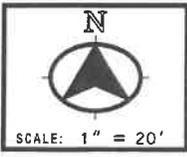
KEVIN W. DONOVAN, I.P.L.S., No. 035-3781
LICENSE EXPIRES: 11-30-2020
kdonovan@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.



REVISIONS:



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

DATE:	05/14/2020
JOB NO:	11114-M
FILENAME:	M. PETERSON. SUR-01

224 1/2 N. Liberty Street,
Morris, Illinois 60450
Phone: (815) 941-0260 Fax: (815) 941-0263



- WINDOW NOTES**
- TOP OF WINDOWS IN REMODELED AREAS TO MATCH EXISTING
 - ALL NEW WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2'55" = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
 - PROVIDE (2)2" X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
 - PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 15" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
 - PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
 - ALL PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
 - ⊖ - EGRESS WINDOW
 - ⊕ - FIXED WINDOW
 - ⊙ - TEMPERED GLASS

GENERAL NOTES:

EXISTING ROOF ASSEMBLIES, GUTTERS, SOFFITS, AND FASCIA SHALL REMAIN IN PLACE
NEW SIDING & TRIM WILL BE JAMES HARDIE PRODUCTS, OR AS SELECTED BY OWNER
APPROPRIATE; FIELD VERIFY AS REQUIRED

EXISTING FRONT PORCH ASSEMBLY TO BE DEMOLISHED; EXISTING PORCH FOUNDATION SHALL BE EVALUATED TO DETERMINE IF DEMOLITION IS REQUIRED

NEW PORCH WILL HAVE ASPHALT SHINGLES TO MATCH EXISTING ROOF

ALL EXTERIOR SIDING SHALL BE REMOVED & DISCARDED; EXTERIOR SHEATHING & BUILDING WRAP SHALL BE EVALUATED, PATCHED & REPAIRED OR REPLACED AS REQUIRED

ALL EXISTING WINDOWS & DOORS SHALL REMAIN IN PLACE EXCEPT AS NOTED

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	1-21-20	ALA
2	PERMITS	2-25-20	ALA
3	PERMITS	3-11-20	ALA
4	PERMITS	3-11-20	ALA
5	PERMITS	3-11-20	ALA
6	PERMITS	3-11-20	ALA
7	PERMITS	3-11-20	ALA

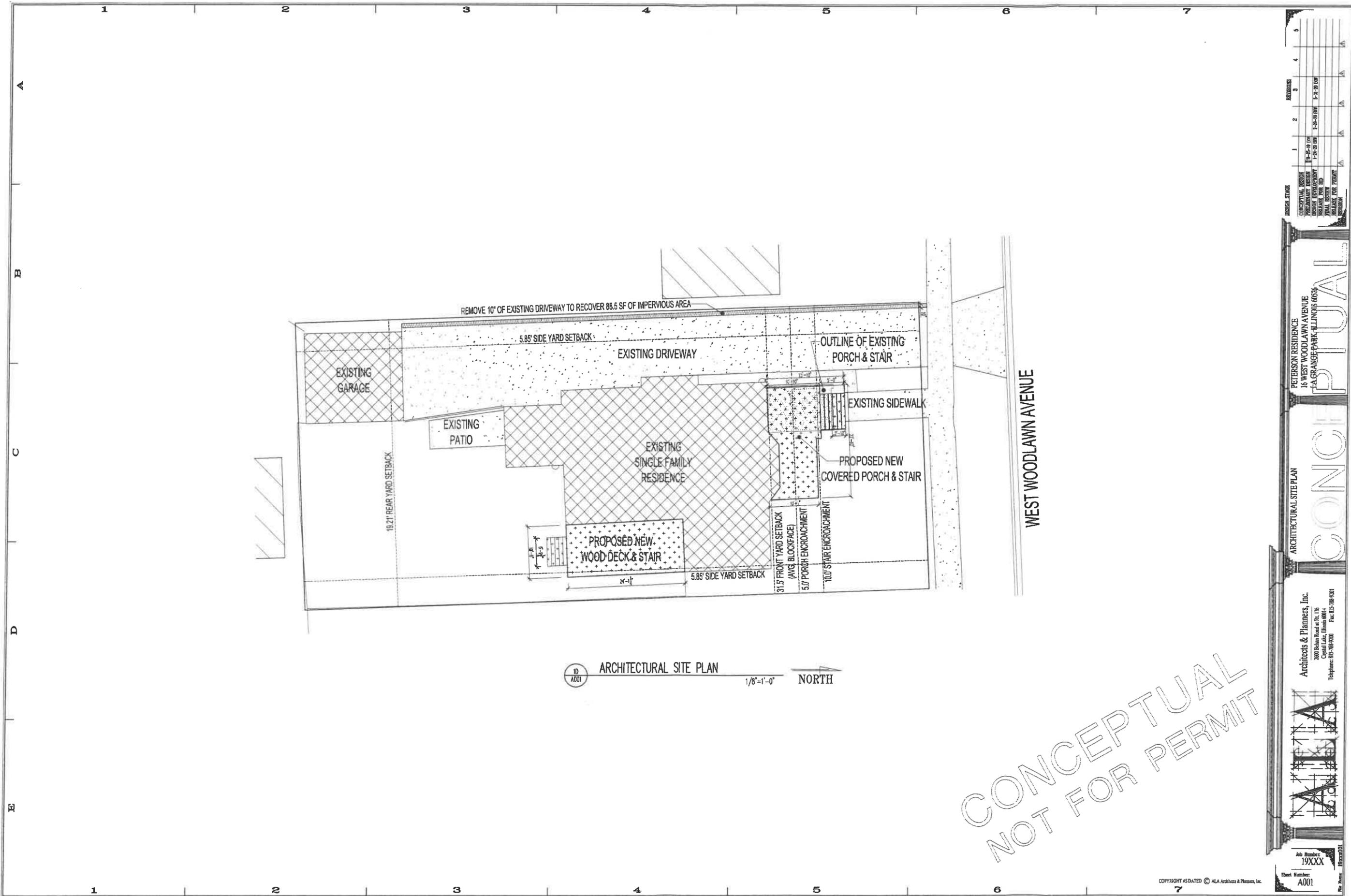
PETERSON RESIDENCE
16 WEST WOODLAWN AVENUE
LA GRANGE PARK, ILLINOIS 60526

PRELIMINARY

Architects & Planners, Inc.
2600 Lake Road in R.L. 176
Crest Hill, Illinois 60411
Telephone: 815-588-8888 Fax: 815-588-8981

Job Number: 19xxx
Sheet Number: A201
Copyright © ALA Architects & Planners, Inc.

CONSTRUCTION NOT FOR PERMIT



10
A001 ARCHITECTURAL SITE PLAN 1/8"=1'-0" NORTH

CONCEPTUAL
NOT FOR PERMIT

DESIGN STAGE	DATE	REVISIONS
CONCEPTUAL DESIGN	10-25-19	1
PRELIMINARY DESIGN	11-25-19	2
DESIGN DEVELOPMENT	1-24-20	3
PERMIT PREP	2-28-20	4
FINAL DESIGN	5-11-20	5
RELEASE FOR PERMIT		

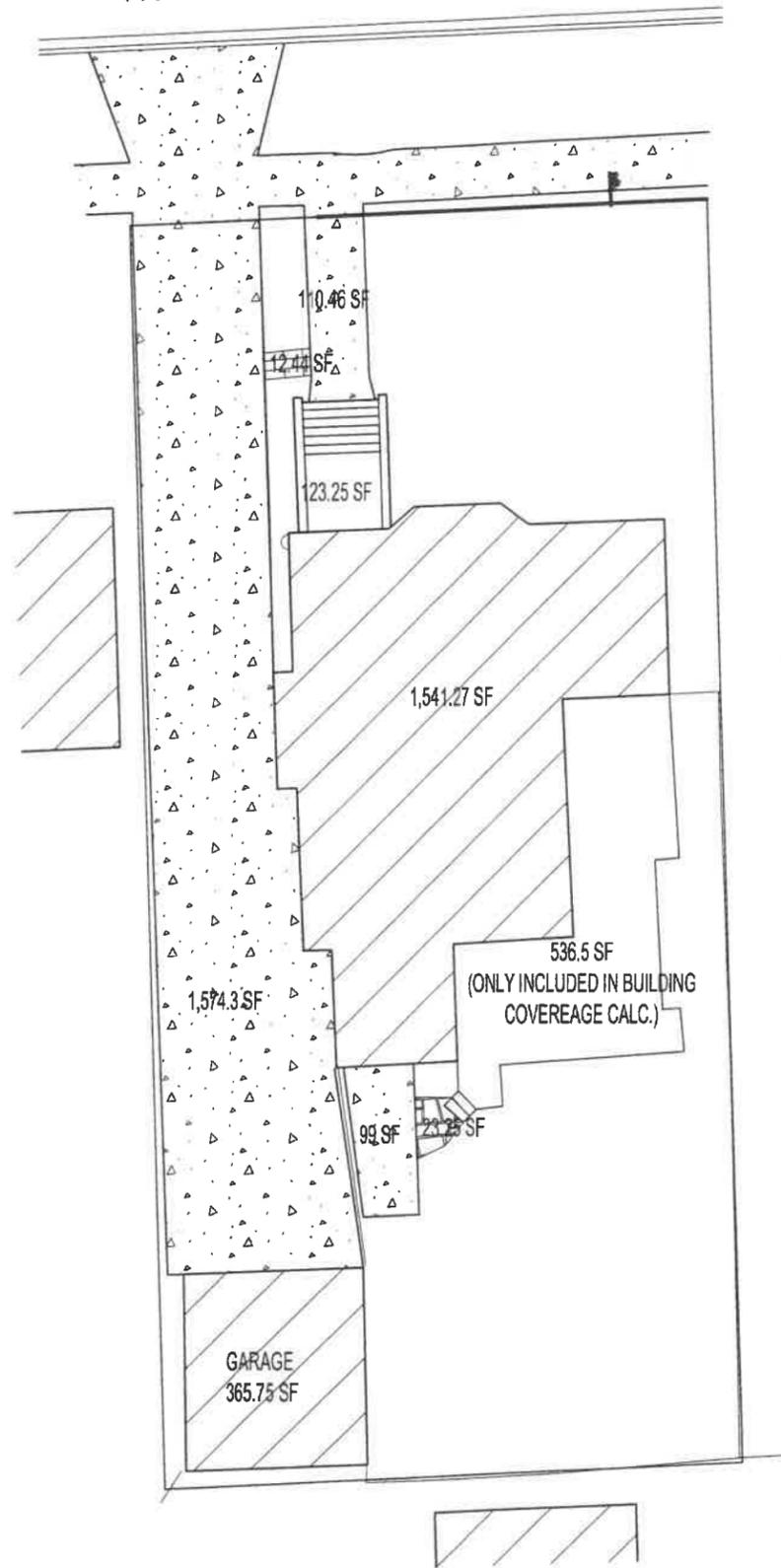
ARCHITECTURAL SITE PLAN
CONCEPTUAL
 PETERSON RESIDENCE
 16 WEST WOODLAWN AVENUE
 LA GRANGE PARK, ILLINOIS 60526

Architects & Planners, Inc.
 2600 Pelham Road at Rt. 178
 Crystal Lake, Illinois 60014
 Telephone: 815-789-9200 Fax: 815-789-9201

Job Number: 19XXX
 Sheet Number: A001
 Date: 05/28/2020

EXISTING

W. WOODLAWN AVE



SUMMARY - BUILDING & IMPERVIOUS AREA CALCULATIONS

LOT AREA: 7,492 SF

MAXIMUM ALLOWABLE BUILDING COVERAGE @ 30% = 2,247.6 SF

EXISTING BUILDING COVERAGE: 2,566.77 SF (34.26%)

PROPOSED BUILDING COVERAGE: 2,413.65 SF (32.22%)

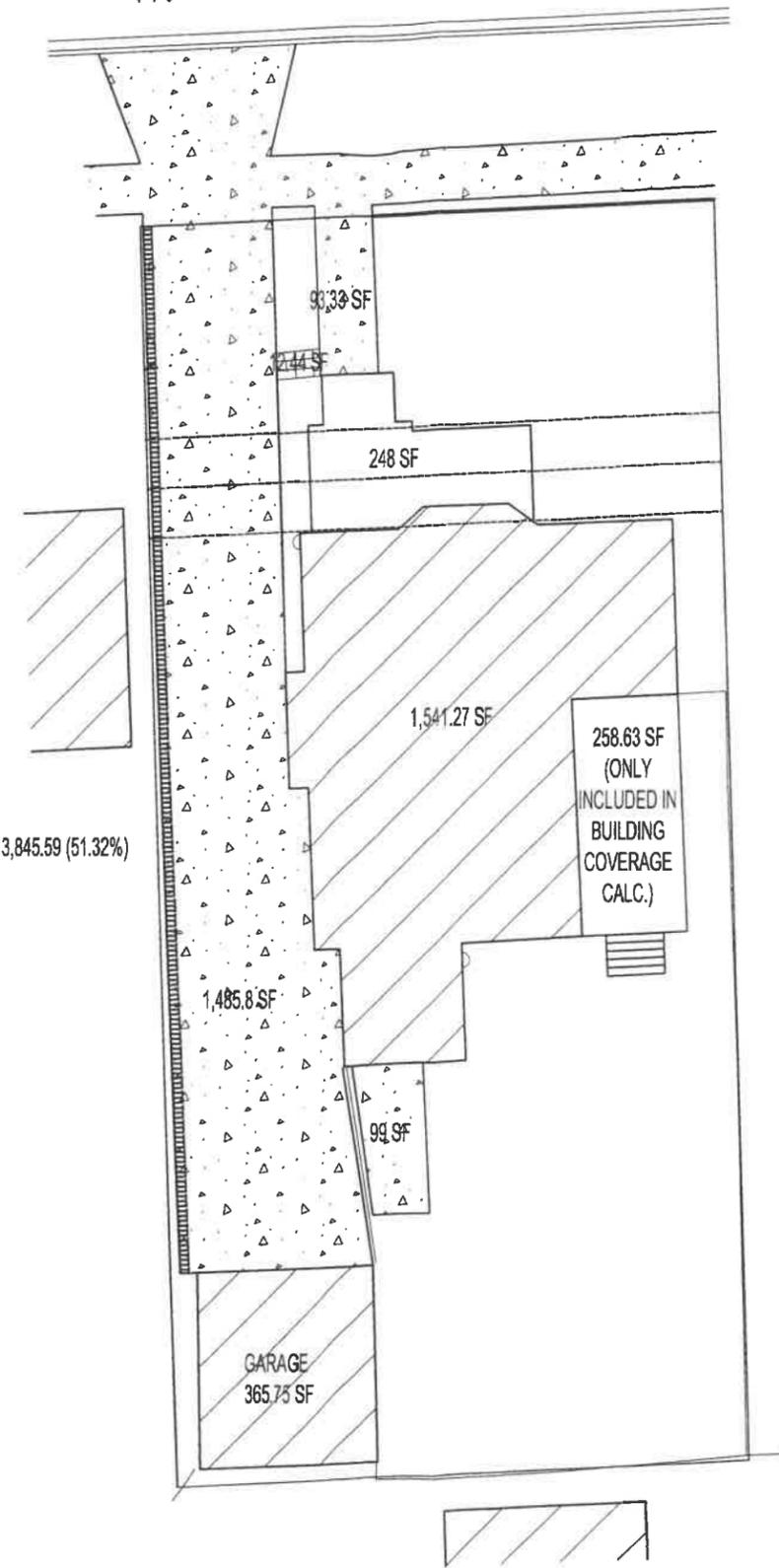
MAX. ALLOWABLE IMPERVIOUS COVERAGE @ 50% = 3,746.0 SF

EXISTING IMPERVIOUS COVERAGE: 2,030.27 + 1,819.45 = 3,849.72 SF (51.38%)

PROPOSED IMPERVIOUS COVERAGE & PARTIAL DRIVEWAY REMOVAL: 2,155.02 + 1,779.07 - 88.5 = 3,845.59 (51.32%)

PROPOSED

W. WOODLAWN AVE





June 29, 2020

Dear Property Owner:

Please find enclosed a copy of a legal notice of public hearing regarding the property located at 16 W. Woodlawn. The petitioners are Michael and Andrianna Peterson. The petitioners are requesting the following variations:

- a) To exceed the maximum permissible building coverage of 30%. The current building coverage is 34.26%. The proposed building coverage is 32.22%.
- b) To exceed the maximum permissible impervious surface coverage of 50%. The current impervious surface coverage is 51.38%. The proposed impervious surface coverage is 51.32%.
- c) To increase the required front setback encroachment for a front porch from 5' to approximately 10' and the required front setback encroachment for steps from 10' to approximately 15'.
- d) To decrease the required interior side yard setback from 5.8' to 5'.

The petitioners are requesting the above approvals in order to allow for the extension of a front porch and the replacement of a deck.

The Planning & Zoning Commission will convene a public hearing on Tuesday, July 21, 2020 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.

A copy of the application is available for review at Village Hall during current business hours; Monday through Friday, 9:00 a.m. – 4:30 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 July 21, 2020, a public hearing will be held before the Planning & 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 16 W. Woodlawn, La Grange Park, Illinois, and legally described as:

LOT 1 IN GLASNER RESUBDIVISION BEING A SUBDIVISION OF LOTS 15 AND 16 IN BLOCK 1 IN RICHMOND'S ADDITION TO LAGRANGE, BEING A SUBDIVISION IN SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1987 AS DOCUMENT 87146542, IN COOK COUNTY, ILLINOIS.

The petitioners are Michael and Andrianna Peterson. The petitioners are requesting variations from the maximum permissible building coverage, the maximum permissible impervious surface coverage, the minimum front setback requirement and the minimum interior side yard setback to allow for the extension of an open front porch and the replacement of a deck.

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: July 21, 2020

To: Eric Boyd, Planning & Zoning Commission Chair

Members of the Planning & Zoning Commission

From: Emily Rodman, Assistant Village Manager 

RE: Nazareth Academy Spirit Field Scoreboard – Site Plan Review

GENERAL BACKGROUND

Nazareth Academy has submitted a site plan review application for the replacement of the existing scoreboard at Spirit Field. The scoreboard is located behind the south goal posts and is not working properly. The scoreboard is 7' 6" high by 20' long (150 square feet). The scoreboard is mounted 10' above grade. The total height of the mounted scoreboard is 17' 6". The numbers displaying the score and associated information are internally illuminated. There is no exterior illumination of the scoreboard and the scoreboard does not emit any sound. There are two light fixtures mounted at the top of the scoreboard which are directed downward to illuminate the adjacent road located behind the school gymnasiums. Nazareth intends to relocate these lights to the new scoreboard to serve the same function.

PROPOSED IMPROVEMENTS

The proposed scoreboard is 11' in height and 26' long (286 square feet). It includes a top truss (3' high) depicting the name and mascot of Nazareth Academy. The proposed score board is anticipated to be mounted at a similar height as the existing scoreboard. Once installed, the scoreboard will be approximately 21' - 22' tall. As with the current scoreboard, the numbers displaying the score and associated information will be internally illuminated. No other illumination of the scoreboard is proposed. The scoreboard will not emit any sound.

Nazareth Academy is proposing to locate the new scoreboard approximately 25' east of the existing scoreboard and 6' 6" closer to the fence (further north). The location was selected in order to move the scoreboard away from the goalposts.

STAFF ANALYSIS

The Zoning Code does not include specific standards for scoreboards. The size and style of scoreboards for high school football fields varies greatly. While the proposed scoreboard is larger than the existing, it does not include any additional features which may be disruptive to the surrounding property owners. There is no video display or sound that will be emitted from the scoreboard. During its primary months of use, the scoreboard will not be visible to the two homes immediately to the east due to significant tree cover.

As Nazareth is unable to confirm at this time the exact mounting height of the proposed scoreboard, staff recommends adding a maximum scoreboard height to any motion approving the site plan review for the scoreboard.

STAFF RECOMMENDATION

Staff recommends the Planning & Zoning Commission make a *motion to grant site plan approval for the Nazareth Academy Spirit Field Scoreboard for installation of a new scoreboard that is 11' high and 26' long and mounted at maximum height of 22'.*

DOCUMENTATION

- Standards for Site Plan Review
 - Site Plan Review Application with Supporting Documentation
 - Letter from Hancock Engineering dated June 24, 2020
- c: Deborah Tracy, President of Nazareth Academy
Dennis Moran, Director of Athletics and Operations, Nazareth Academy
Julia Cedillo, Village Manager
Dean Maggos, Director of Fire & Building
Patrick Boyle, Building Official
Cathleen Keating - Village Attorney

Standards for Site Plan Review

In evaluating this request, the Zoning Board of Appeals should consider the following standards under Section 153.060(D) of the Village's Zoning Ordinance.

1. Degree of conformity with existing standards.
2. Regulations of this Zoning Code, and any other applicable regulations within the Village's Municipal Code, and the goals and policies of the Comprehensive Plan.
3. The location, arrangement, size, design and general site compatibility of buildings, lighting and signs, including:
 - a. Efficient use of land that responds to the existing off-site utilities and service conditions in order to minimize the demand for additional municipal services, utilities and infrastructure.
 - b. Compatibility with, and mitigation of, any potential impact upon, adjacent property.
 - c. Site illumination designed and installed to minimize adverse impact on adjacent properties.
 - d. Signs in accordance with Section 15 (Signs).
4. Landscaping and the arrangement of open space or natural features on the site should:
 - a. Create a desirable and functional environment for motorists, pedestrians, bicyclists and occupants of residential dwellings, business owners and employees. To achieve such an environment, landscaping may take advantage of open space design features such as bike paths, running paths and outdoor relaxation areas.
 - b. Preserve unique natural resources, including measures to preserve and protect existing healthy, mature trees.
 - c. Protect natural resources and landscaping on adjacent sites.
 - d. Design drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage.
 - e. Utilize plant materials suitable to withstand the climatic conditions of the Village and microclimate of the site. The use of species native to northeastern Illinois is encouraged.
 - f. Use of screening to buffer the impact of the development on adjacent uses and enhance the appearance and image of the Village by screening incompatible uses and certain site elements, and creating a logical transition to adjoining lots and developments.
5. Circulation systems and off-street parking shall be designed to:
 - a. Provide adequate and safe access to the site for motor vehicles as well as alternate modes of transportation, including pedestrians and bicyclists.
 - b. Minimizing potentially dangerous traffic movements.
 - c. Separate pedestrian and auto circulation and provide for bicycle parking or storage insofar as practical.
 - d. Minimize curb cuts by using cross-access easements and shared parking.
 - e. Design off-street parking lots or garages to minimize adverse impacts on adjacent properties, particularly through the use of perimeter and interior landscaping, and promote logical and safe parking and internal circulation.
 - f. Clearly define pedestrian access from the parking area to the building(s). A clearly defined visible and identifiable network of pedestrian connections should be provided in and between parking lots, street sidewalks, open spaces and buildings.



APPLICATION FOR SITE PLAN REVIEW

ADDRESS OF SUBJECT PROPERTY: 1209 West Ogden Avenue

NAME OF APPLICANT(S): Deborah Tracy

INTEREST IN PROPERTY: Nazareth Academy rents from the Congregation

ADDRESS: 1209 W. Ogden

CITY, STATE, ZIP: LaGrange Pk, IL 60526

EMAIL: dtracy@nazarethacademy.com PHONE: Cell: 630-643-7823 FAX: _____

NAME OF PROPERTY OWNER/TRUSTEE(S): Congregation of the Sisters of St. Joseph

ADDRESS: 1515 W. Ogden Ave

CITY, STATE, ZIP: LaGrange Park, IL 60526

EMAIL: esutoris@csjoseph.org PHONE: 708-354-9200 FAX: 708-354-9573

NAME OF ATTORNEY (IF APPLICABLE): _____

ADDRESS: _____

CITY, STATE, ZIP: _____

EMAIL: _____ PHONE: _____ FAX: _____

NAME OF ENGINEER (IF APPLICABLE): John Hoeffler

ADDRESS: Hoeffler - Butler Engineering, Inc.

CITY, STATE, ZIP: _____

EMAIL: jhoeffler@hbconsulting.com PHONE: (708) 599-8980 FAX: (708) 599-8790

NAME OF ARCHITECT (IF APPLICABLE): _____

ADDRESS: _____

CITY, STATE, ZIP: _____

EMAIL: _____ PHONE: _____ FAX: _____

VILLAGE PERSONAL: 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: _____



STANDARDS FOR SITE PLAN REVIEW: In reviewing site plans, the relationship of the site plan to existing zoning regulations, conditions imposed upon the Subject Property by specific ordinance, adopted land use policies and the goals and objectives of the Comprehensive Plan shall be evaluated. In addition, the following characteristics shall also be evaluated.

1. Degree of conformity with existing standards.
2. Regulations of the Zoning Code and any other applicable regulations within the Village's Municipal Code, and the goals and policies of the Comprehensive Plan.
3. The location, arrangement, size, design and general site compatibility of buildings, light and signs, including:
 - a. Efficient use of land that responds to existing off-site utilities and service conditions in order to minimize the demand for additional municipal services, utilities and infrastructure.
 - b. Compatibility with, and mitigation of, any potential impact upon adjacent properties.
 - c. Site illumination designed and installed to minimize adverse impact on adjacent properties.
 - d. Signs which comply with Section 15 of the Zoning Code.
4. Landscaping and the arrangement of open space or natural features on the site should:
 - a. Create a desirable and functional environment for motorists, pedestrians, bicyclists and occupants of residential dwellings, business owners and employees. To achieve such an environment, landscaping may take advantage of open space design features such as bike paths, running paths and outdoor relaxation areas.
 - b. Preserve unique natural resources, including measures to preserve and protect existing healthy, mature trees.
 - c. Protect natural resources and landscaping on adjacent sites.
 - d. Design drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage.
 - e. Utilize plant materials suitable to withstand the climatic conditions of the Village and microclimate of the site. The use of species native to northeastern Illinois is encouraged.
 - f. Use of screening to buffer the impact of the development on adjacent uses and enhance the appearance and image of the Village by screening incompatible uses and certain site elements, and creating a logical transition to adjoining lots and developments.
5. Circulation systems and off-street parking shall be designed to:
 - a. Provide adequate and safe access to the site for motor vehicles as well as alternate modes of transportation, including pedestrians and bicyclists.
 - b. Minimize potentially dangerous traffic movements.
 - c. Separate pedestrian and auto circulation and provide for bicycle parking or storage insofar as practical.
 - d. Minimize curb cuts by using cross-access easements and shared parking.
 - e. Design off-street parking lots or garages to minimize adverse impacts on adjacent properties, particularly through the use of perimeter and interior landscaping, promote logical and safe parking and internal circulation.
 - f. Clearly define pedestrian access from the parking area to the building(s). A clearly defined visible and identifiable network of pedestrian connections should be provided in and between parking lots, street sidewalks, open spaces and buildings.



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): Sr. Kathleen Brazda, CSJ Date: 6/15/2020
 Signature of Owner: Sr. Kathleen Brazda, CSJ Date: 6/15/2020

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): Deborah Tracy Date: 6/18/2020
 Signature of Applicant: Deborah A. Tracy Date: 6/18/2020

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 July 2013



PERMANENT INDEX NUMBER OF SUBJECT PROPERTY (TAX ID NO.): _____

CURRENT ZONING CLASSIFICATION: Institutional

ADJACENT ZONING CLASSIFICATION:

NORTH: _____

SOUTH: _____

EAST: _____

WEST: _____

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)

- SITE PLAN (see description below)
- LANDSCAPE PLAN

SITE PLAN: Submit with this application a Site Plan, certified by a registered architect or land surveyor, showing:

- Accurate lot lines and dimensions of the Subject Property, all principal and accessory structures currently located on or proposed to be constructed on the Subject Property.
- Distances between structures and lot lines, distances between all principal and accessory structures.
- A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; number, location and total count of parking spaces (regular and handicapped) and loading spaces, circulation aisles; sidewalks, walkways, and pathways; total lot coverage of all circulation elements divided as between vehicular and pedestrian ways. Submit with the Site Plan a detailed Statement of Property Uses (listing all activities and uses which will occur on the Subject Property) together with a calculation of the number of parking and loading spaces required for all uses of the Subject Property.
- Total open space and total impervious surface.
- All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
- Location, size, and arrangement of all outdoor signs and lighting.
- Location and height of fences or screen plantings and the type or kind of building materials or plantings to be used for fencing or screening.
- A detailed landscaping plan showing location, size, and species of all trees, shrubs, and other plant material.
- Any other items specifically required by the Zoning Code or the ordinance approving a specific development.



June 19, 2020

**Nazareth Academy
Zoning Application/Site Plan Review
New Field Scoreboard and slight change in location**

PROJECT DESCRIPTION:

Nazareth Academy seeks to replace the existing Spirit Field Scoreboard with a new one. The new scoreboard will be moved approximately 25 feet to the east and approximately 6 ½ feet closer to the fence. Unless “Julie” tells us otherwise, it is our desire to keep the scoreboard south of the existing fence, just as it is now.

**The size of the current scoreboard is 7’ 6” high x 20’ long.
The size of the new scoreboard will be 8’ high x 26’ long.**

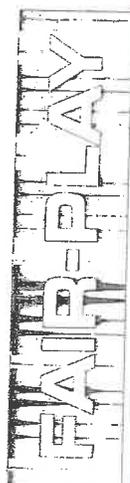
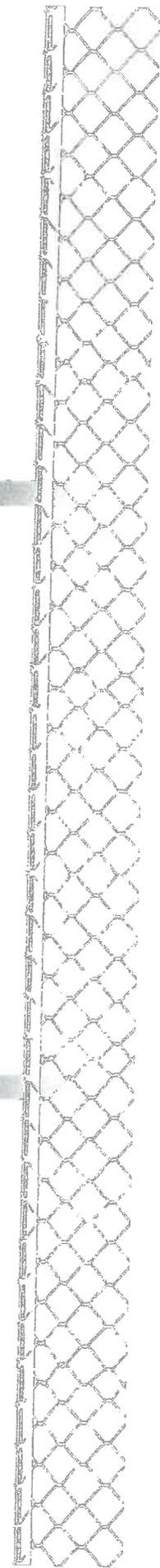
The existing scoreboard is not properly working and needs to be replaced. The desire to move the location is to get the scoreboard away from the goalposts.

We have included all necessary paperwork, payment, pictures and campus drawings to accompany this application.

Thank you for your consideration of our request.

**Respectfully submitted,
Deborah Tracy
President
Nazareth Academy**

Scholarship. Service. Spirit. Unity



Copyright © 2019 Fair-Play
 Phone: 800.247.0265

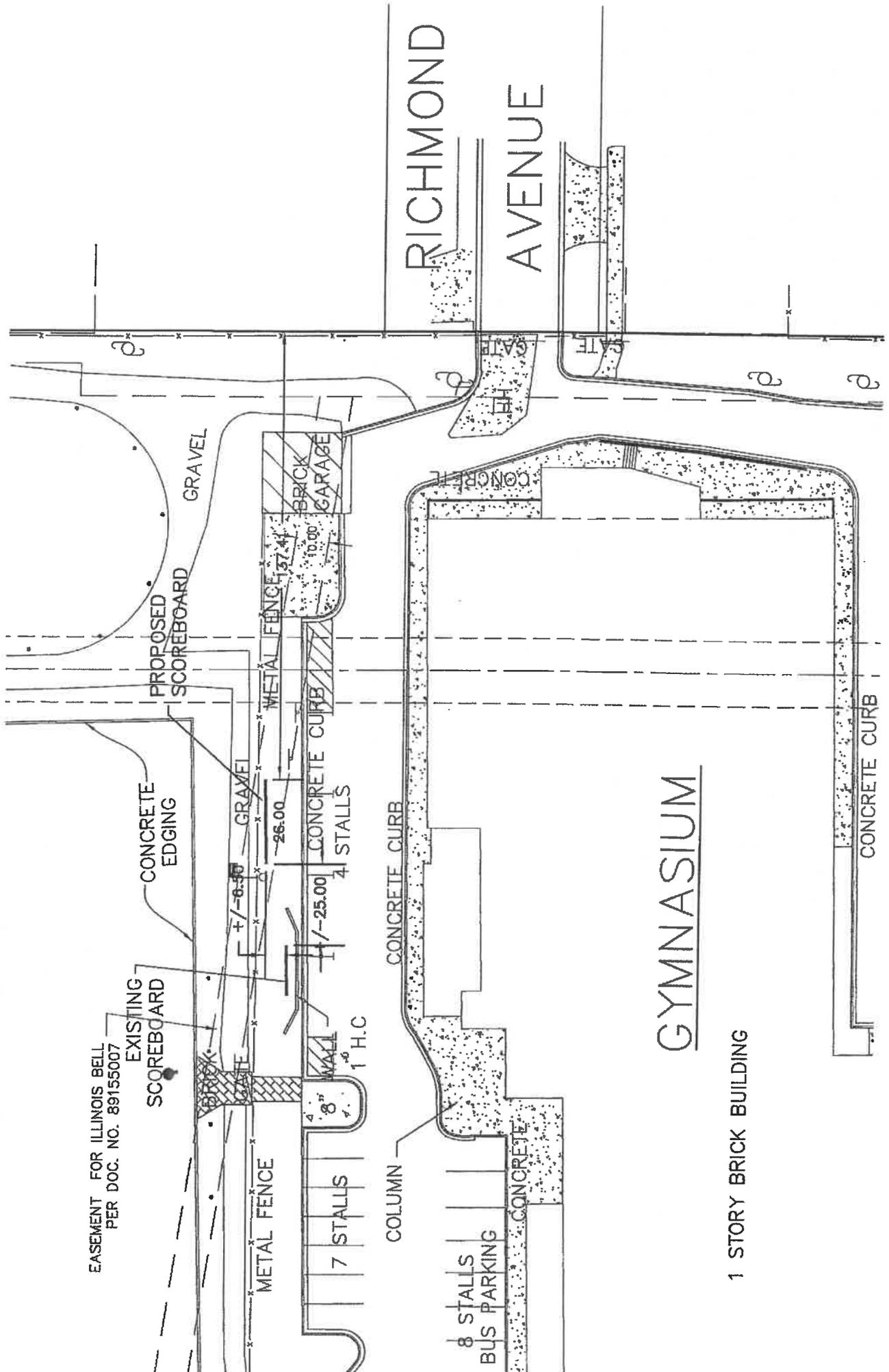
S10833

Design Proposal

1. Vision 2. Energy 3. Fair-Play







RICHMOND AVENUE

GYMNASIUM

1 STORY BRICK BUILDING

EASEMENT FOR ILLINOIS BELL
PER DOC. NO. 89155007

EXISTING
SCOREBOARD

CONCRETE
EDGING

PROPOSED
SCOREBOARD

GRAVEL

METAL FENCE

7 STALLS

4 STALLS

WALL
1 H.C.

GRAVEL

METAL FENCE

BRICK
GARAGE

CONCRETE CURB

8 STALLS
BUS PARKING

CONCRETE

CONCRETE CURB

GATE

GATE



June 24, 2020

Ms. Emily Rodman, AICP
Assistant Village Manager
Village of LaGrange Park
447 N. Catherine Avenue
LaGrange Park, IL 60526

Re: Nazareth Academy New Scoreboard
520-20-14170

Dear Ms. Rodman:

At your direction, our office has reviewed the Site Plan dated June 19, 2020 for zoning related issues regarding the placement of a new scoreboard about 25' east of the existing scoreboard. Based upon the information provided we did not identify any engineering or zoning concerns.

If you should have any questions please contact our office at your earliest convenience.

Sincerely,

EDWIN HANCOCK ENGINEERING CO.

Mark W. Volk, P.E.
Principal