

# 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, July 16, 2015 - 7:30 p.m.**



1. Call to Order and Roll Call of the Zoning Board of Appeals
2. Approval of Minutes – April 16, 2015
3. Business at Hand:

**ZBA CASE #609 – To consider a Zoning Variation from Subparagraph 4-110H11m (Parking Areas in Front Yards) to allow the construction of a parking area in the front yard within the R-8 Multiple Family Residential District, Barbara Myslinska, 15A S. Madison Avenue.**

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.

## MINUTES

Zoning Board of Appeals  
of the  
Village of La Grange  
April 16, 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, and March 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: Commissioner Blentlinger, Brenson, Finder, Hoffenberg, O'Connor, Schwartz and Chairperson Brewin presiding.

Absent: None.

Also Present: Assistant Community Development Director Angela Mesaros.

### II. APPROVAL OF MINUTES:

The Minutes of the February 19 and March 19, 2015, meetings were presented for approval. It was moved by Commissioner Schwartz, seconded by Commissioner O'Connor that the Minutes of the meeting be approved as written. Motion carried unanimously by voice vote.

### III. BUSINESS AT HAND:

**CONTINUED: 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.**

Chairperson Ellen Brewin swore in Mia Rao and Zach Schultz, 222 S. Kensington, owners of the property, and Randy King, Architect, who presented the application and answered questions from the Commissioners. The Commissioners asked questions regarding other options with the existing footprint of the house, life safety issues, and the minimum variation needed/smallest mudroom necessary. There were no questions from the audience. (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 application submitted with ZBA Case #607 for the maximum building coverage.

Motion to approve PASSED by a roll call vote (4/1/2).

AYE: Hoffenberg, O'Connor, Schwartz and Brewin.  
NAY: Finder  
ABSENT: Blentlinger and Brenson.

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

Chairperson Ellen Brewin swore in Dan and Emily Weber, 324 S. Waiola, owners of the property, and Randy King, Architect, who presented the application and answered questions from the Commissioners. The Commissioners asked questions regarding the dimensions of the proposed garage, proposed mudroom, existing support beams and design options. There were no questions from the Audience. (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 Schwartz that the Zoning Board of Appeals recommend to the Village Board of Trustees approval of the application submitted with ZBA Case #608 for the maximum building coverage.

Motion to approve PASSED by a roll call vote (5/0/2).

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

**ZBA CASE #605 – To consider a Zoning Variation from Subsection 9-105D (Fences-Location in Front and Corner Side Yards) to allow a fence within the IB Institutional Buildings District, First United Methodist Church, 100 W. Cossitt.**

Chairperson Ellen Brewin swore in Sue Skahill, Director of First United Methodist Pre School, Julie Egan, attorney for the applicant, and Dan Ruzic, project manager, Chicago Project Management, who presented the application and answered questions from the Commissioners. The Commissioners asked questions regarding the history of the preschool, DCFS requirements, other options for location and height, DCFS requirements, site lines, alley, landscaping, and existing play space.

Audience comments and questions included whether or not it is required, property maintenance, landscaping, site lines, traffic impacts, character of five foot fence, impact on property values, and need for a playground. (See Findings of Fact).

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Schwartz and seconded by Commissioner Finder that the Zoning Board of Appeals recommend to the Village Board of Trustees approval of the application submitted with ZBA Case #605 for fence height and location with the conditions that (1) this fence be reviewed for site line compliance and (2) the Village Manager review the site plan for a noise buffer if needed.

Motion to approve PASSED by a roll call vote (5/0/2).

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

**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 9:54 p.m.

Respectfully submitted:  
VILLAGE OF LA GRANGE

  
\_\_\_\_\_  
Angela Mesaros, Assistant Community Development Director

## STAFF REPORT

**CASE: ZBA #609 – Barbara Myslinska , 15A S. Madison Avenue – Parking in Front Yard**

### **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 subject property is a townhouse with no vehicular access and no designated off-street parking spaces. The alley directly behind this property is privately owned by Horton's Hardware. The applicant has requested access from the owner of the alley with no success. Traditionally residents of multiple family housing predating the Zoning Code have paid for an overnight parking decal in one of the Village's public parking lots and/or rented space from private property owners. According to the applicant it is difficult to find overnight parking due to the high volume of traffic in the Village.

The applicant seeks a curb cut and parking space in the front yard with a curb cut and access off Madison. According to the Zoning Code, parking is not permitted within the front yard. Therefore, a building permit could not be issued for the proposed access drive and parking space. The applicant seeks a variation from Paragraph 4-110H11m (Parking Areas in Front Yards) of the Zoning Code to locate a parking space in the front yard. Subparagraph 14-303E1 (d) (Authorized Variations) allows the variation of location off-street parking spaces. The requested variation falls within the authorized limits of the Zoning Code.

### **VARIATION STANDARDS**

***General Standard - "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."***

The subject property is a row house with a 16.60 feet wide lot, which predates the Village Zoning Code (adopted in 1991). The property has no side yards and no vehicular access. Overnight parking is not permitted on Village streets. In addition, the applicant has no access to the rear yard as the alley is privately owned with no access easement. According to the applicant, the front yard is the only area available for off-street parking. However, the Zoning Code does not allow parking in the front yard. The subject property has no possible location for a parking space that would conform to the Zoning Code. Therefore, the applicant seeks a variation to provide one off-street parking space in the front yard.

**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 unique for La Grange – it is a one of six townhouses. The property is 16.60 feet wide and has no vehicular access. Two out of the six townhouses do not have off-street parking. One of the properties has a non-conforming circular drive that provides vehicular access to two units.

**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 applicant purchased the property two years ago and has made improvements to the property, but none that impact the parking or vehicular access.

**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."*

Off-street parking is not available on this property nor in any front yard in the Village's residential districts. Two variation requests for parking in the front yard have been considered for one of the other townhouses on Madison – one of the requests was denied by the Village Board in 1996 and the other request was withdrawn in 1999 after the applicant sold his townhouse.

**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."*

The Zoning Code requires 1.5 spaces per unit for multiple family housing. Parking is not permitted in the front yard for any residential property in the Village. This property is one of several multiple family buildings around the Central Business District that do not have on-site parking. It is the Village's policy to allow purchase of overnight decals for parking in Village parking lots for residents of these units.

**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 applicant does not have access to the rear yard; therefore, without a variation, off-street parking would not be an option on this property.

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

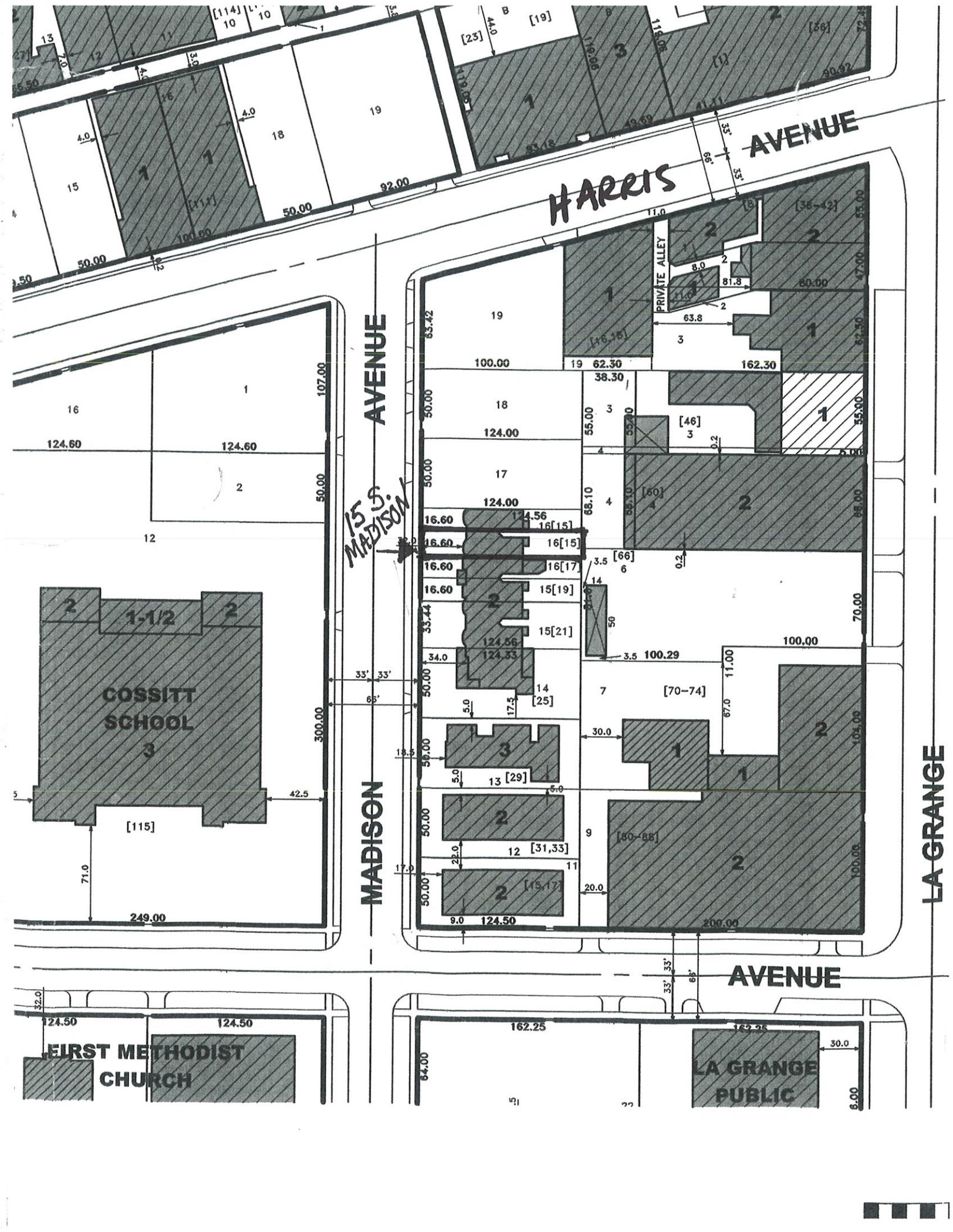
- a. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or*
- b. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; 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."*

According to the applicant, no on-street parking spaces would be lost with the proposed curb cut.

**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."***

Due to the configuration of the property, there is no available area to locate an off-street parking space. Other options for parking on this property include: (1) purchase an overnight parking decal in one of the Village lots and utilize on-street parking during the day (see attached "Parking Decal Policies"); (2) acquire an access easement from the vacated alley at the rear of the property; and (3) rent a parking space from a private property owner in the area.

According to the applicant, they do not have a viable option for parking. Staff suggests that these options be discussed in more detail at the hearing.





VILLAGE OF LA GRANGE  
Finance Department

PARKING DECAL POLICIES

- RESIDENTS -

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The Village of LaGrange has designated parking areas as "Decal Parking Only" for residents who live in downtown La Grange. Residents may park in these areas provided they purchase and **display** a current decal. Return completed applications with payment either in person or by mail to the Village's Finance Department, 53 S. LaGrange Road, P.O. Box 668, LaGrange, IL 60525. Business hours are Monday through Friday, 8:30 a.m. to 5:00 p.m. After hours, use the drop box located either at the Harris side ramp entrance, or across Harris on the alley. Spaces cannot be reserved by phone. Applications are processed daily, but decals are mailed one week prior to first valid date. Should you wish to receive confirmation, please enclose a stamped, self-addressed envelope and a brief note requesting same. Once a parking decal is issued, there will be **NO REFUNDS.** Direct any questions to the Finance Department at 708/579-2300.

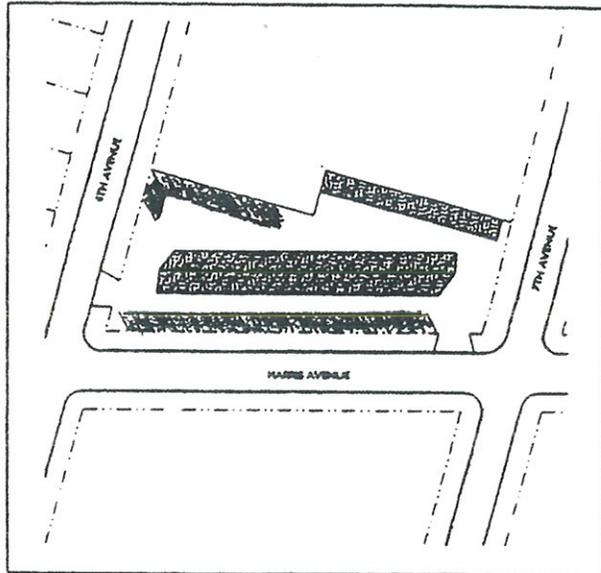
**PER VILLAGE ORDINANCE, DECALS MUST BE DISPLAYED IN THE LOWER PORTION OF THE MAIN REAR WINDOW, PASSENGER SIDE.**

1. All spaces, including renewals, are sold on a first-come, first-served basis. Payment must accompany a **completed application** before a space can be reserved. Check the months you are applying for on the application. The decal holder has the sole responsibility for renewing. No reminders will be sent.
2. **Resident day and overnight parking decals will be mailed to applicants** at the provided Village of La Grange address to ensure the decals are issued to eligible residents and the decals are not used prior to the effective date.
3. **Day decals are sold for specific lots at a cost of \$45.00 per month,** however no particular space is assigned in the lot. A day decal allows the individual to park during the hours of 6:00 a.m. through 6:00 p.m. Evening hours from 6:00 p.m. to 2:00 a.m. are considered free parking (no decal required), as are weekend daytime hours in all decal lots. When a day decal is purchased, a night decal may be requested at no additional charge.
4. **OVERNIGHT DECALS ARE FOR RESIDENTS OF THE DOWNTOWN AREA ONLY WHO LIVE IN MULTI-FAMILY APARTMENT BUILDINGS OR CONDOMINIUMS, constructed prior to 1991.** Overnight decals allow residents to park in designated areas of specific municipal lots from 2:00 a.m. to 6:00 a.m. **Night decals cost \$35.00 per month.** Vehicles bearing overnight decals MUST be out of the lots by 7:30 a.m., Monday through Friday, unless you also have a day decal for that area. Night decals shall also allow residents to park in designated municipal lots during the day on/over weekends (Saturday & Sunday) and holidays. If you have dark tinted rear windows, please display the decal on the windshield, passenger side, near the top.

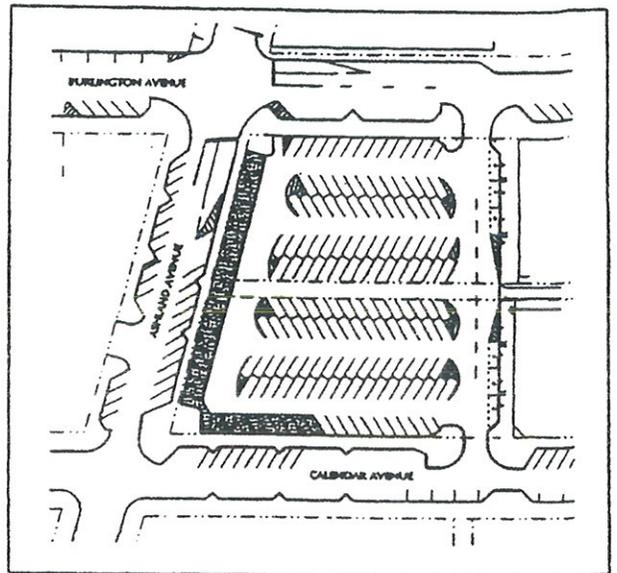
5. **Vehicles displaying overnight decals** in municipal lots between the hours of 2:00 a.m. and 6:00 a.m., **shall be parked in one of the lots and spaces so designated as described below** and as designated by signage in the lots. **If no spaces are available in a designated overnight parking area, please use any one of the other locations listed** or re-park the vehicle later in the evening when spaces become available. *Only the following lots, and no other, may be used for overnight parking:*

Lot 2 --Harris & Sixth (two center rows and northeast section)  
Lot 5 --Calendar Avenue & Ashland  
(west row and 10 southwest spaces)  
Lot 11 --West side of Sixth Avenue between Harris & Burlington  
(south row only)  
Lot 12 --Burlington, between Seventh and Bluff (south and west rows)  
Lot 13 --Brainard Avenue at Burlington (south row only)  
Zone S --North Side Shawmut, East of La Grange Road  
Parking Structure – East side, first floor only, in designated section  
as posted.

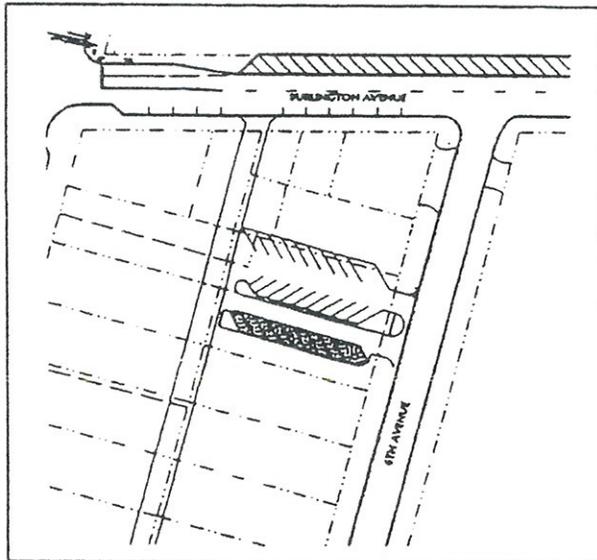
6. Vehicles must be parked **solely within one single parking stall** and have **no exterior markings in excess of one square foot in area**, identifying or advertising a commercial enterprise.
7. **Only one day/night decal is available per household**, unless approved by the Village Board or authorized representative. If a second decal is approved, the fee for day parking is \$60.00 per month. A second decal for night only parking is \$45.00 per month.
8. Any vehicle parked overnight, housed, or registered in the Village of La Grange **must display a current Village vehicle sticker**.
9. Per Village Ordinance, vehicles may not be parked (stored) in the same space for more than five (5) consecutive days. No tarped vehicle shall be parked in any space within a municipal parking lot.
10. Individuals violating these rules are subject to fines and responsible for same. Vehicles may also be towed from the space at the vehicle owner's expense. **Any abuse of parking privileges will result in revocation of the parking decal**.



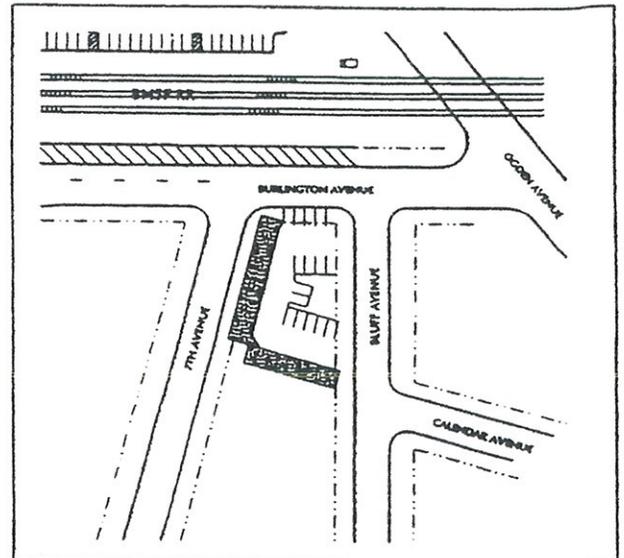
LOT #2 - 7TH AVE. & HARRIS AVE.



LOT #5 - ASHLAND AVE. & CALENDAR AVE.



LOT #11 - 6TH AVE. & BURLINGTON AVE.



LOT #12 - BLUFF AVE. & BURLINGTON AVE.



DESIGNATED  
SPACES  
FOR  
OVERNIGHT  
RESIDENT  
PARKING



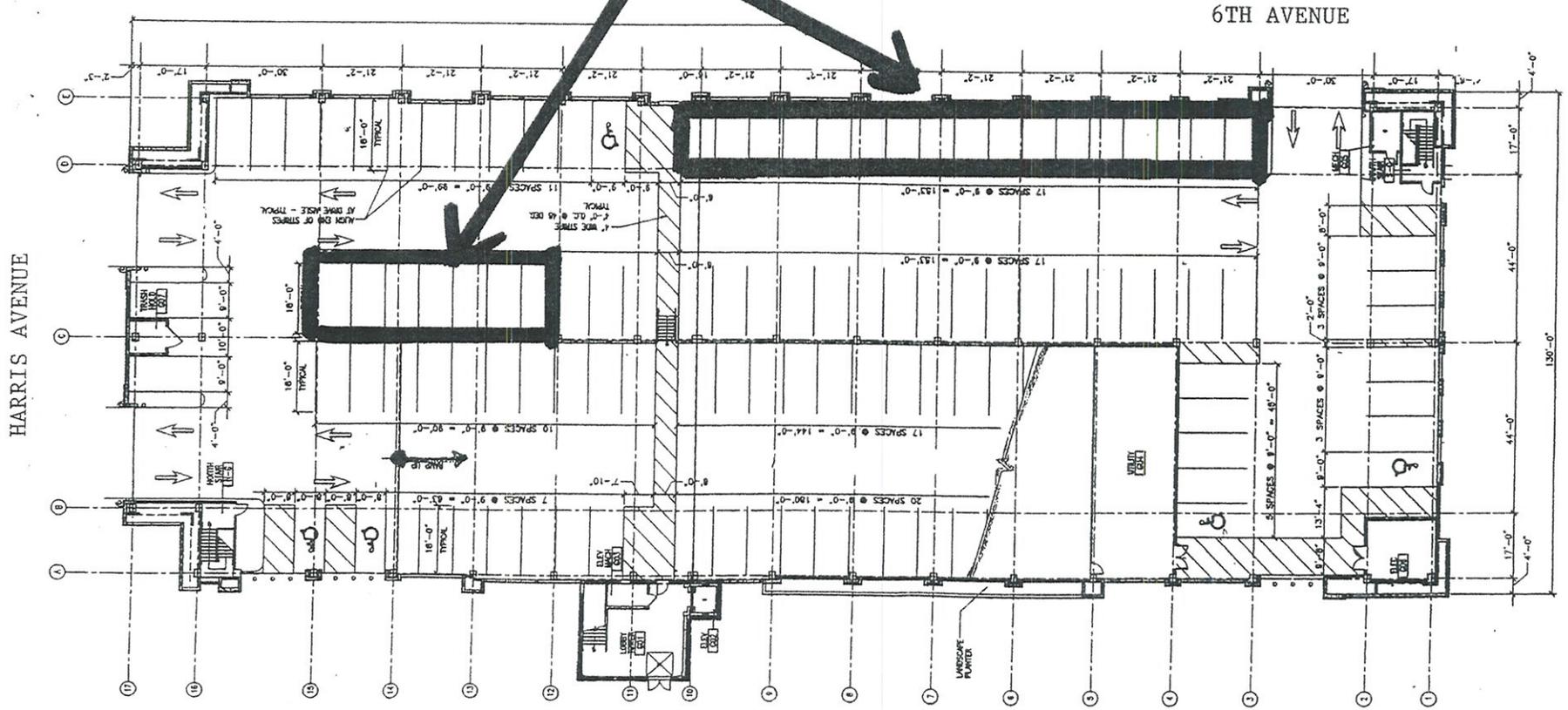
NOT TO SCALE

VILLAGE OF LAGRANGE

OVERNIGHT  
RESIDENT PARKING



OVERNIGHT RESIDENT PARKING - 24 SPACES



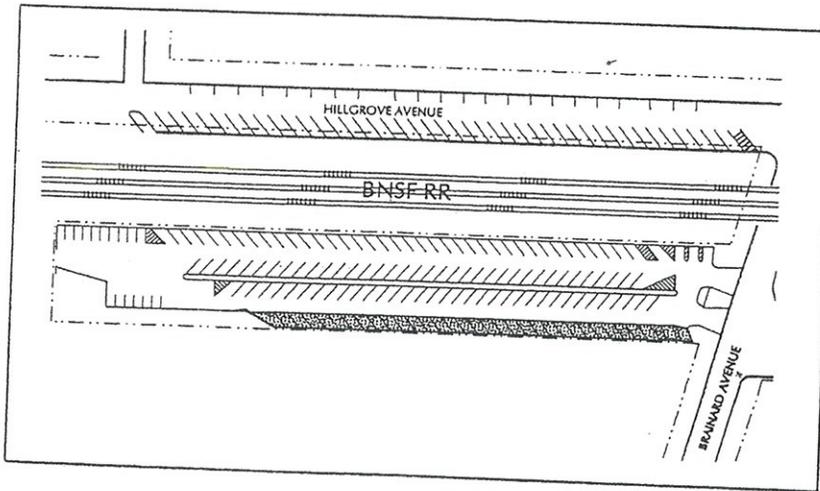
PARKING STRUCTURE - GROUND LEVEL



NOT TO SCALE



DESIGNATED  
SPACES  
FOR  
OVERNIGHT  
RESIDENT  
PARKING



LOT #13 - BRAINARD AVENUE & BNSF RR

VILLAGE OF LAGRANGE

OVERNIGHT  
RESIDENT PARKING

VILLAGE OF LA GRANGE  
**DEPARTMENT OF POLICE**

304 WEST BURLINGTON  
LA GRANGE, IL 60525

MICHAEL A. HOLUB  
Chief of Police

Phone: 708.579.2334  
Fax: 708.579.1085

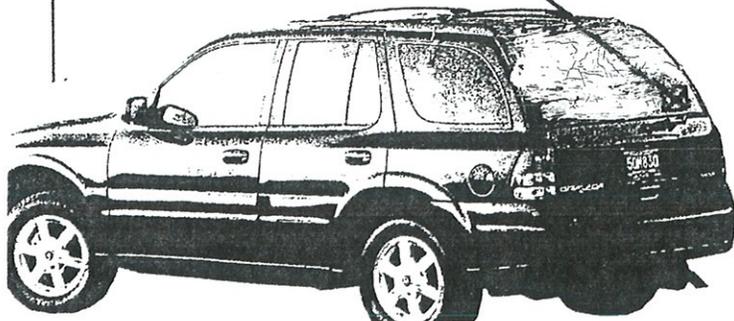
## PARKING DECAL STICKERS

Under 72.30 (C) of the La Grange Code Of Ordinances, "No vehicle shall be parked in any row of any municipal parking lot or Village street designated for decal parking during the hours specified by signing posted in said decal lots or on said decal streets, without displaying a current monthly decal sticker for parking in the specific lot or on the specific street the vehicle is parked."

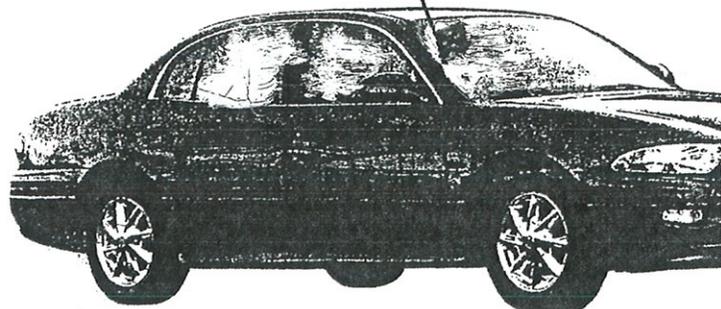
**"The decal sticker shall be affixed to the lower right-hand corner (passenger side) on the inside of the glass part of the rear window."**

If you have a tinted rear window, the sticker shall be placed in the upper right-hand corner (passenger side) of the windshield instead of the driver's window. This is a recent change due to the 2005 static cling stickers being torn off when the window is lowered. Any questions, feel free to contact the La Grange Parking Division at (708) 579-2334. See diagram below.....

Proper placement of sticker  
(No tint on rear window)



Proper placement of sticker  
(Cars with tinted rear windows)



APPLICATION FOR ZONING VARIATION

Application # 609  
Date Filed: 4-24-15  
UARCO # 4751

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

(please type or print)  
Application is hereby made by

Address: 15A S. MADISON AVE. Phone: (708) 945-3808

Owner of property located at: 15A S. MADISON AVE. APT#2

Permanent Real Estate Index No: 18-04-129-022-0000

Present Zoning Classification: R 8 Present Use: ROW HOUSE OWNER OCCUPIED

Ordinance Provision for Variation from Article # 4-110411m of Zoning Ordinance, to wit:

PARKING AREA IN FRONT YARD

A. Minimum Variation of Zoning requirement necessary to permit the proposed use, construction, or development:

FRONT LAWN PARKING SPACE (ONE CAR)

B. The purpose therefor,

ONE PARKING SPACE

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

ONE CAR PARKING SPACE

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:

DIFFICULT TO FIND PARKING DUE TO HIGH VOLUME OF VISITORS TO OUR VILLAGE. DANGEROUS TO WALK AT NIGHT FROM PARKING TO HOME (I'M SINGLE FEMALE)  
DIFFICULT TO CARRY GROCERIES FROM PARKING TO HOME

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

NO BACK ALLEY, TO ACCESS BACK OF PROPERTY, BECAUSE VILLAGE SOLD BACK ALLEY TO HORTONS.

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

I HAVE NO ACCESS TO MY PROPERTY FROM BACK OF THE HOUSE DUE TO HORTONS PARKING. TWO OTHER ROW HOUSES HAVE FRONT LAWN PARKING, I SHOULD BE ABLE TO HAVE THE SAME RIGHT TO USE MY FRONT LAWN.

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.

PLEASE SEE ATTACHED LETTER & PICTURE WITH DESIGN.

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 VILLAGE SOLD THE BACK ALLEY TO HORTONS, THEREFORE, I HAVE NO ACCESS TO MY BACK PROPERTY!

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.

TWO ROW HOUSES HAVE FRONT LAWN PARKING. I SHOULD BE ABLE TO ENJOY THE SAME PRIVILEGE.

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.

I'M A SINGLE WOMAN & THE ONLY OWNER WHO OCCUPIES THE ROW HOUSE. IT IS DANGEROUS FOR ME TO WALK AT NIGHT FROM THE PARKING LOT. IT IS VERY DIFFICULT TO CARRY GROCERIES FROM THE PARKING.

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.

I HAVE REHABBED THE PROPERTY. I HAVE INVESTED \$300,000 TO REHABB & BEAUTIFIED THE NEIGHBORHOOD. I INTEND TO LIVE IN THAT PROPERTY UNTIL I DIE!

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

AS YOU CAN SEE FROM THE ATTACHED LETTER & PICTURE  
(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

NO! PLEASE SEE ATTACHED LETTER  
(d) Would unduly increase the danger of flood or fire; or

NO  
(e) Would unduly tax public utilities and facilities in the area; or

NO  
(f) Would endanger the public health or safety.

NO, BUT IT IS DANGEROUS FOR ME TO WALK AT NIGHT FROM PARKING LOT  
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.

NOT, UNLESS THE VILLAGE CAN GIVE ME AN ACCESS TO THE BACK OF MY PROPERTY

\* \* \*

**NOTICE:** This application must be filed with the office of the Community Development Director, at least four weeks prior to the next available hearing date, no later than 5:00 p.m. on Thursday, accompanied by necessary data called for above and the required filing fee of Five Hundred Dollars (\$500.00).

This application requires a public hearing set, noticed and conducted by the Zoning Board of Appeals. Recommendations by the Zoning Board of Appeals for his application will be considered by the Village Board for final action within 60 days after the conclusion of the hearing.

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.

**NOTE: No variation shall be valid for a period longer than one year unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion.**

(Signature of Owner or Contract Purchaser) *BARBARA MYSLINSKA* (Address) *15A S. MADISON AVE APT #2*  
 (City) *LAGRANGE* (State) *IL* (Zip Code) *60525*

Subscribed and sworn to before me this 24 day of April, 2015.

(Notary Public)

(Seal)



Enclosures:

**(FOR VILLAGE USE ONLY)**

1. Filed with Office of the Community Development Director: April 24, 2015 .
2. Transmitted to Zoning Board of Appeals at their meeting held: 7.16.15
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:

4/24/2015

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

I, Barbara Myslinska, the owner of the row house at 15A S. Madison Ave., La Grange, Illinois, petition this panel for a variance to add a one car parking place on my front lawn.

I have purchased the property two years ago. At the time of my purchase the property was in terrible condition, and the Village of La Grange had liens against the property. At that time I have signed a contract with the Village of La Grange and paid \$10,000 deposit agreeing that I'll fix all violations. Last year I have totally rehabbed the inside of the house and am currently rehabbing the outside. By rehabbing this property, I have added value to the neighborhood. All the neighboring row houses are rentals, my house is the only one that is owner-occupied.

I'm a single female and it is very scary to walk at night home from the parking lot. Also, it is extremely difficult to find a parking spot due to the high volume of out of town people coming to our stores and restaurants. It is also very difficult to carry groceries from the parking lot to my house, as closer parking spots are occupied 90% of the time.

Since the Village of La Grange has sold the back alley to Hortons, I'm cut off from being able to access the back of my property by car. Furthermore, two of the row houses already have front lawn parking.

There is a 12 foot clearance on the east side of the street from the end of the last parking space to the entrance to the parking lot. This would allow the village to move the car parking spot by my house north, thus allowing a car entrance to my front lawn. Thus the village would not lose a parking space.

Very importantly, a parking space on my front lawn would not cause run off from my property because (as you can see on the attached picture), there will be a minimal amount of cement. The parking spot would consist simply of two narrow concrete tracks. The ribbon driveway will have ground covering greenery e.g. creeping thyme or creeping lavender and succulents.

I'm a responsible and environmentally conscientious citizen. I am hopeful that the Board will respond to my request in a positive and fair manner.

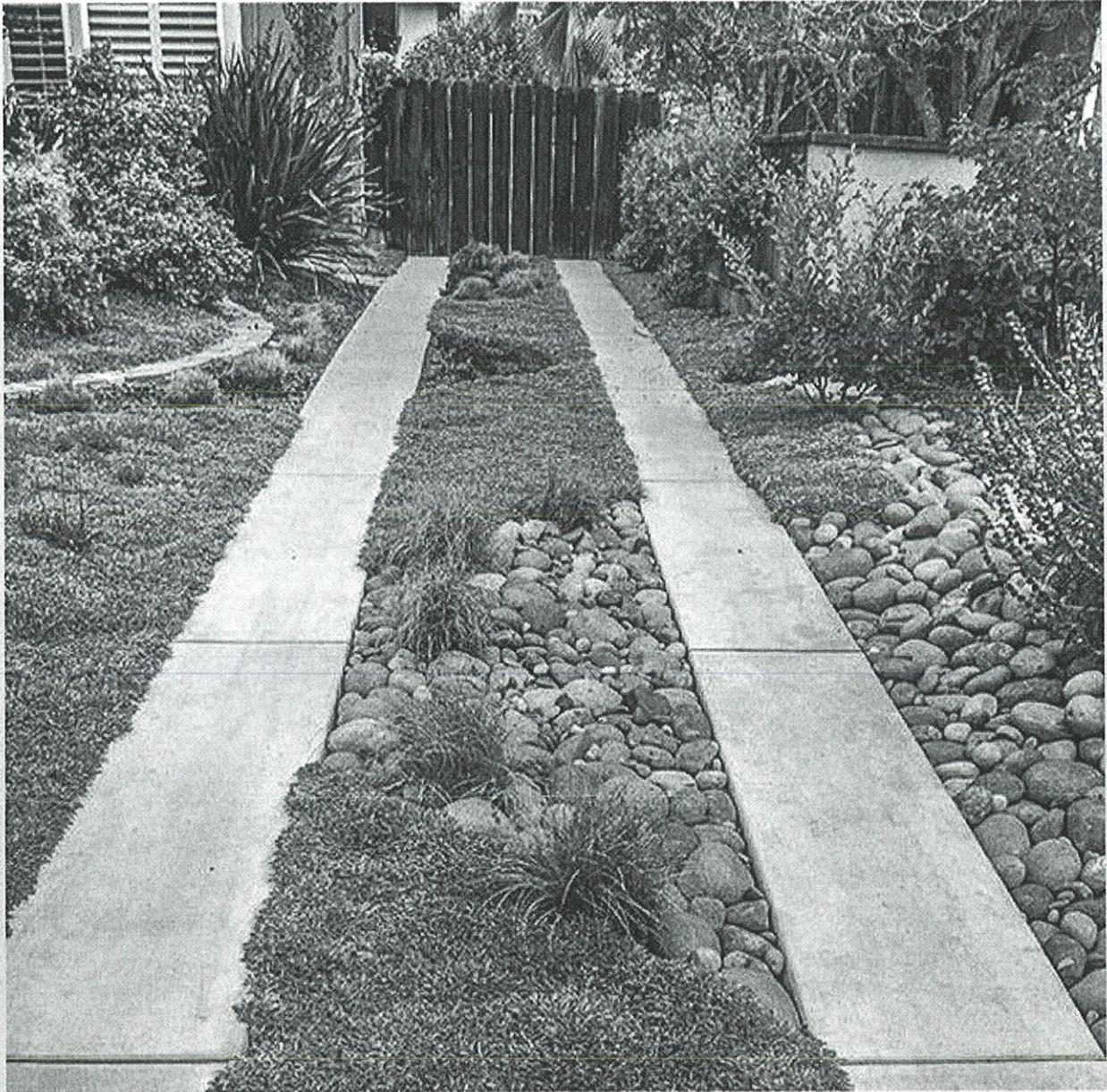
Respectfully yours,



Barbara Myslinska



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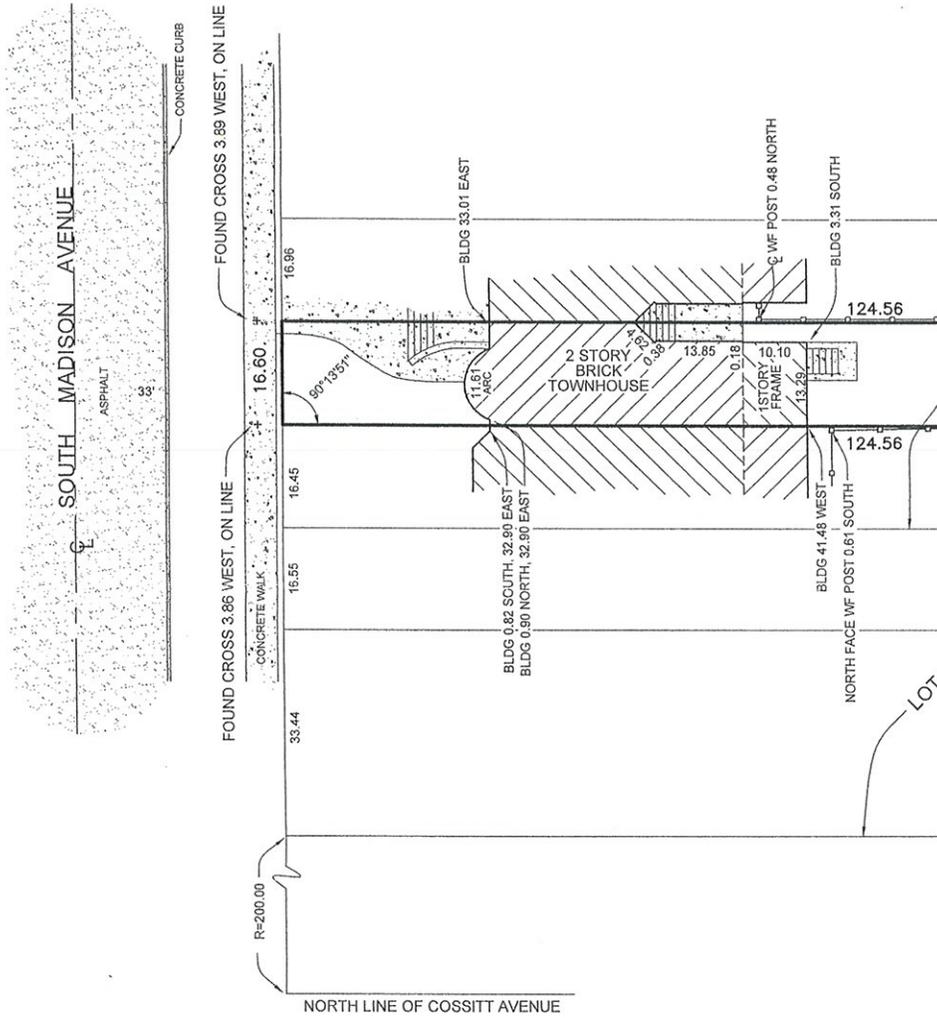


# SCHOMIG LAND SURVEYORS, LTD.

## PLAT OF SURVEY

THE SOUTH 16 6/10 FEET OF THE NORTH 33 56/100 FEET OF THE WEST 124.56 FEET OF LOTS 15 AND 16 IN BLOCK 22, IN LA GRANGE IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, LY1 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 15A SOUTH MADISON AVENUE, LAGRANGE.



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

### LEGEND

- |      |   |                    |        |   |  |
|------|---|--------------------|--------|---|--|
| M.   | = | MEASURED DIMENSION | C.     | = |  |
| R.   | = | RECORDED DIMENSION | I.F.   | = |  |
| B.L. | = | BUILDING LINE      | C.L.F. | = |  |