Village of La Grange

AGENDA

ZONING BOARD OF APPEALS
of the
VILLAGE OF LA GRANGE

Village Hall Auditorium

53 S. La Grange Road, La Grange, IL

Thursday, March 19, 2015 - 7:30 p.m.

1. Call to Order and Roll Call of the Zoning Board of Appeals

2. Approval of Minutes – February 19, 2015

3. Business at Hand:

   ZBA CASE #607– To consider Variation from Article 3-110E-1 (Maximum Building Coverage) to authorize an addition at 222 S. Kensington within the R-4 Residential District, Mia Rao and Zach Schultz.

   ZBA CASE #608 – To consider Varation from Article 3-110E-1 (Maximum Building Coverage) to authorize additions to the house and detached garage at 324 S. Waiola within the R-4 Residential District, Emily and Dan Weber.

4. Old Business

5. New Business

6. Adjournment

(Commissioners: Please call (708) 579-2320 to confirm your attendance.)

Individuals with disabilities and who require certain accommodations to participate at this meeting are requested to contact the ADA Coordinator at 579-2315, to allow the Village to make reasonable accommodations.

53 South La Grange Road P.O. Box 668 La Grange, Illinois 60525 (708) 579-2300 Fax (708) 579-0980

MINUTES

Zoning Board of Appeals
of the
Village of La Grange
February 19, 2015

I. CALL TO ORDER AND ROLL CALL:

A public hearing before the Zoning Board of Appeals of the Village of La Grange was held on Thursday, February 19, 2015, at 7:30 p.m. in the Village Hall Auditorium, 53 S. La Grange Road, La Grange, IL. Chairperson Ellen Brewin called the meeting to order and took the roll call.

Present: Commissioners Blentlinger, Brenson, Finder, Hoffenberg, O'Connor, and Schwartz, and Chairperson Brewin presiding.

Absent: None.

Also Present: Assistant Community Development Director Angela Mesaros.

II. APPROVAL OF MINUTES:

The Minutes of the October 16, 2014, and January 15, 2015, meeting was presented for approval. It was moved by Commissioner O'Connor, seconded by Commissioner Schwartz that the Minutes of the meeting be approved as written. Motion carried unanimously by voice vote.

III. BUSINESS AT HAND:

CONTINUATION OF ZBA CASE #606 – Variation from Article 3-110E-1 (Maximum Lot Coverage) to authorize a three season porch at 737 S. Madison within the R-4 Residential District, Kelly & Paul Rogan.

Chairperson Ellen Brewin swore in Kelly Rogan, 737 S. Madison Avenue, owner of the property, and Tim Trompeter, Architect, who presented the application and answered questions from the Commissioners. The Commissioners asked questions regarding the unique physical condition, administrative adjustment process, and size of the proposed addition, (See Findings of Fact).

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Hoffenberg and seconded by Commissioner O'Connor that the Zoning Board of Appeals recommend to the Village Board of Trustees approval of the applications submitted with ZBA Case #606 for the maximum building coverage subject to the condition that the application be reduced to 100 square feet. Commissioner Hoffenberg also commented that he would like to see legislation changed so that

administrative adjustment process would apply to all properties and not be dependent on the date of construction.

Motion Failed by a roll call vote (2/5/0):

AYE:	Hoffenberg and O'Connor.
NAY:	Blentlinger, Brenson, Finder, Schwartz and Chairperson Brewin.
ABSENT:	None.

IV. OLD BUSINESS:

None.

V. NEW BUSINESS:

None.

VI. ADJOURNMENT:

There being no further business to discuss, a motion to adjourn was made by Commissioner Brenson, seconded by Commissioner Schwartz and the Zoning Board of Appeals meeting was adjourned at 8:15 p.m.

Respectfully submitted:
VILLAGE OF LA GRANGE

_____

Angela Mesaros, Assistant Community Development Director

STAFF REPORT

CASE: ZBA #607 – Mia Rao and Zach Schultz, 222 S. Kensington - Maximum Building Coverage

BACKGROUND

(Note: This Staff Report is solely based on information presented in the application and on a physical inspection of subject property and environs, and is not influenced by any other circumstance.)

The applicants, Mia Rao and Zach Schultz, wish to construct a one-story 210 square foot kitchen eating area and mud room addition. According to the applicant, construction of the addition would allow them to expand the size of their existing kitchen, add a mud room and code compliant basement stairway. The applicants' house has a front porch, which occupies 450 square feet of the allotted building coverage. Maximum Building Coverage for this lot is 30% or 2,034.2 square feet.

Currently this property, including the house, front porch and detached garage, exceeds the allowable building coverage, covering 2,227.4 square feet, an excess of 227.4 square feet (11%). The proposed addition would increase building coverage to 2,423.7 square feet, an excess of 389.5 square feet (19%). A building permit could not be issued for this project, because the addition would bring the house in excess of the allowable building coverage in the Zoning Code. The applicant seeks a variation to construct the addition.

The proposed addition would meet the required setbacks of the Zoning Code but would exceed the Maximum Building Coverage of 30% set forth in Paragraph 3-110E1 by 19%. Subparagraph 14-303E1(c) (Authorized Variations) allows the increase of the maximum allowable building coverage by no more than 20%. The requested variation falls within the authorized limits of the Zoning Code.

VARIATION STANDARDS

In considering a variation, be guided by the General Standard as outlined in our Zoning Code that "*No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Subsection.*"

Unique Physical Condition - "*The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*"

This zoning lot is typical of lots in the R-4 Single Family Residential Zoning District. The lot measures 50 feet wide by 135.77 feet deep.

Not Self-Created - *"The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid."*

The applicants purchased the property a year ago. The house was constructed in the 1800s. This lot was subdivided years ago by a previous owner after the existing house was constructed.

Denied Substantial Rights - *"The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision."*

The applicants believe that the inability to construct the addition would deny them the right to have a functional kitchen eating area, mud room, and code compliant basement stairs, which are standard features of new houses.

Not Merely Special Privilege - *"The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation."*

According to the applicants, they seek the ability to prepare and eat meals in a larger space and to have safe access to the basement.

Code and Plan Purposes - *"The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan."*

The purpose of the building coverage standard in the Zoning Code is to control "bulk." The petitioners believe that the proposed addition would be consistent with the context of the area and not affect the neighbors' properties with the appearance of bulk. Allowing for this variance would maintain the setbacks required in the Zoning Code. A variation for the subject property is in accordance with the intent of the Village's Code and Plan.

Essential Character of the Area - *"The variation would not result in a use or development on the subject property that:*

a. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

b. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

c. Would substantially increase congestion in the public streets due to traffic or parking; or

d. Would unduly increase the danger of flood or fire; or

e. Would unduly tax public utilities and facilitates in the area; or

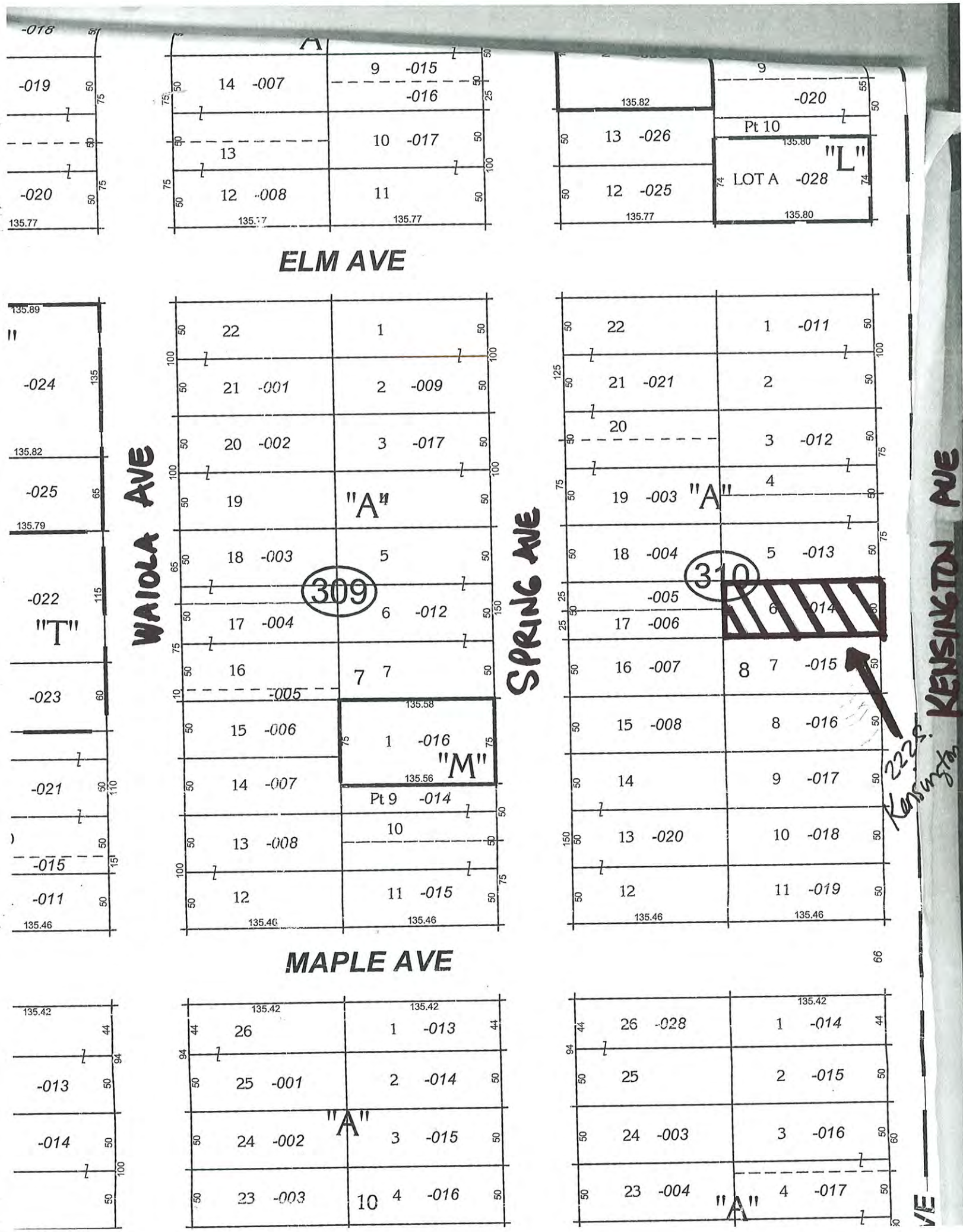
f. Would endanger the public health or safety."

Granting a variance would seemingly not adversely affect the character of the neighborhood. Rather, according to the applicants, it would allow them to make significant improvements to the property while maintaining the architectural features of their house. The proposed addition would not impair the light and air of adjacent properties.

No Other Remedy - *"There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property."*

The only other remedies for a kitchen and mud room expansion would be (1) tear off the roof of the porch to reduce the current coverage ratio to a level which would allow for the addition, or (2) demolish the house and construct a house with a different configuration and no front porch. The applicants believe that neither of the above remedies would improve the functionality of their house while still maintaining the charm and beauty of a historic house.

ELM AVENUE
MAPLE AVENUE
SPRING
KENSINGTON
222 S. Kensington


ELM AVE
MAPLE AVE
WAIOLA AVE
SPRING AVE
KENSINGTON AVE
309
310
"A"
"M"
"L"
"T"
LOT A -028
Pt 10
Pt 9 -014
222 S. Kensington

APPLICATION FOR ZONING VARIATION

Application # 607
Date Filed: 1/27/15
UARCO # 4509

TO THE PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF LA GRANGE, ILLINOIS

(please type or print)
Application is hereby made by Mia Rao & Zach Schultz

Address: 222 S. KENSINGTON AVE. Phone: 312/420-9826
Owner of property located at:

Permanent Real Estate Index No:

Present Zoning Classification: R-4 Present Use: SINGLE FAMILY

Ordinance Provision for Variation from Article # III of Zoning Ordinance, to wit:

A. **Minimum Variation** of Zoning requirement necessary to permit the proposed use, construction, or development:
THE EXISTING RESIDENCE IS 227.4 SQ. FT. OR 11% OVER THE CODE REQUIREMENT FOR BUILDING COVERAGE. THE PROPOSED ADDITION WILL CHANGE THAT TO 389 SQ. FT. OR 19% OVER THE CODE REQUIREMENT.

B. **The purpose** therefor, WILL GIVE THE RESIDENCE A CHANCE TO HAVE THE SAME AMENITIES AFFORDED TO THE NEWER, UP-TO-DATE HOMES IN THE AREA.

C. **The specific feature(s)** of the proposed use, construction, or development that require a variation:

THE ADDITION WILL INCLUDE AN ENLARGED KITCHEN, A MUDROOM, AND A CODE COMPLIANT BASEMENT STAIR.

PLAT OF SURVEY must be submitted with application. The plat should show any existing buildings on the petitioned property as well as any existing buildings on property immediately adjacent. It should also show any proposed new construction in connection with the variation, including landscaping, fencing, etc.

A visual proposal depicting the final plan, including but not limited to detailed renderings and/or plans of what is intended to be built.

1. General Standard. The Petitioner must list below **FACTS AND REASONS** substantially supporting **each** of the following conclusions or the petition for variation cannot be granted. (if necessary, use additional page)

a. State **practical difficulty** or **particular hardship** created for you in carrying out the strict letter of the zoning regulations, to wit:

THE ZONING CODE DOES NOT ALLOW FOR AN ADDITION TO BE PUT ON THIS HOUSE BECAUSE THE EXISTING BUILDING COVERAGE IS OVER WHAT THE CODE ALLOWS. THE EXISTING WRAP-A-ROUND FRONT PORCH, AN AMENITY THE VILLAGE ENCOURAGES, TAKES UP 450 SQ. FT. IF THIS WAS TO BE REMOVED, THERE WOULD BE ENOUGH ROOM TO CONSTRUCT THE ADDITION.

b. A reasonable return or use of your property is not possible under the existing regulations, because:

THE KITCHEN IS OUTDATED WITH RESPECT TO SIZE AND AMENITIES AND THERE IS NO MUD ROOM, BOTH OF THESE ITEMS KEEP THIS HOUSE BELOW THE COMMON STANDARD FOR HOUSING TODAY. THERE IS ALSO NO SAFE OR LEGAL ACCESS TO THE BASEMENT FROM INSIDE THE CURRENT HOUSE.

c. Your situation is unique (not applicable to other properties within that zoning district or area) in the following respect(s):

THIS SITUATION IS NOT UNIQUE TO THE OLDER HOMES IN THE AREA. HOWEVER, WITH THE CHANGING LANDSCAPE OF KNOCK-DOWNS AND NEWER, MORE UP-TO-DATE BEING BUILT, THIS HOUSE FALLS BEHIND. THIS HOUSE EXISTED AND THE LOT SUBDIVIDED PRIOR TO THE MORE RESTRICTIVE ZONING CODES THAT COMMUNITIES LIKE LAGRANGE FOLLOW TODAY.

2. Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

THE COMBINATION OF THE AREAS OF THE EXISTING HOUSE AND DETACHED GARAGE ARE GREATER THAN WHAT THE CODE ALLOWS FOR BUILDING COVERAGE; THUS, NOT ENABLING AN ADDITION TO BE CONSTRUCTED. THE SUBDIVISION OF THIS LOT YEARS AGO UNDER A DIFFERENT ZONING CODE HAS CAUSED THIS CONDITION.

3. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid

THE AFOREMENTIONED PHYSICAL CONDITION OF THIS PROPERTY WAS NOT CREATED BY THE OWNER.

4. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

THE OWNERS OF THIS PROPERTY ARE BEING DEPRIVED OF THE SUBSTANTIAL RIGHTS AND AMENITIES GIVEN TO THE OWNERS OF OTHER LOTS SUBJECT TO THE SAME PROVISION (SUCH AS A SAFE ACCESS TO THE BASEMENT).

5. Not Merely Special Privilege. The alleged hardship or difficulty is not merely inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

THE ALLEGED HARDSHIP OF THE SUBJECT PROPERTY PERTAINS TO MANY OTHER OLDER HOMES IN THE AREA AND IS NOT A SPECIAL PRIVILEGE OR ADDITIONAL RIGHT THAT OTHER OWNERS DO NOT HAVE.

6. Code and Plan Purposes. The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

THE GRANTING OF THE PROPOSED VARIATION WOULD KEEP THE SUBJECT PROPERTY IN HARMONY WITH GENERAL AND SPECIFIC PURPOSES FOR WHICH THE CODE AND PROVISIONS WERE ENACTED AS WELL AS THE GENERAL PURPOSE AND INTENT OF THE OFFICIAL COMPREHENSIVE PLAN.

7. Essential Character of the Area. The variation would not result in a use or development on the subject property that:

(a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

(b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

(c) Would substantially increase congestion in the public streets due to traffic or parking; or

(d) Would unduly increase the danger of flood or fire; or

(e) Would unduly tax public utilities and facilities in the area; or

(f) Would endanger the public health or safety.

AGREED TO ALL.

8. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

THE ONLY WAY THE ALLEGED HARDSHIP OR DIFFICULTY CAN BE AVOIDED IS BY GRANTING THE VARIATION.

* * *

NOTICE: This application must be filed with the office of the Community Development Director, accompanied by necessary data called for above and the required filing fee of Five Hundred Dollars ($500.00).

The applicant must submit seventeen (17) 11 x 17 or 8 ½ x 11 copies of any drawings, plats of survey, etc., required for this application a minimum of thirty days in advance of the public hearing date.

If possible, please submit electronic copies of plans.

The above minimum fee shall be payable at the time of the filing of such request. It is also understood that the applicant shall reimburse the Village any additional costs over and above these minimums, which are incurred by the Village, including but not limited to the following:

(a) Legal Publication (direct cost);

(b) Recording Secretarial Services (direct cost);

(c) Court Reporter (direct cost);

(d) Administrative Review and Preparation (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);

(e) Document Preparation and Review (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);

(f) Professional and Technical Consultant Services (direct cost);

(g) Legal Review, Consultation, and Advice (direct cost);

(h) Copy Reproduction (direct cost); and

(i) Document Recordation (direct cost); and

(j) Postage Costs (direct cost).

Such additional costs shall be paid by the applicant prior to the Board of Trustees making a decision regarding the request.

I, the undersigned, do hereby certify that I am the owner, or contract purchaser **(Evidence of title or other interest you have in the subject property, date of acquisition of such interest, and the specific nature of such interest must be submitted with application.)** and do hereby certify that the above statements are true and correct to the best of my knowledge.

Mia Rae Schultz

(Signature of Owner or Contract Purchaser) (Address) 222 S. Kensington Ave.

(City) La Grange (State) IL (Zip Code) 60525

Subscribed and sworn to before me this 27 day of January, 2015.

(Notary Public) (Seal)

Elizabeth Weddington

OFFICIAL SEAL
ELIZABETH WEDDINGTON
Notary Public - State of Illinois
My Commission Expires Mar 15, 2017

Enclosures:

(FOR VILLAGE USE ONLY)

1. Filed with Office of the Community Development Director: January 27, 20 15.
2. Transmitted to Zoning Board of Appeals at their meeting held: 3.19.15
3. Continuation (if any):
4. Notice of hearing published in: Sub Life on:
5. Findings and Recommendation of Zoning Board of Appeals referred to Village Board at Meeting of:
6. Final Action of Village Board for adoption of amending ordinances or denial of applicant's request at meeting held:
7. Payment of expenses satisfied:

Conditions Imposed:

ZONING SCHEDULE

LOT ZONING	R-4
LOT SIZE	6,780.8 sq. ft.
LOT USE	SINGLE FAMILY
LOT CLASSIFICATION	CONFORMING
LOT COVERAGE (45% Allowable)	3,051.4 sq. ft.
EXISTING :	
✳ Credit Given — LOT COVERAGE (House)	1,282.5 sq. ft.
✳ Credit Given — LOT COVERAGE (Front Porch) (449.5 - 160)	289.5 sq. ft.
✳ Credit Given — LOT COVERAGE (Detached Garage) (442 / 2)	221 sq. ft.
LOT COVERAGE (Driveway) (1371 - 450)	921.5 sq. ft.
LOT COVERAGE (Front Walkway)	177.7 sq. ft.
LOT COVERAGE (Cellar Door)	48.6 sq. ft.
LOT COVERAGE (Existing Total)	2,940.8 sq. ft. (110.6 sq. ft. Under)
BUILDING COVERAGE (30% Allowable)	2,034.2 sq. ft.
EXISTING :	
BUILDING COVERAGE (House)	1,282.5 sq. ft.
BUILDING COVERAGE (Front Porch)	449.5 sq. ft.
BUILDING COVERAGE (Detached Garage)	442 sq. ft.
BUILDING COVERAGE (Cellar Door)	48.6 sq. ft.
BUILDING COVERAGE (Overhangs Within 3' of Lot Line)	39 sq. ft.
BUILDING COVERAGE (Existing Total)	2,261.6 sq. ft. (227.4 sq. ft. Over)

EXISTING : 11% OVER CODE

LOT COVERAGE (45% Allowable)	3,051.4 sq. ft.	
PROPOSED :		
LOT COVERAGE (House)	1,282.5 sq. ft.	
LOT COVERAGE (Front Porch) (449.5 - 160)	289.5 sq. ft.	
LOT COVERAGE (Detached Garage) (442 / 2)	221 sq. ft.	
LOT COVERAGE (Driveway) (1237.2 - 450)	787.2 sq. ft.	✳ Driveway Has Been Revised
LOT COVERAGE (Front Walkway)	177.7 sq. ft.	
LOT COVERAGE (Addition)	210.7 sq. ft.	
LOT COVERAGE (Rear Concrete Stoop)	26 sq. ft.	✳ Cellar Door Has Been Removed
LOT COVERAGE (Proposed Total)	2,994.6 sq. ft. (56.8 sq. ft. Under)	
BUILDING COVERAGE (30% Allowable)	2,034.2 sq. ft.	
PROPOSED :		
BUILDING COVERAGE (House)	1,282.5 sq. ft.	
BUILDING COVERAGE (Front Porch)	449.5 sq. ft.	
BUILDING COVERAGE (Detached Garage)	442 sq. ft.	
BUILDING COVERAGE (Addition)	210.7 sq. ft.	
BUILDING COVERAGE (Overhangs Within 3' of Lot Line)	39 sq. ft.	
BUILDING COVERAGE (Proposed Total)	2,423.7 sq. ft. (389.5 sq. ft. Over)	✳ Cellar Door Has Been Removed

PROPOSED : 19% OVER CODE

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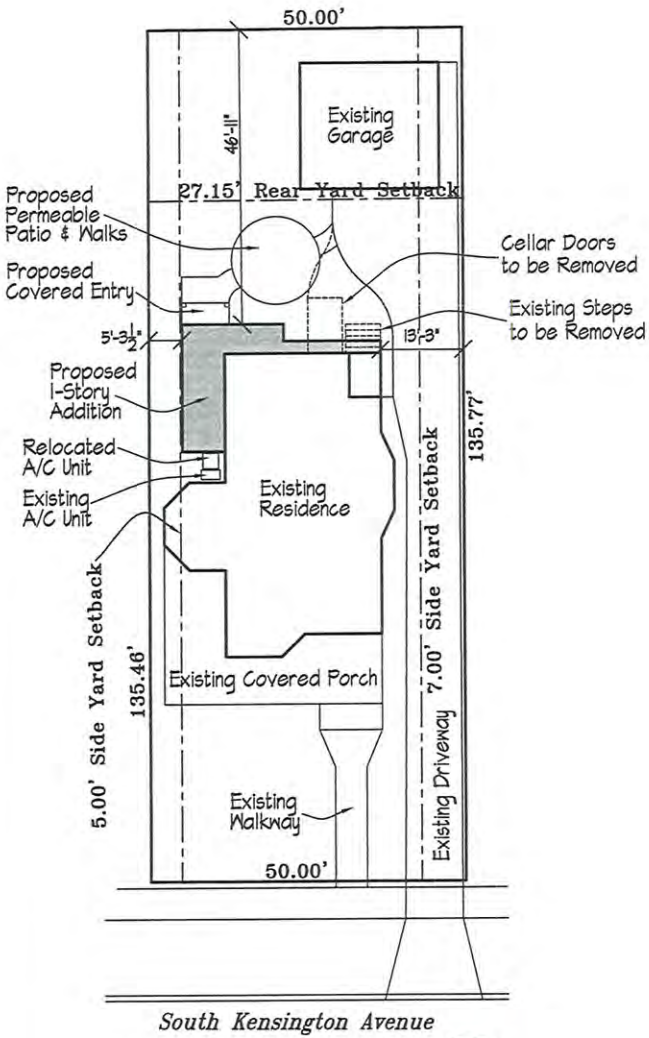
Architects By Design, P.C.
104 Ogden Avenue
Clarendon Hills, IL. 60514
Phone: (630) 323-4604
Fax: (630) 323-4615

An Addition and An Interior Remodel To :
The Rao–Schultz Residence
222 South Kensington Avenue
Lagrange, Illinois

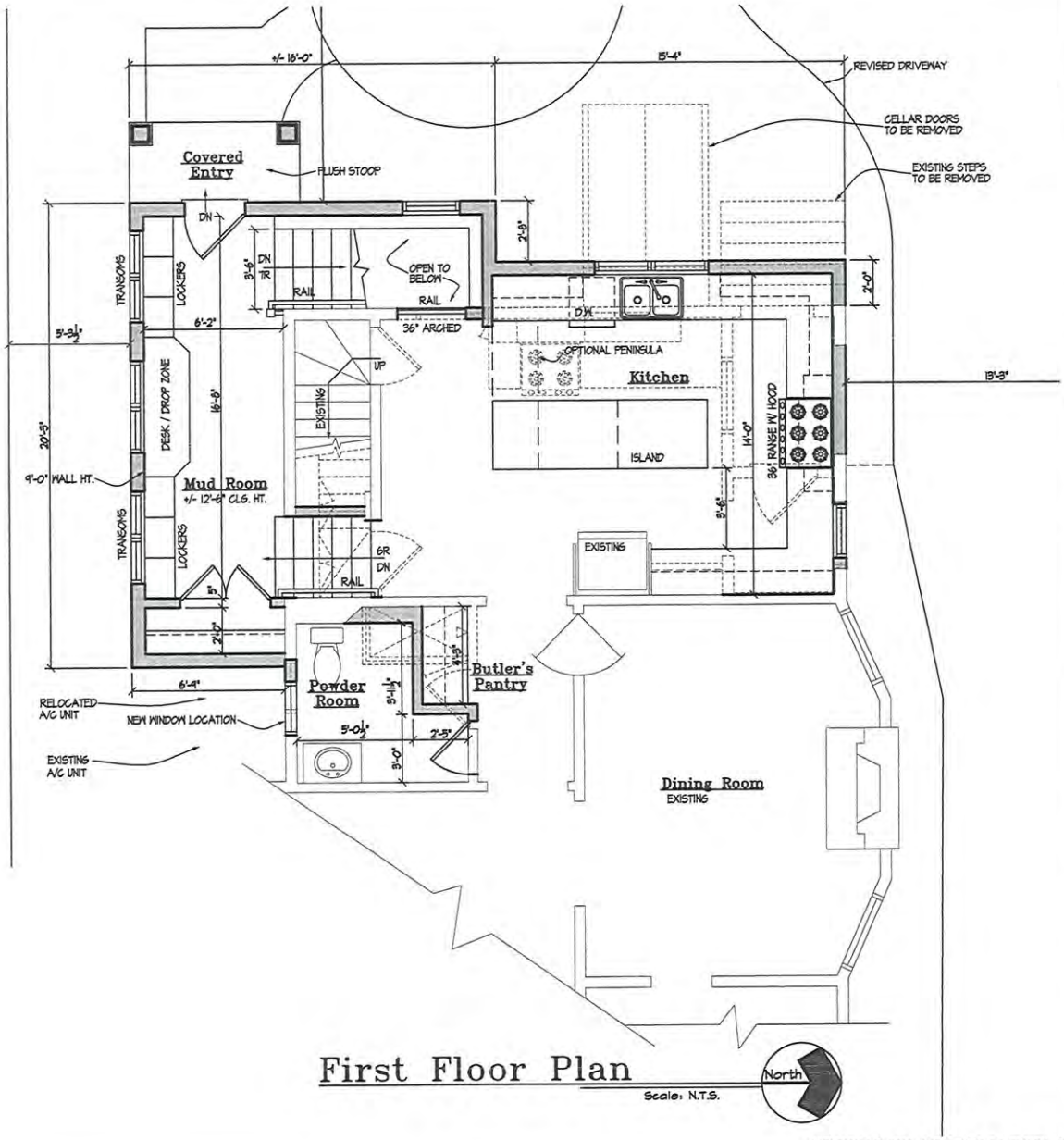
FILE NO: H14-2222
DRAWN BY: M.J.H.
DATE: 1-26-15
REVISIONS:

SHEET NO: A–1
OF 5 SHEETS



Site Plan

SCALE: 1'-20'-0"



First Floor Plan

Scale: N.T.S.

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Architects By Design, P.C.
104 Ogden Avenue
Clarendon Hills, IL. 60514
Phone: (630) 323-4604
Fax: (630) 323-4615

An Addition and An Interior Remodel To :

The Rao-Schultz Residence

222 South Kensington Avenue
Lagrange, Illinois

FILE NO: M14-2222

DRAWN BY: M.J.M.

DATE: 1-26-15

REVISIONS:

SHEET NO: A-2

OF 5 SHEETS

Rear Elevation

Scale: N.T.S.

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Clarendon Hills, IL. 60514
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An Addition and An Interior Remodel To :

The Rao-Schultz Residence

222 South Kensington Avenue
Lagrange, Illinois

FILE NO: H4-2222

DRAWN BY: M.J.H.

DATE: 1-26-15

REVISIONS:

SHEET NO: A-3

OF 5 SHEETS

Left Side Elevation

Scale: N.T.S.

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Clarendon Hills, IL. 60514
Phone: (630) 323-4604
Fax: (630) 323-4615

An Addition and An Interior Remodel To:

The Rao-Schultz Residence

222 South Kensington Avenue
Lagrange, Illinois

FILE NO: 114-2222

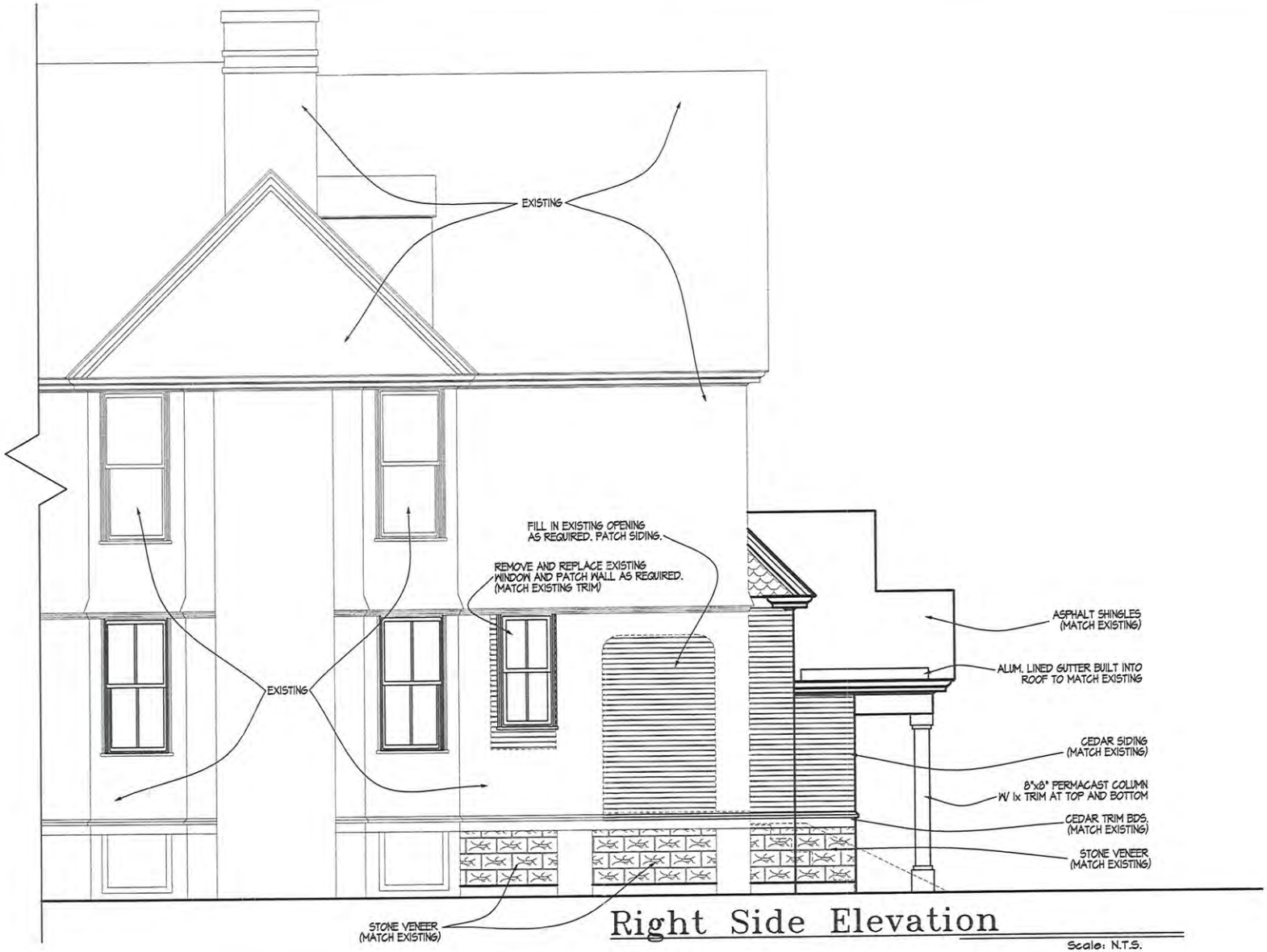
DRAWN BY: M.J.H.

DATE: 1-26-15

REVISIONS:

SHEET NO: A-4

OF 5 SHEETS



Right Side Elevation

Scale: N.T.S.

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Clarendon Hills, IL. 60514
Phone: (630) 323-4604
Fax: (630) 323-4615

An Addition and An Interior Remodel To :

The Rao-Schultz Residence

222 South Kensington Avenue
LaGrange, Illinois

FILE NO: H4-2222

DRAWN BY: M.J.H.

DATE: 1-26-15

REVISIONS:

SHEET NO: A-5

OF 9 SHEETS

STAFF REPORT

CASE: ZBA #608 – Emily and Dan Weber, 324 S. Waiola Avenue - Maximum Building Coverage

BACKGROUND

(Note: This Staff Report is solely based on information presented in the application and on a physical inspection of subject property and environs, and is not influenced by any other circumstance.)

The applicants, Emily and Dan Weber, wish to construct additions to the house and detached garage. According to the applicant, construction of the additions would include a closet for a remodeled mud room and a second stall for an existing one-car detached garage. The applicant's house has a front porch and a porte cochere, which occupies a percentage of the allotted building coverage. Maximum Building Coverage for this lot is 30% or 3,042.45 square feet.

Currently this property, including the house, front porch, car port and detached garage, exceeds the allowable building coverage, covering 3,231.7 square feet, an excess of 189.25 square feet (6.22%). The proposed additions would increase building coverage to 3,380.64 square feet, an excess of 338.19 square feet (11.2%). A building permit could not be issued for this project, because the additions would bring the house in excess of the allowable building coverage in the Zoning Code. The applicant seeks a variation to construct the additions.

The proposed addition would meet the required setbacks of the Zoning Code but would exceed the Maximum Building Coverage of 30% set forth in Paragraph 3-110E1 by 11%. Subparagraph 14-303E1(c) (Authorized Variations) allows the increase of the maximum allowable building coverage by no more than 20%. The requested variation falls within the authorized limits of the Zoning Code.

VARIATION STANDARDS

In considering a variation, be guided by the General Standard as outlined in our Zoning Code that "*No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Subsection.*"

Unique Physical Condition - "*The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*"

This zoning lot is larger than typical lots in the R-4 Single Family Residential Zoning District. The lot measures 75feet wide by 135.26 feet deep. Typical lots measure 50 feet wide.

Not Self-Created - *"The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid."*

The applicants recent purchased the property and have made no changed to it that result in increases in building coverage.

Denied Substantial Rights - *"The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision."*

The applicants believe that the inability to construct the additions would deny them the right to have a two car garage and a closet in the mud room, which are standard features of new houses.

Not Merely Special Privilege - *"The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation."*

According to the applicants, they seek the ability to have a two car garage and a closet for the remodeled mud room.

Code and Plan Purposes - *"The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan."*

The purpose of the building coverage standard in the Zoning Code is to control "bulk." The applicants believe that the proposed addition would be consistent with the context of the area and not affect the neighbors' properties with the appearance of bulk. Allowing for this variance would maintain the setbacks and the project includes a decrease in the lot coverage (impervious surface area) allowed in the Zoning Code.

Essential Character of the Area - *"The variation would not result in a use or development on the subject property that:*

a. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

b. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

c. Would substantially increase congestion in the public streets due to traffic or parking; or

d. Would unduly increase the danger of flood or fire; or

e. Would unduly tax public utilities and facilitates in the area; or

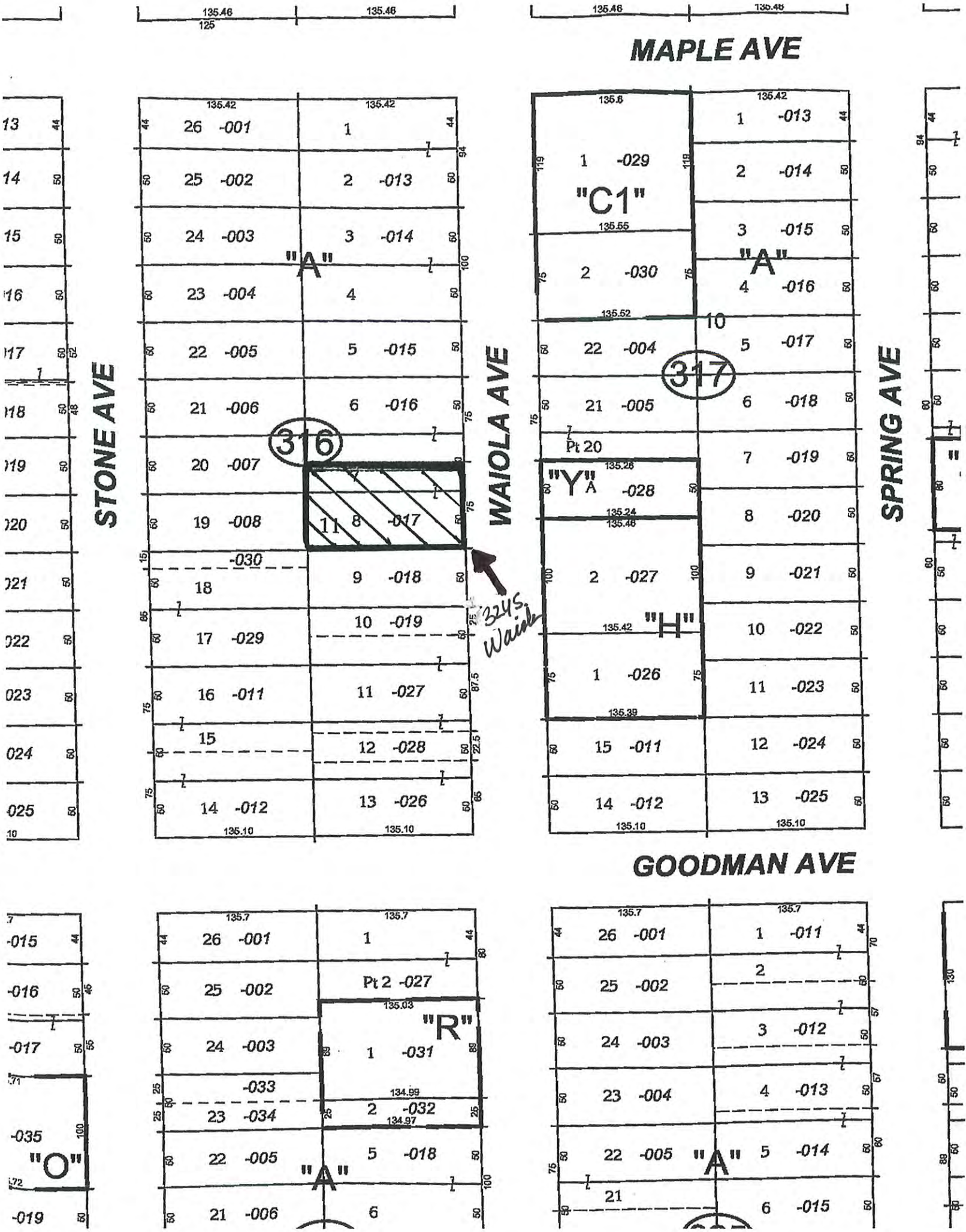
f. Would endanger the public health or safety."

Granting a variance would seemingly not adversely affect the character of the neighborhood. Rather, according to the applicant, it would allow them to make significant improvements to the property while maintaining the architectural features of their house. The proposed addition would not impair the light and air of adjacent properties.

No Other Remedy - *"There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property."*

The only other remedies for mud room and two-car garage would be (1) move the garage to the other corner of the lot – this option would increase lot coverage and would require additional variations, (2) demolish the car port or roofed back porch, or (3) demolish the house and construct a house with a different configuration and no front porch. The petitioners believe that neither of the above remedies would improve the functionality of their house while still maintaining the charm and beauty of a historic house.

MAPLE
STONE AVENUE
WAIOLA AVENUE
GOODMAN
324 S. Waiola


MAPLE AVE
GOODMAN AVE
STONE AVE
WAIOLA AVE
SPRING AVE
"A"
"C1"
"Y"
"H"
"R"
"O"
316
317
324S. Waiola
Pt 20
Pt 2 -027
135.42
135.10
135.55
135.52
135.26
135.24
135.39
135.03
134.99
134.97
135.7

APPLICATION FOR ZONING VARIATION

Application # 608
Date Filed: 2/19/15
UARCO # 4570

TO THE PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF LA GRANGE, ILLINOIS

(please type or print)
Application is hereby made by Emily Weber

Address: 324 S. WAIOLA AVENUE Phone:
Owner of property located at:

Permanent Real Estate Index No:

Present Zoning Classification: R-4 Present Use: SINGLE FAMILY DWELLING

Ordinance Provision for Variation from Article # 3-110-E of Zoning Ordinance, to wit:

A. **Minimum Variation** of Zoning requirement necessary to permit the proposed use, construction, or development:
THE EXISTING RESIDENCE IS 189 SQ. FT. OR 6% OVER THE CODE REQUIREMENT FOR BUILDING COVERAGE. THE PROPOSED ADDITIONS WILL CHANGE THAT TO 338 SQ. FT. OR 11% OVER THE CODE REQUIREMENT. 70% OF THE PROPOSED ADDITION TO THE HOUSE WILL BE UNDER AN EXISTING ROOF WHICH CURRENTLY HAS NOTHING / NO HABITABLE SPACE BENEATH IT.

B. **The purpose** therefor,
WILL GIVE THE RESIDENCE A CHANCE TO HAVE THE SAME AMENITIES AFFORDED TO THE NEWER, UP-TO-DATE HOMES IN THE AREA.

C. **The specific feature(s)** of the proposed use, construction, or development that require a variation:
THE ADDITIONS WILL INCLUDE A CLOSET FOR THE REMODELED MUD ROOM AND A SECOND BAY FOR THE 1-CAR DETACHED GARAGE.

PLAT OF SURVEY must be submitted with application. The plat should show any existing buildings on the petitioned property as well as any existing buildings on property immediately adjacent. It should also show any proposed new construction in connection with the variation, including landscaping, fencing, etc.

A visual proposal depicting the final plan, including but not limited to detailed renderings and/or plans of what is intended to be built.

1. General Standard. The Petitioner must list below **FACTS AND REASONS** substantially supporting **each** of the following conclusions or the petition for variation cannot be granted. (if necessary, use additional page)

a. State **practical difficulty** or **particular hardship** created for you in carrying out the strict letter of the zoning regulations, to wit:

THE ZONING CODE DOES NOT ALLOW FOR AN ADDITION TO BE PUT ON THIS HOUSE OR GARAGE BECAUSE THE EXISTING BUILDING COVERAGE IS OVER WHAT THE CODE ALLOWS.

b. A reasonable return or use of your property is not possible under the existing regulations, because:

THE REMODELED MUD ROOM WILL NOT HAVE ENOUGH ROOM FOR A CLOSET. THE 1-CAR DETACHED GARAGE IS OUT-DATED WITH RESPECT TO TODAY'S STANDARDS. BOTH OF THESE ITEMS KEEP THIS HOUSE BELOW THE COMMON STANDARD FOR HOUSING TODAY.

c. Your situation is unique (not applicable to other properties within that zoning district or area) in the following respect(s):

THIS SITUATION IS NOT UNIQUE TO THE OLDER HOMES IN THE AREA. HOWEVER, WITH THE CHANGING LANDSCAPE OF KNOCK-DOWNS AND NEWER, MORE UP-TO-DATE HOMES BEING BUILT, THIS HOUSE FALLS BEHIND. THIS HOUSE IS ONE OF A FEW HOMES TO HAVE AN EXISTING LARGE, COVERED AND SCREENED FRONT PORCH, A CAR PORT (PORTE COCHERE), AND A GARAGE.

2. Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

THE COMBINATION OF THE AREAS OF THE EXISTING HOUSE, PORTE COCHERE, COVERED/SCREENED PORCH, AND DETACHED GARAGE, WHICH WERE BUILT LONG BEFORE THE CURRENT ZONING CODE WAS ENACTED, IS GREATER THAN WHAT THE CODE ALLOWS FOR BUILDING COVERAGE. THUS, NOT ENABLING AN ADDITION TO BE CONSTRUCTED. AT THE TIME, MOST PEOPLE DID NOT OWN A CAR LET ALONE 2 CARS.

3. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid

THE AFOREMENTIONED PHYSICAL CONDITION OF THIS PROPERTY WAS NOT CREATED BY THE OWNER.

4. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

THE OWNERS OF THIS PROPERTY ARE BEING DEPRIVED OF THE SUBSTANTIAL RIGHTS AND AMENITIES GIVEN TO THE OWNERS OF OTHER LOTS SUBJECT TO THE SAME PROVISION. MOST HOMES OF THIS VALUE HAVE A 2-CAR GARAGE AND HAVE SOME WAY TO GET ONE CAR AROUND THE OTHER.

5. Not Merely Special Privilege. The alleged hardship or difficulty is not merely inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

THE ALLEGED HARDSHIP OF THIS SUBJECT PROPERTY PERTAINS TO MANY OTHER OLDER HOMES IN THE AREA AND IS NOT A SPECIAL PRIVILEGE OR ADDITIONAL RIGHT THAT OTHER OWNERS DO NOT HAVE.

6. Code and Plan Purposes. The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

THE GRANTING OF THE PROPOSED VARIATION WOULD KEEP THE SUBJECT PROPERTY IN HARMONY WITH THE GENERAL AND SPECIFIC PURPOSES FOR WHICH THE CODE AND PROVISIONS WERE ENACTED AS WELL AS THE GENERAL PURPOSE AND INTENT OF THE OFFICIAL COMPREHENSIVE PLAN.

7. Essential Character of the Area. The variation would not result in a use or development on the subject property that:

(a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

(b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

(c) Would substantially increase congestion in the public streets due to traffic or parking; or

(d) Would unduly increase the danger of flood or fire; or

(e) Would unduly tax public utilities and facilities in the area; or

(f) Would endanger the public health or safety.

AGREED TO ALL.

8. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

THE ONLY WAY THE ALLEGED HARDSHIP OR DIFFICULTY CAN BE AVOIDED OR REMEDIED IS BY GRANTING THE VARIATION.

* * *

NOTICE: This application must be filed with the office of the Community Development Director, accompanied by necessary data called for above and the required filing fee of Five Hundred Dollars ($500.00).

The applicant must submit seventeen (17) 11 x 17 or 8 ½ x 11 copies of any drawings, plats of survey, etc., required for this application a minimum of thirty days in advance of the public hearing date.

If possible, please submit electronic copies of plans.

The above minimum fee shall be payable at the time of the filing of such request. It is also understood that the applicant shall reimburse the Village any additional costs over and above these minimums, which are incurred by the Village, including but not limited to the following:

(a) Legal Publication (direct cost);

(b) Recording Secretarial Services (direct cost);

(c) Court Reporter (direct cost);

(d) Administrative Review and Preparation (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);

(e) Document Preparation and Review (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);

(f) Professional and Technical Consultant Services (direct cost);

(g) Legal Review, Consultation, and Advice (direct cost);

(h) Copy Reproduction (direct cost); and

(i) Document Recordation (direct cost); and

(j) Postage Costs (direct cost).

Such additional costs shall be paid by the applicant prior to the Board of Trustees making a decision regarding the request.

I, the undersigned, do hereby certify that I am the owner, or contract purchaser **(Evidence of title or other interest you have in the subject property, date of acquisition of such interest, and the specific nature of such interest must be submitted with application.)** and do hereby certify that the above statements are true and correct to the best of my knowledge.

Emily Weber — 324 S. Waiola Ave.

(Signature of Owner or Contract Purchaser) (Address)

La Grange — IL — 60525

(City) (State) (Zip Code)

Subscribed and sworn to before me this 18th day of February, 2015.

(Notary Public) (Seal)

Enclosures:

OFFICIAL SEAL
DENISE R ROBINSON
Notary Public - State of Illinois
My Commission Expires Sep 12, 2016

(FOR VILLAGE USE ONLY)

1. Filed with Office of the Community Development Director: 2.19, 2015.

2. Transmitted to Zoning Board of Appeals at their meeting held: 3.19.15

3. Continuation (if any):

4. Notice of hearing published in: Sub Life on:

5. Findings and Recommendation of Zoning Board of Appeals referred to Village Board at Meeting of:

6. Final Action of Village Board for adoption of amending ordinances or denial of applicant's request at meeting held:

7. Payment of expenses satisfied:

Conditions Imposed:

• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

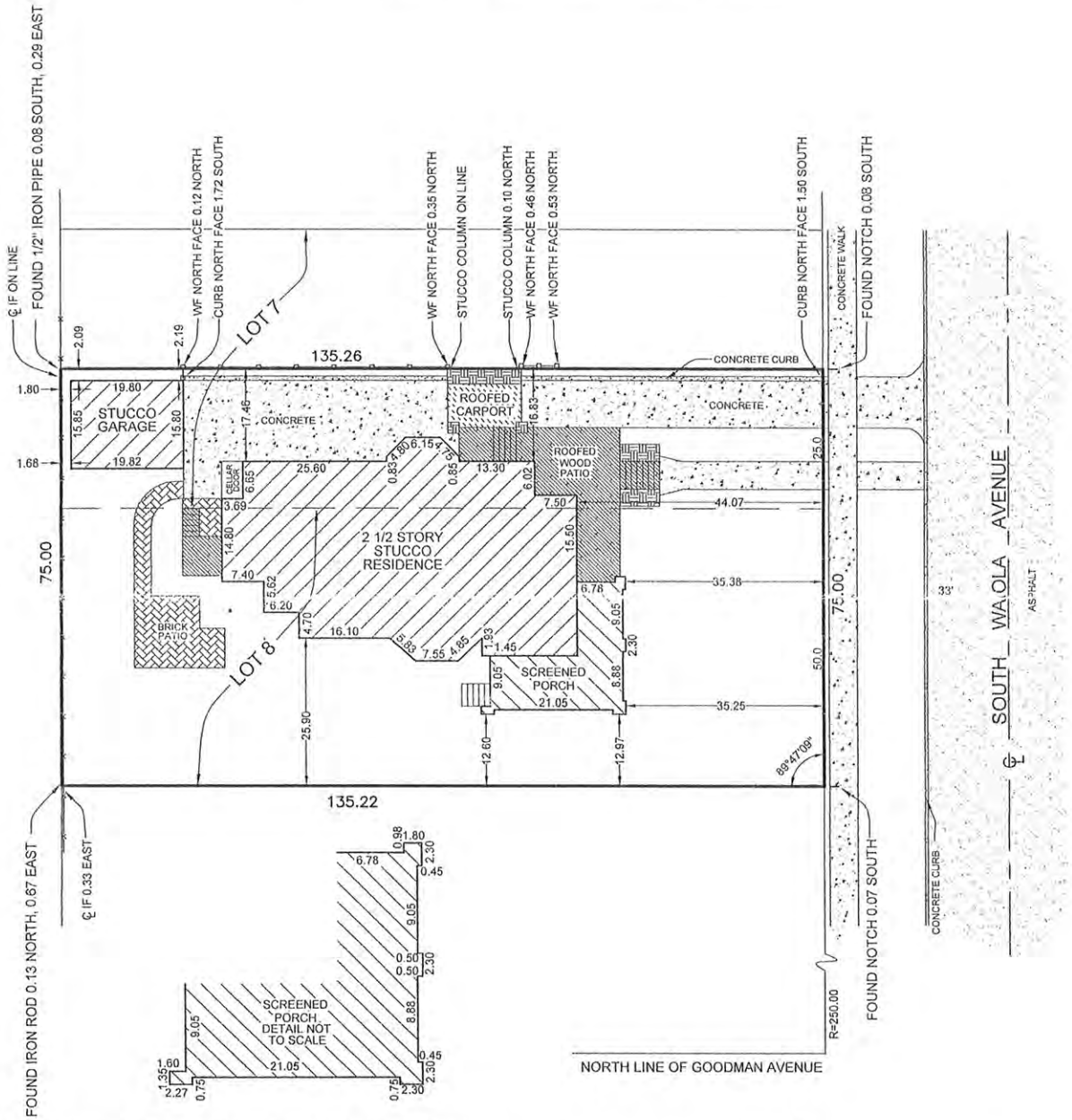
SCHOMIG LAND SURVEYORS, LTD.

PLAT OF SURVEY

909 EAST 31ST STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@SBCGLOBAL.NET
WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
FAX: 708-352-1454

THE SOUTH 25 FEET OF LOT 7 AND ALL OF LOT 8 IN BLOCK 11 IN LAY AND LYMAN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 324 SOUTH WAIOLA AVENUE, LA GRANGE.



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: JULY 20TH, 2014.

BUILDING LOCATED: JULY 20TH, 2014.

ORDERED BY: LAUREEN J. DUNNE ATTORNEY

PLAT NUMBER: 973410 & 141348 SCALE: 1" = 20'

LEGEND

M. = MEASURED DIMENSION
R. = RECORDED DIMENSION
B.L. = BUILDING LINE
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
℄ = CENTER LINE
C.L.F. = CHAIN LINK FENCE
W.F. = WOOD FENCE
= WOOD PORCH/STEPS/DECK

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

LOT AREA: 10,143 SQUARE FEET.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

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

SCHOMIG LAND SURVEYORS LTD. DESIGN FIRM 184.001278 PROFESSIONAL 909 E. 31st ST. LaGRANGE PARK, IL 60526 RUSSELL W. SCHOMIG 035-002446 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

LICENSE EXPIRATION
11-30-2014

BY: Russell W. Schomig
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446

ZONING SCHEDULE

LOT ZONING	R-4
LOT SIZE	10,141.5 sq. ft.
LOT USE	SINGLE FAMILY
LOT CLASSIFICATION	CONFORMING
LOT COVERAGE (45% Allowable)	4,563.68 sq. ft.
EXISTING :	
LOT COVERAGE (House)	1,967.84 sq. ft.
✳ Credit Given — LOT COVERAGE (Front Porch) (380.42 - 160)	220.42 sq. ft.
✳ Credit Given — LOT COVERAGE (Detached Garage) (313.83 / 2)	156.92 sq. ft.
✳ Credit Given — LOT COVERAGE (Driveway) (1,426.42 - 450)	976.42 sq. ft.
LOT COVERAGE (Front Walkway and Steps)	230.14 sq. ft.
LOT COVERAGE (Cellar Door)	28.36 sq. ft.
LOT COVERAGE (Car Port in Addition to Driveway)	13.0 sq. ft.
LOT COVERAGE (Screened Porch)	345.39 sq. ft.
LOT COVERAGE (Existing Total)	3,938.49 sq. ft. (625.19 sq. ft. Under)
BUILDING COVERAGE (30% Allowable)	3,042.45 sq. ft.
EXISTING :	
BUILDING COVERAGE (House)	1,967.84 sq. ft.
BUILDING COVERAGE (Front Porch)	380.42 sq. ft.
BUILDING COVERAGE (Screened Porch)	345.39 sq. ft.
BUILDING COVERAGE (Car Port)	145.98 sq. ft.
BUILDING COVERAGE (Detached Garage)	313.83 sq. ft.
BUILDING COVERAGE (Cellar Door)	28.36 sq. ft.
BUILDING COVERAGE (Overhangs Within 3' of Lot Line)	49.88 sq. ft.
BUILDING COVERAGE (Existing Total)	3,231.7 sq. ft. (189.25 sq. ft. Over)

EXISTING : 6.22% OVER CODE

LOT COVERAGE (45% Allowable)	4,563.68 sq. ft.
PROPOSED :	
LOT COVERAGE (House)	1,967.84 sq. ft.
✳ Credit Given — LOT COVERAGE (Front Porch) (380.42 - 160)	220.42 sq. ft.
✳ Credit Given — LOT COVERAGE (Detached Garage) (313.83 / 2)	156.92 sq. ft.
✳ Credit Given — LOT COVERAGE (Driveway) (1,426.42 - 450)	976.42 sq. ft.
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LOT COVERAGE (Cellar Door)	28.36 sq. ft.
LOT COVERAGE (Car Port in Addition to Driveway)	13.0 sq. ft.
LOT COVERAGE (Screened Porch)	345.39 sq. ft.
LOT COVERAGE (Mud Room Addition)	41.5 sq. ft.
✳ Credit Given — LOT COVERAGE (Garage Addition) (138.54 / 2)	69.27 sq. ft.
LOT COVERAGE (New Back Walkway)	46.2 sq. ft.
LOT COVERAGE (Driveway) (Additional)	23.7 sq. ft.
LOT COVERAGE (Proposed Total)	4,119.16 sq. ft. (444.52 sq. ft. Under)
BUILDING COVERAGE (30% Allowable)	3,042.45 sq. ft.
PROPOSED :	
BUILDING COVERAGE (House)	1,967.84 sq. ft.
BUILDING COVERAGE (Front Porch)	380.42 sq. ft.
BUILDING COVERAGE (Screened Porch)	345.39 sq. ft.
BUILDING COVERAGE (Car Port)	145.98 sq. ft.
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BUILDING COVERAGE (Cellar Door)	28.36 sq. ft.
BUILDING COVERAGE (Overhangs Within 3' of Lot Line)	49.88 sq. ft.
BUILDING COVERAGE (Mud Room Addition)	12.6 sq. ft.
BUILDING COVERAGE (Garage Addition)	138.54 sq. ft.
BUILDING COVERAGE (Overhangs Within 3' of Lot Line) (Garage Addition)	8.3 sq. ft.
BUILDING COVERAGE (Proposed Total)	3,391.14 sq. ft. (348.69 sq. ft. Over)

PROPOSED : 11.46% OVER CODE

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Architects By Design, P.C.
101 Ogden Avenue
Clarendon Hills, IL 60514
Phone: (630) 323-4604
Fax: (630) 323-4613

An Addition and An Interior Remodel To :
The Weber Residence
324 South Waiola Avenue
LaGrange, Illinois

FILE NO: M4-2224
DRAWN BY: M.J.H.
DATE: 9-12-15
REVISIONS:

SHEET NO: A-1
OF 7 SHEETS

ZONING SCHEDULE

ZONING	R-4
SIZE	10,141.5 sq. ft.
USE	SINGLE FAMILY
CLASSIFICATION	CONFORMING
LOT COVERAGE (45% Allowable)	4,563.68 sq. ft.
EXISTING :	
LOT COVERAGE (House)	1,967.84 sq. ft.
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BUILDING COVERAGE (Existing Total)	3,231.7 sq. ft. (189.25 sq. ft. Over)

EXISTING : 6.22% OVER CODE

LOT COVERAGE (45% Allowable)	4,563.68 sq. ft.
PROPOSED :	
LOT COVERAGE (House)	1,967.84 sq. ft.
LOT COVERAGE (Front Porch) (380.42 - 160)	220.42 sq. ft. * C
LOT COVERAGE (Detached Garage) (313.83 / 2)	156.92 sq. ft. * C
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PROPOSED :	
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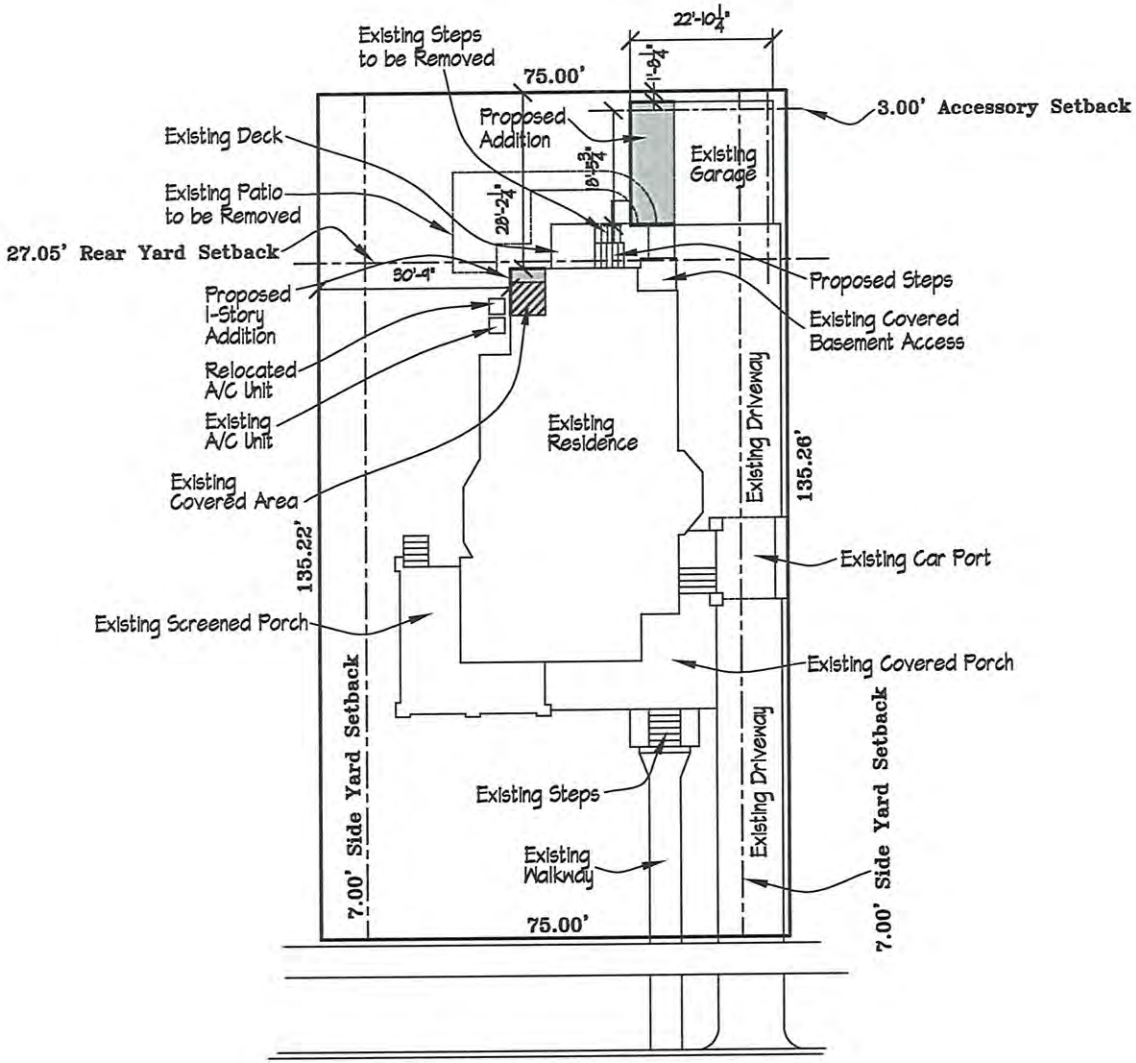
BUILDING COVERAGE (Garage Addition)	138.54 sq. ft.
BUILDING COVERAGE (Overhangs Within 3' of Lot Line) (Garage Addition)	8.3 sq. ft.
BUILDING COVERAGE (Proposed Total)	3,391.14 sq. ft. (348.69 sq. ft. Over)

PROPOSED : 11.46% OVER CODE



Site Plan

SCALE: 1"=20'-0"

North

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Architects By Design, P.C.
104 Ogden Avenue
Clarendon Hills, IL 60514
Phone: (630) 323-4604
Fax: (630) 323-4615

An Addition and An Interior Remodel To :

The Weber Residence

524 South Waiola Avenue
Lagrange, Illinois

FILE NO: H4-2234

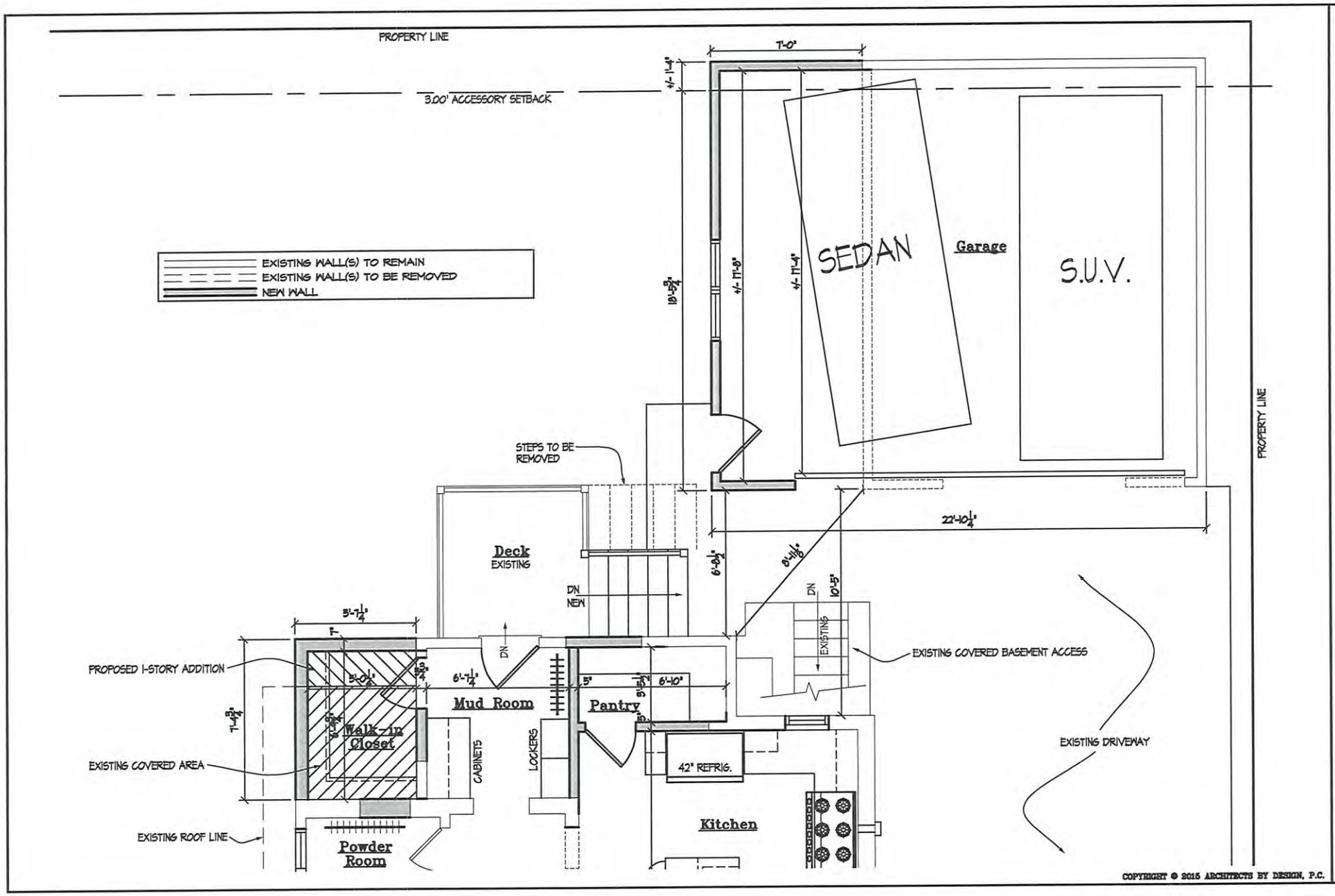
DRAWN BY: M.J.H.

DATE: 8-13-15

REVISIONS:

SHEET NO: A-2

OF 7 SHEETS



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Clarendon Hills, IL 60514
Phone: (630) 323-4604
Fax: (630) 323-4615

An Addition and An Interior Remodel To :

The Weber Residence

924 South Waiola Avenue
LaGrange, Illinois

FILE NO: H4-2234

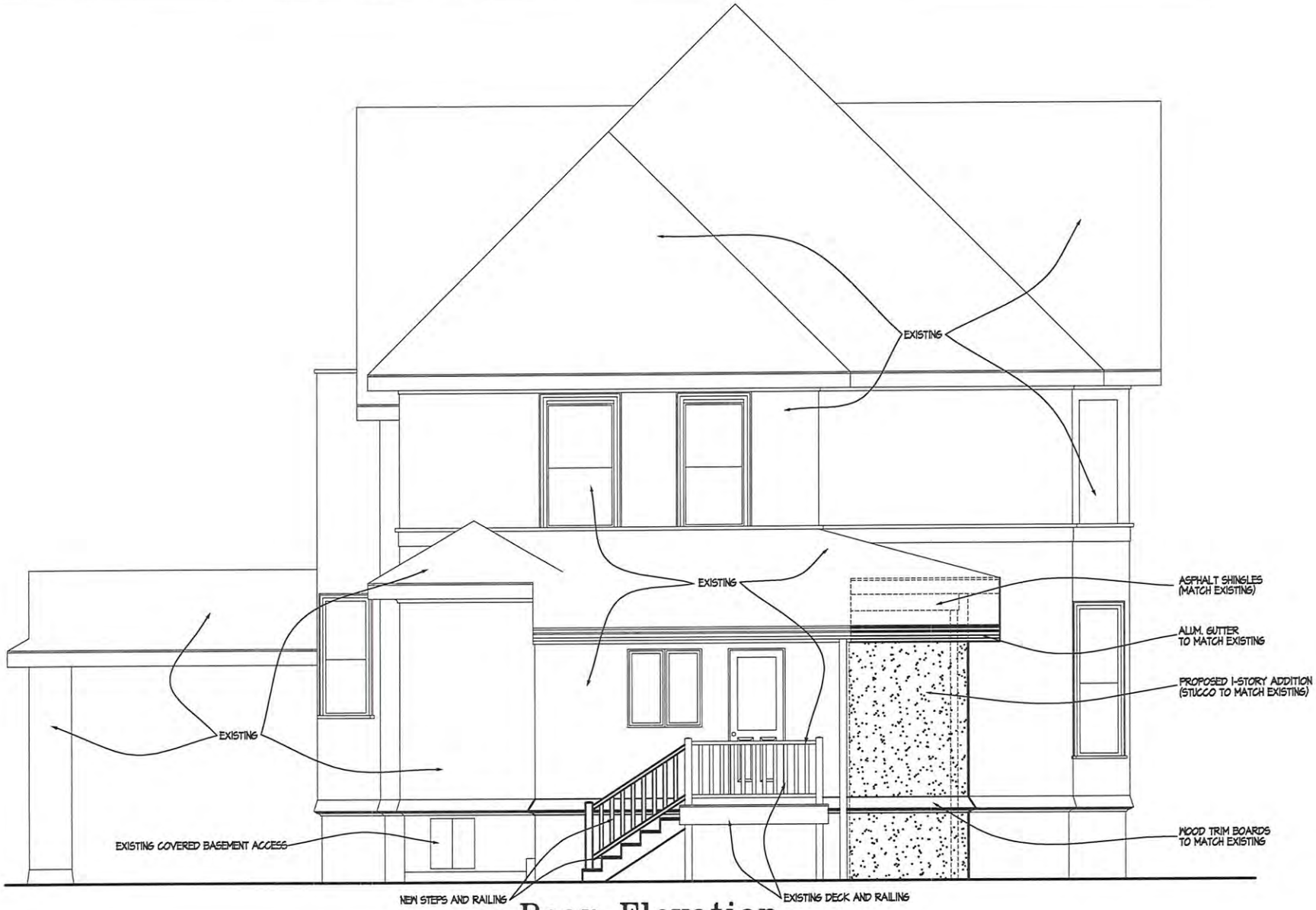
DRAWN BY: M.J.H.

DATE: 8-13-15

REVISIONS:

SHEET NO: A-3

OF 7 SHEETS



Rear Elevation

Scale: N.T.S.

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Clarendon Hills, IL. 60514
Phone: (630) 323-4604
Fax: (630) 323-4615

An Addition and An Interior Remodel To :

The Weber Residence

324 South Waiola Avenue
Lagrange, Illinois

FILE NO: H14-2224

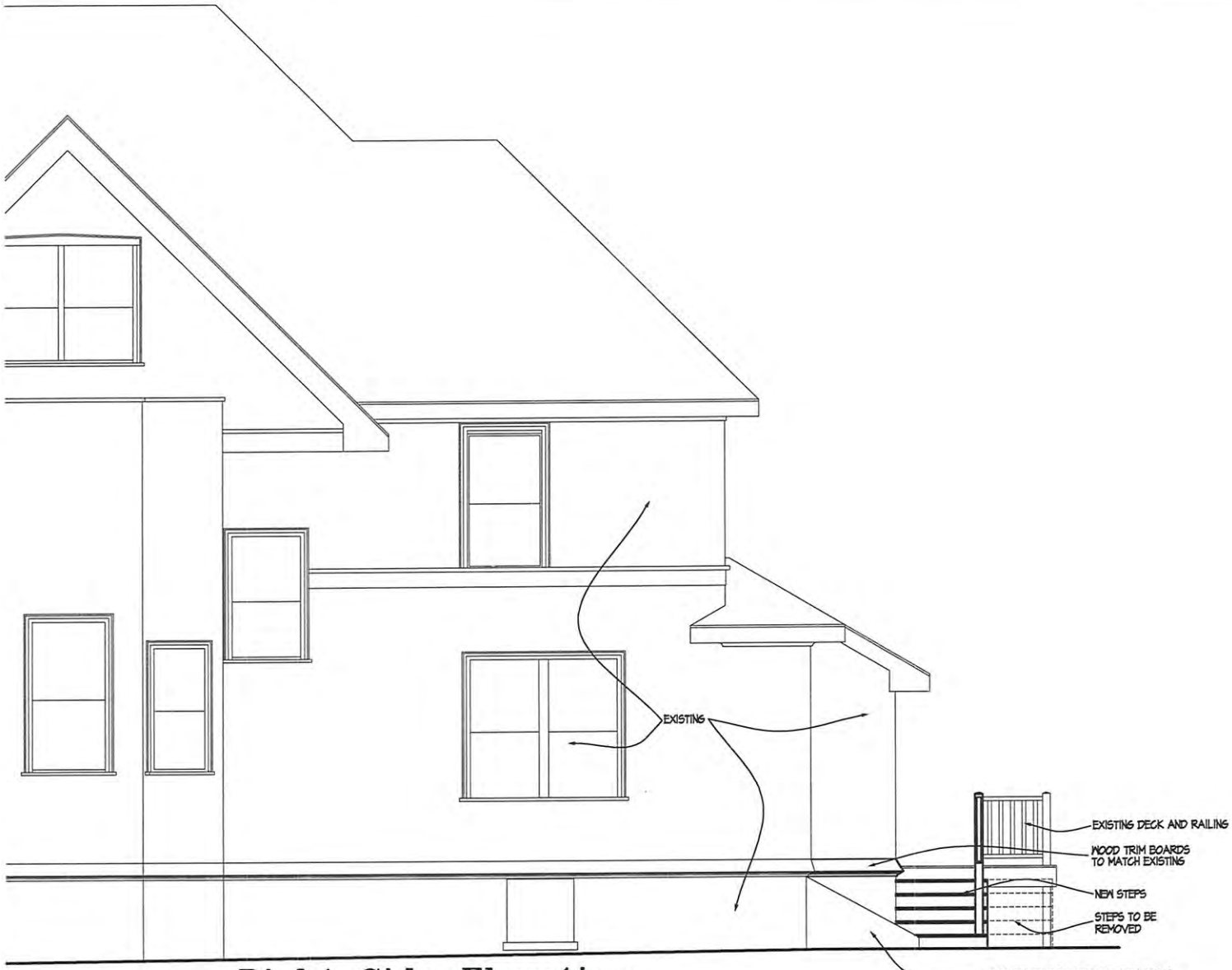
DRAWN BY: M.J.H.

DATE: 8-13-15

REVISIONS:

SHEET NO: A-4

OF 7 SHEETS



Right Side Elevation

Scale: N.T.S.

Architects By Design, P.C.
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An Addition and An Interior Remodel To:

The Weber Residence

324 South Waiola Avenue
LaGrange, Illinois

FILE NO: M4-2224

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DATE: 8-13-15

REVISIONS:

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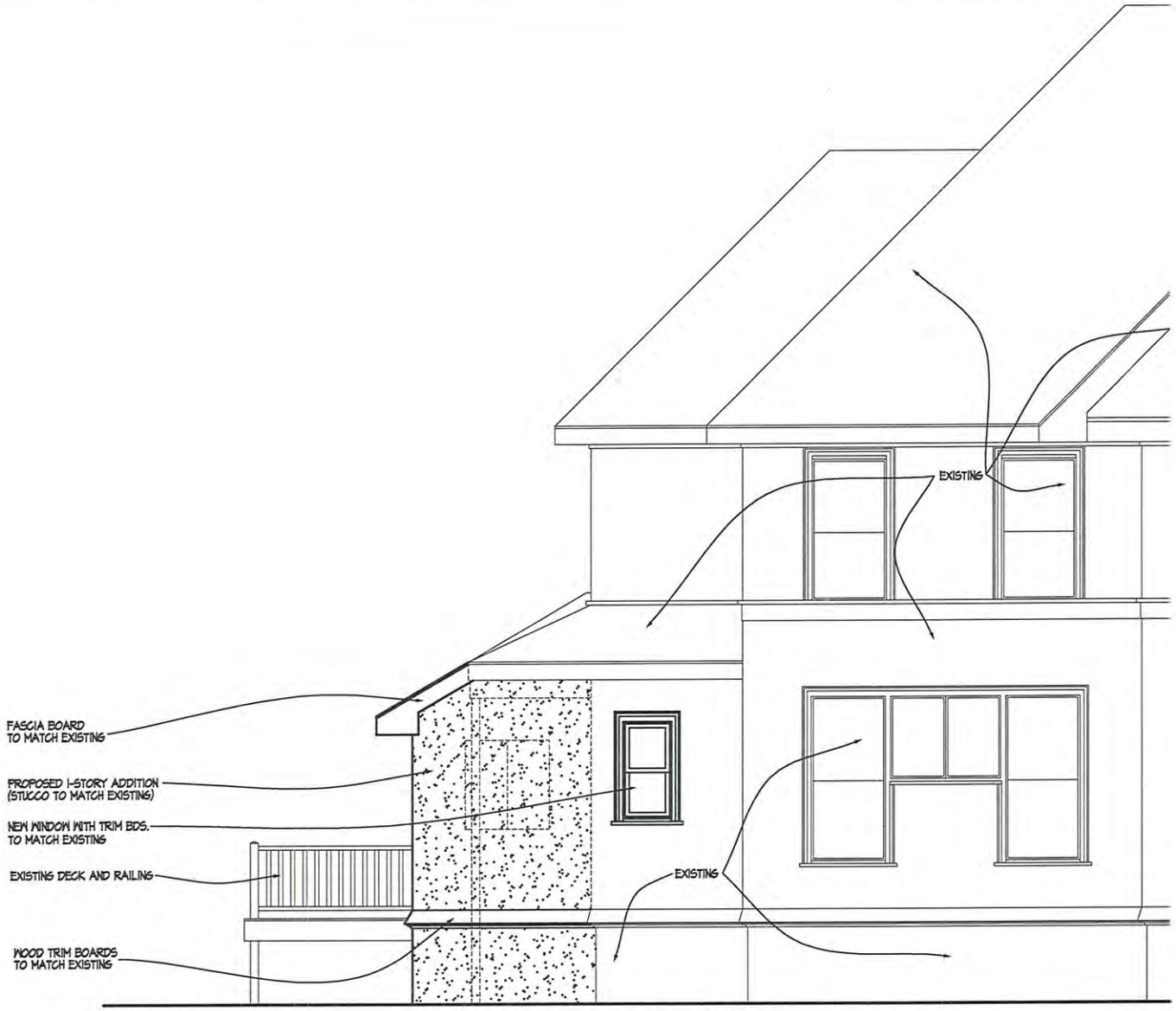

Left Side Elevation

Scale: N.T.S.

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An Addition and An Interior Remodel To :

The Weber Residence

5324 South Wolcott Avenue
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REVISIONS:

SHEET NO: A-6

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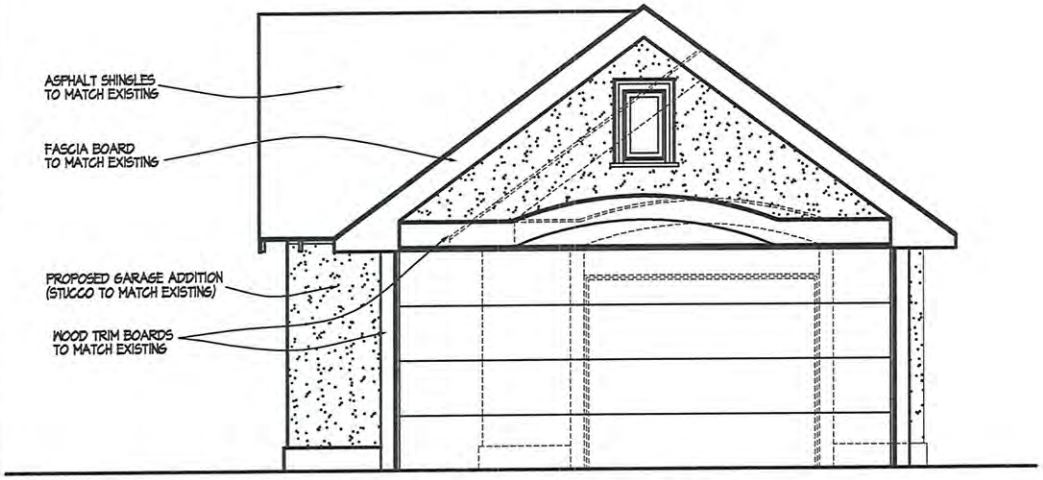

Garage Front Elevation

Scale: N.T.S.

Garage Left Side Elevation

Scale: N.T.S.

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An Addition and An Interior Remodel To :

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