

Village of La Grange

A G E N D A

PLAN COMMISSION
of the
VILLAGE OF LA GRANGE

Village Hall Auditorium

53 S. La Grange Road, La Grange, IL

Tuesday, February 8, 2011 - 7:30 p.m.



1. Call to Order and Roll Call of the Plan Commission
2. Approval of Minutes – November 9, 2010
3. Business at Hand:

PLAN COMMISSION CASE #198 – (1) Amendments to various sections of the text of the La Grange Zoning Code, (2) Special Use Permit, (3) Site Plan Approval to allow a bed and breakfast at 232 S. La Grange Road, Thomas W. Perry.

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

Plan Commission of the
Village of La Grange
November 9, 2010

I. CALL TO ORDER AND ROLL CALL:

Chairman Kardatzke called the meeting to order on November 9, 2010, at 7:30 p.m. in the Village Hall Auditorium, 53 S. La Grange Road, La Grange, IL.

Present: Commissioners Nowak, Pierson, Paice, Reich, Weyrauch, Williams and Kardatzke.

Absent: None.

Also, present: Village Trustee Liaison Bill Holder, Angela Mesaros, Assistant Director of Community Development and Village Attorney Mark Burkland.

II. APPROVAL OF MINUTES:

The Minutes of the September 14, 2010, Plan Commission meeting were presented for approval. It was moved by Commissioner Reich, seconded by Commissioner Nowak, that the Minutes be approved. Motion carried unanimously by voice vote.

III. OLD BUSINESS:

None.

IV. BUSINESS AT HAND:

CONTINUATION OF PLAN COMMISSION CASE #197 – Zoning Text Amendments to the Single Family Residential Districts.

Staff presented revisions to the proposed amendments based on the discussion at the September meeting. Staff presented each of the changes as outlined in the Staff Memorandum dated November 9, 2010.

Commissioners had comments and questions concerning the following amendments: solar panels should not extend above peak of the roof, setback and height of outdoor kitchens and chimneys associated with them, and placement of pergolas in the corner side yards. Trustee Holder commented on the height and setback of the outdoor kitchen structure located in his back yard.

Joan Hoigard of 345 S. 6th Avenue commented on the standards for setbacks for gazebos. She stated that the required rear yard should be a function of depth and not width. Commissioners agreed; Staff will revise this amendment prior to the Village Board meeting.

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Reich, seconded by Commissioner Nowak, that the Plan Commission recommend to the Village Board of Trustees approval of the recommendations as outlined in the Staff Memorandum dated November 9, 2010, with the revisions recommended by the Plan Commission, reflected in the Findings of Fact and in the proposed adopting Ordinance.

Motion carried by a roll call vote:

AYE: Commissioners Nowak, Pierson, Paice, Reich, Weyrauch, Williams, and
Chairman Kardatzke.
NAY: None.
ABSENT: None.

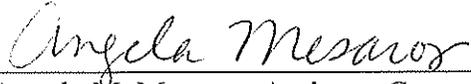
V. NEW BUSINESS:

None.

VI. ADJOURNMENT:

There being no further questions or comments from the audience or Commissioners, A motion was made by Commissioner Reich and seconded by Commissioner Weyrauch that the Plan Commission meeting be adjourned. The meeting was adjourned at 8:33 p.m.

Respectfully Submitted:



Angela M. Mesaros, Assistant Community Development Director

STAFF REPORT

PC Case #198

TO: Plan Commission

FROM: Patrick D. Benjamin, Community Development Director
Angela M. Mesaros, Assistant Community Development Director

DATE: February 8, 2011

RE: **1) ZONING TEXT AMENDMENTS 2) SPECIAL USE 3) SITE PLAN APPROVAL, AND 4) DESIGN REVIEW PERMIT TO ALLOW A BED & BREAKFAST ESTABLISHMENT, 232 S. La Grange Road, Thomas W. Perry.**

I. BACKGROUND:

Thomas W. Perry, the petitioner, is the owner of the property at 232 S. La Grange Road, previously used as a single-family residence, located within the Historic District in close proximity to the library and core retail district. The petitioner wishes to renovate the existing 100+ year old house and detached barn/coach house in order to convert the property into a bed & breakfast establishment. The house is a Victorian constructed in 1889 by a local architect and contractors. This property has been vacant for 2 years and according to the petitioner, is in need of substantial improvements.

Specifically, the bed and breakfast would consist of four guest rooms in the house and two guest rooms in the coach house. The proposal includes seven parking spaces – 2 in the garage and 5 in a parking area. The petitioner resides at 125 S. La Grange Road and plans to run the bed & breakfast from his home a block away, but has agreed to provide living space within the house for a full-time on-site staff person at the bed & breakfast at all times guests are present.

As provided for in our Zoning Code, Mr. Perry and his architect, Timothy Trompeter participated in a pre-application meeting held on December 9, 2010 with Department Head staff, Plan Commission Chairman Kardatzke and Plan Commissioner Paice and the Village Planner. At this meeting, several topics concerning the proposal were discussed: parking, design review, liquor license (for afternoon wine and cheese), fire suppression, and the fact that public testimony at the hearing will be an important component of this application and any approvals.

After staff evaluation of the application and submitted site plans, with the assistance of Village Attorney, Mark Burkland, we have drafted several amendments to the Zoning Code related to bed & breakfast establishments. These include adding a special use category for bed and breakfasts that is limited to a defined area within the single-family districts and subject to appropriate conditions. Amendments also include creation of a new definition for bed and breakfast, appropriate parking standards, amending the sign ordinance to allow one identification

sign as a ground sign, and several other potential amendments for discussion. We recommend that while the applications are considered as a whole, two actions be taken separately: (1) Consideration of the amendments, and should these be recommended for approval, then (2) Consideration of the special use and site plan and design review approval for the subject location. If through the public hearing process and based on neighborhood testimony the Plan Commission finds the use of a bed and breakfast to be appropriate at this location, then it would also be necessary for the Plan Commission to consider a recommendation for a special use permit and site plan approval for the subject property at 232 S. La Grange Road.

II. APPLICATIONS:

I. ZONING TEXT AMENDMENTS

The petitioner, Thomas W. Perry, has filed an application with the Community Development Department to amend the text of the Zoning Code to allow a bed and breakfast establishment as a special use in the R-4 Single Family Residential District at 232 S. La Grange Road. Staff recommends the following specific amendments necessary for operation of such an establishment:

I. Amendments to Zoning Code for Consideration With Bed And Breakfast Establishments

- A. Amendment of Section 3-106 governing special uses in the single-family residential districts to authorize a “bed & breakfast establishment.”

According to the Zoning Code, Special Uses are, “*those uses having some special impact or uniqueness that requires careful review of their location, design, configuration, and special impact....may or may not be appropriate in a particular location depending on a weighing in each case of the public need and benefit against the local impact and effect.*” Due to the unique qualities and potential impact this use may have on the surrounding residential neighborhood, Staff feels that this use would be classified most appropriately as a special use. In this way, each proposal would be considered on a case-by-case basis based on its particular location and benefit and/or impact. Staff has researched zoning for bed & breakfast establishments both within the Chicago region and nationally through internet searches and the American Planning Association and found that zoning consistently permits this type of use through a special use or conditional use process.

The following conditions and limitations should be considered:

- (i) Location restriction. Limit Bed & Breakfast Establishments at this time to an area defined as La Grange Road, both sides, between Cossitt Avenue and 47th Street.

The defined area is based on the character of the neighborhood, vehicle access, and proximity to amenities such as shopping and transportation, among others. Staff believes that bed & breakfasts would be appropriate in the Historic District and in areas zoned for more traffic than is characteristic of residential neighborhood.

- (ii) Spacing limitation. No closer than 500 feet on the same side of La Grange Road. (No limit if located on opposite sides of La Grange Road.)
- (iii) Existing single family houses only. Allow a bed & breakfast establishment to be established only in a single-family house that is at least five years old. This regulation would not allow demolition of an existing house in order to construct a bed & breakfast, which would protect the residential character of the neighborhood and limit disruption.
- (iv) On-site owner or operator. Require an on-site, full-time resident owner or operator, with designated “operator’s quarters.”
- (v) No transferability of special use permit; reversion. Limit each special use permit to the applicant and provide for expiration of permit and reversion of premises to single-family status if property ownership changes. New owner may apply for a new special use permit.
- (vi) Number of guest rooms. Set a limitation of six guest rooms.
- (vii) Limited food service. Limit meal service to only breakfast and light snacks that may be served only to registered guests. Prohibit sale and service of food to the general public.
- (viii) One kitchen only. Prohibit separate cooking facilities in guest rooms or for use by guests.
- (ix) Lodging only. Prohibit any commercial services other than lodging (for example, spa services or retail sales).
- (x) Limits on lengths of stay. Limit the length of stay for any guest to 14 consecutive days.
- (xi) Design review. Require a design review permit along with the special use permit.

(xii) Revocation of special use permit if violation. Provide that a special use permit may be revoked by the Board of Trustees if uncured code or ordinance violations are identified.

B. DEFINITION. Amendment of Section 16-102 (Definitions) to create a definition of “Bed & Breakfast Establishment”:

BED & BREAKFAST ESTABLISHMENT. Overnight lodging and a morning meal provided to short-term guests for compensation in an owner- or operator- occupied house designed for use as a single-family residence.

C. PARKING. Amendment of Section 10-101 (parking) to create off-street space standards for Bed & Breakfast Establishments. Staff’s recommendation is “*one parking space plus one space per guest room, and, if any other frequent employees, then additional parking may be required by the Board of Trustees.*” According to the *Parking Standards*, publications from the American Planning Association, the range of required parking is from “2 spaces plus 1 per guest room” to a “minimum 0.3 per room.” Looking at local standards, staff has recommended the same standard as has been adopted by Oak Park, IL, which is in the average range of other communities’ codes.

D. SIGNAGE. Currently no signs identifying commercial establishments are permitted within residential areas. Signage/wayfinding is an important component of any approval to mitigate any confusion of guests and to avoid driving up to the wrong house or turning around in neighbors’ driveways. However, regulations must be in place to protect the residential character of the area.

The proposed sign would be hung from a light post in front of the house. (See attached Site Plan, sign design is on the last page). Section 11-108 of the Village’s Zoning Code specifically regulates signs within residential districts. Permitted signs are classified by functional type, in this case an identification sign; structural type, a ground sign in this case; number of signs; maximum gross floor area; height; setback and illumination. The following areas of the sign ordinance would need to be amended in order to accommodate the proposed signage

Amendment of Article XI (signs) to create sign standards for Bed & Breakfast Establishments:

(i) Subsection 11-108A (functional types). Add an “*identification sign, but only for bed and breakfasts*” as a permitted functional type in the residential districts.

- (ii) 11-108B “Structural Types Permitted” – An amendment to add “*a ground sign but only for a bed and breakfast*” to the list of permitted structural types.
- (iii) 11-108 C “Number of Signs Permitted Per Lot” – Staff recommends that only one ground sign be permitted for a bed and breakfast.
- (iv) 11-108D “Maximum Gross Surface Area of Signs Permitted” – Staff recommends a size limitation on signs for bed & breakfasts. Based on our review of other municipal codes, limitations range from three to eight square feet. Our recommendation is that the size be limited to no more than 8 square feet. The proposed sign meets this standard.
- (v) 11-108G “Illumination” – No bed & breakfast sign shall be illuminated by internal light. The proposed sign would meet this requirement.

II. Other Conditions and Limitations on Bed And Breakfast Establishments

- Tandem parking is permitted but not more than two cars per tandem space.
- All guest parking shall be off-street, within the subject property
- No signs except with approved Sign Permit
- Refuse containers in defined, enclosed area
- Fire alarm, extinguishers and any suppression system shall be installed meeting all Village code requirements
- No conference or meeting facilities or events without prior written approval of the Village Manager
- No liquor service or sale without approved liquor license
- Compliance with Village noise regulations, and quiet hours 10:00 p.m. to 7:00 a.m. every day.
- Written and posted “House Policies” in each establishment stating conditions and limitations (such as quiet hours, fire escape plan, and similar matters).

AMENDMENT CRITERIA

The wisdom of amending the text of this Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment be made. In determining whether that principle is satisfied in any particular case, the Board of Trustees should weigh data required in 14-101E and among other factors, the following standards as they may be relevant to a particular application:

- (1) *The consistency of the proposed amendment with the purposes of this Code.*

In reviewing the amendment application, staff suggests that the purposes and the list of Special Uses allowed in the single family districts be reviewed in comparison to the proposed bed & breakfast. Residential use regulations are identical in all five single family districts. These districts taken together with the multiple family districts provide a “*broad range of opportunity for the development and preservation of housing responsive to diverse demand...permit harmonious spectrum of housing alternatives.*”

Currently the only special use permitted in addition to the single-family residential uses is a public utility station, which is described in the Code as “*a service use compatible with the single family residential character of each zoning district.*”

Staff believes that the Code should be amended only if evidence suggests and the Plan Commission finds that a bed and breakfast would meet the intent of the purposes as described above as well as the compatibility with single-family residential character established with the current special use.

- (2) *The community need for the proposed amendment and for the uses and development it would allow.*

According to the applicant, this use would serve as a means to preserve and renovate a residence that could potentially be demolished in a prominent location within the Historic District. The use would offer a place for out-of-town guests to stay that is within close proximity to the downtown. Staff believes that the testimony of community residents establish the need for the use at the public hearings will be critical in making this determination.

2. SPECIAL USE TO ALLOW OPERATION OF A BED AND BREAKFAST ESTABLISHMENT AT 232 S. LA GRANGE ROAD IN THE R-3 SINGLE FAMILY RESIDENTIAL DISTRICT

The petitioner has filed an application with the Community Development Department in order to obtain a Special Use Permit and Site Plan Approval to operate a bed and breakfast. This special use involves extensive renovation and addition to an existing house and coach house/garage. Our analysis from this point forward assumes that the authority and standards for bed & breakfasts is recommended by the Plan Commission to be in place and will be analyzed based on those standards.

SPECIAL USE

SPECIAL USE STANDARDS:

In reviewing the special use permit application, please be sure the standards listed on the application have been met. In determining that, consider Paragraph 14-401E1 of the Zoning Code:

- (a) Code and Plan Purposes
- (b) No Undue Adverse Impact
- (c) No Interference with Surrounding Development
- (d) Adequate Public Facilities
- (e) No Traffic Congestion
- (f) No Destruction of Significant Features
- (g) Compliance with Standards

- (a) *Code and Plan Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.*

According to the La Grange Zoning Code, the *single-family residential districts are to encourage a wide variety of housing sizes and styles.* This use would need to remain single family residential in character to be in harmony with the code and plan purposes.

In the *Comprehensive Plan*, the subject property is identified as part of the “core single-family residential” area, which properties are generally located within the Village’s historic district and consist of older housing stock.

- (b) No Undue Adverse Impact: *The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.*

The petitioners propose to operate a bed & breakfast within the Village's Historic District, which is zoned single family residential. This property is somewhat different from many residential neighborhoods, because it is located on La Grange Road, which is an arterial/state highway with high traffic counts.

In reviewing other communities' Codes, Staff has found that bed and breakfast establishments are typically permitted within historic districts. This use would fit the context of the neighborhood and would be consistent with other communities' zoning regulations so long as the property maintains its single family residential character.

- (c) No Interference with Surrounding Development: *The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.*

The proposed bed & breakfast would occupy an existing house that meets the bulk, yard and space requirements and accommodate guest and manager parking on-site. One concern would be spillover on street parking in the residential neighborhood. Parking, noise, deliveries, would need to be closely regulated and monitored.

- (d) Adequate Public Facilities: *The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.*

The proposed use would be serviced by existing utilities at the subject property. Because this is a commercial use, there would not be an increase in population. The proposed use would not affect the schools in the community. Guests would likely walk to the local library, area businesses and parks and support the local economy. Drainage, refuse containers, fire suppression plans would all need to be reviewed to meet Village standards as a condition of any special use permit approvals.

- (e) *No Traffic Congestion:* *The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.*

The proposed bed & breakfast would be located along La Grange Road, one of the major thoroughfares in La Grange. This is an arterial road and state highway, which has a significant portion of trips with destinations beyond the boundaries of the community. It has regional importance due to alignment, continuity, capacity and connections with regional traffic routes. Guests would likely use La Grange Road to arrive from other communities to their destination at this location; therefore, the few cars generated by this use should not cause congestion or draw traffic through the residential streets. One concern would be potential deliveries and services that are needed to operate this establishment that are not typical of residences such as food deliveries, refuse collection, cleaning services, etc. The applicant does not anticipate any additional services for food and refuse collection.

- (f) *No Destruction of Significant Features:* *The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic or historic feature of significant importance.*

The proposed use would be located within an existing structure and the project includes extensive renovations of the property. Staff believes that, as proposed in the submitted drawings, the appearance of the façade would be changed by removal of a portion of the existing wrap-around front porch.

- (g) *Compliance with Standards:* *The proposed use and development complies with all additional standards imposed on it by the particular provision of this code authorizing such use.*

The proposed facility must meet the standards of the La Grange Zoning Code established by the Village for bed & breakfasts in Subsection II.1 of this report, if the amendments are approved.

DELIBERATION FACTORS

Special uses are defined as such due to some distinctive characteristic that requires careful review of location, design, and impact to determine whether their establishment should be permitted on any given site. They are uses that *require weighing their possible impacts and effects on the community against any added benefit they may afford or need they may address.* In order to determine their appropriateness on any proposed site and

their compliance with proposed standards, the Commissioners should consider these factors as outlined in Paragraph 14-401E3 of the Zoning Code:

- (a) Public Benefit: *Whether or to what extent, the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.*

No overnight accommodations are currently located within the Village. According to the applicant, this location is in the interest of the public convenience, because it is within walking distance of the central business district and this use will promote La Grange as a destination. In addition, this would provide accommodations for residents who do not have sufficient capability to accommodate overnight guests in a close by neighborhood setting.

- (b) Alternative Locations: *Whether and to what extent, such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.*

As previously discussed, if the Plan Commission finds that bed & breakfasts are an appropriate use in the corridor designated as the “B & B Area,” then Staff believes that the proposed location at 232 S. La Grange Road would be appropriate due for a special use. This location provides proximity to downtown, La Grange Road is a major arterial and state route, location within the Historic District, and proximity of other non-residential uses such as the library and the historic district offices are located within the surrounding residential neighborhood on La Grange Road.

- (c) Mitigation of Adverse Impacts: *Whether or to what extent, all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, landscaping, and screening.*

One of the concerns of the neighborhood is that guests and the owner/operator will park on Maple Avenue creating traffic issues in the residential neighborhood. While they have indicated that overflow parking could be accommodated in the Village’s parking structure, Staff notes that the Village does not allow residential overflow parking or overnight parking within the parking garage. Staff recommends a condition that these two items be addressed.

3. SITE PLAN.

A requirement of a special use permit is to submit information proving that the proposed use will not have undue adverse impacts on adjacent property, the character of the area, public health and safety; the application must include information regarding lighting, buffering, and proposed hours of operation for the facility. As the proposed bed & breakfast establishment will be located in an existing facility, there is minimal information that we have required the applicant to provide. Some items that should be examined include:

PARKING

If the Plan Commission agrees with Staff's recommendation, the property would be required seven parking spaces. (1 parking space PLUS 1 per guest room = 1 + 6 = 7) The site plan indicates seven parking spaces, two cars of which would be parked tandem. This meets the proposed standards for parking.

SIGNAGE

The proposed sign would be hung from a light post in front of the house. The sign would meet all of the proposed standards in subsection II.1.D of this Report.

FRONT PORCH

The proposed plan indicates a portion of the front porch and roof would be removed. Staff recommends that this be considered as part of the design review permit in subsection II.4 below as this could alter the appearance of this house.

REFUSE CONTAINERS

The site plan currently identifies trash containers and screening adjacent located adjacent to the portion of the porch that is proposed for removal with access to the curb for normal residential pick-up. If the Plan Commission recommends that the porch remain, the applicant would need to revise the refuse location.

4. DESIGN REVIEW.

As recommended in the amendments section above, a Design Review Permit would be required in conjunction with the issuance of a Special Use Permit for consideration of any establishment in the “B & B Area.” As permitted by the Zoning Code, the Design Review shall be heard by the Plan Commission at the same time such special use approval is heard.

STANDARDS AND CONSIDERATIONS FOR DESIGN REVIEW.

In acting upon applications for Design Review Permits, the Plan Commission and the Board of Trustees shall consider and evaluate the propriety of issuing the Design Review Permit in terms of the following standards and considerations:

1. *Visual Compatibility. New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms of the following criteria:*
 - (b) *Proportion of Front Facade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.*
 - (d) *Rhythm of Solids to Voids in Front Facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.*
 - (f) *Rhythm of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.*
 - (g) *Relationship of Materials, Texture, and Color. The relationship of the materials, texture, and color of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.*
 - (h) *Roof Shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.*
 - (k) *Directional Expression of Front Elevation. A building shall be visually compatible with the buildings, public ways, and places to which it is visually*

related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

QUALITY AND DESIGN SITE DEVELOPMENT.

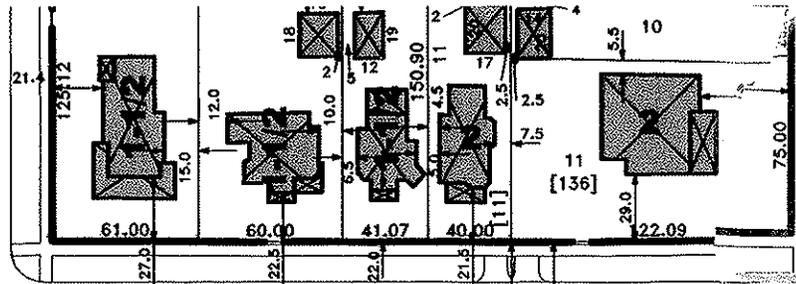
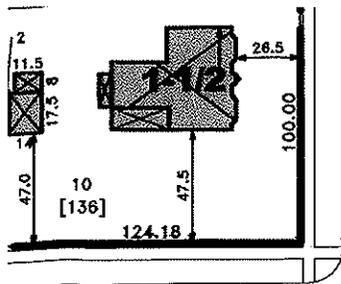
New and existing buildings and structures and appurtenances thereof which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following quality of design and site development criteria:

- (b) Materials. The quality of materials and their relationship to those in existing adjacent structures.*
- (c) General Design. The quality of the design in general and its relationship to the overall character of neighborhood.*
- (d) General Site Development. The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.*

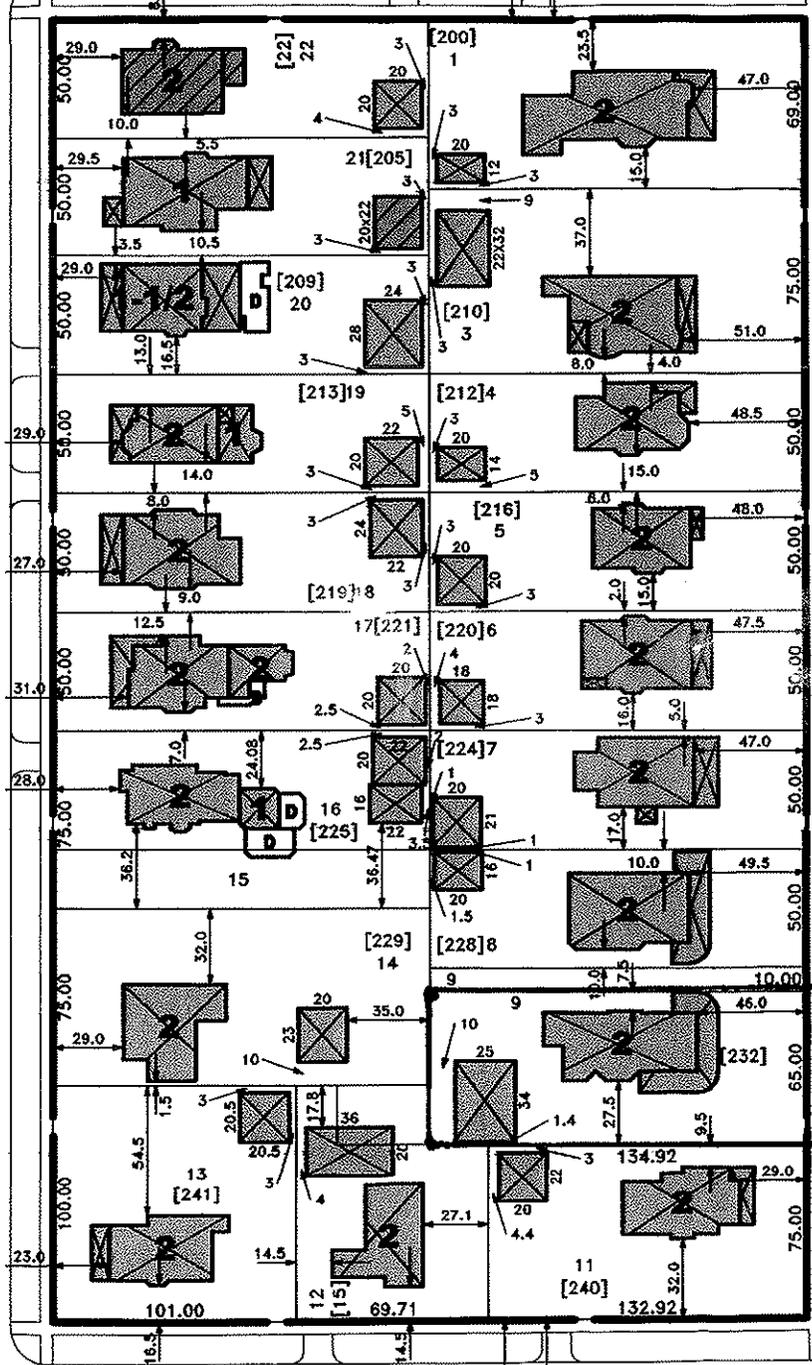
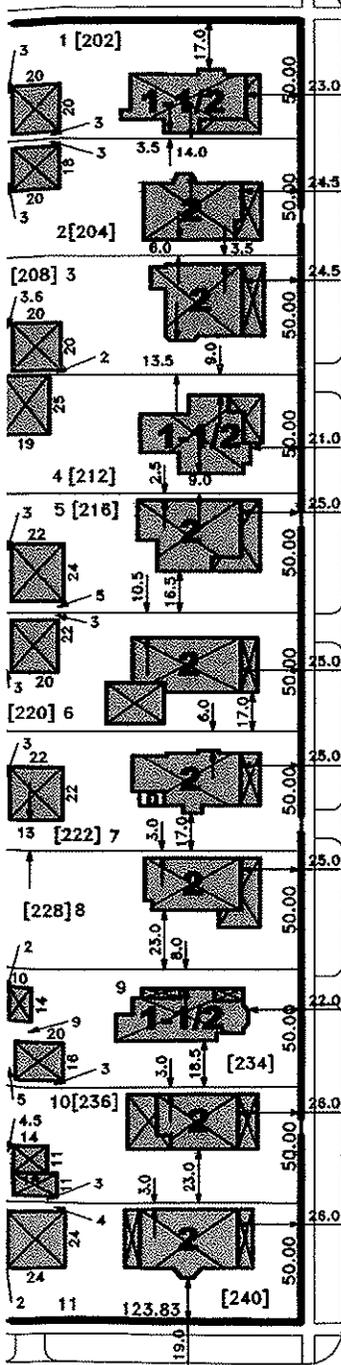
RECOMMENDATION

If, after conducting the public hearing and its deliberations, the Plan Commission determines to recommend approval of Zoning Code amendments to authorize Bed & Breakfast Establishments as a special use in the single-family residential districts, then the Plan Commission may make the following recommendation and add or delete and recommended standards or conditions:

The Plan Commission recommends that the Board of Trustees (a) amend the text of the Zoning Code to authorize Bed & Breakfast Establishments as a special use in the single family residential districts, (b) amend related sections of the Zoning Code regarding definitions, parking, and signs as set forth in the Plan Commission's findings and recommendations, (c) approve a special use permit and site plans, and (d) issue a design review permit for a Bed & Breakfast Establishment at the property commonly known to as 232 South La Grange Road, with the conditions and limitations set forth in the Plan Commission's findings and recommendations.



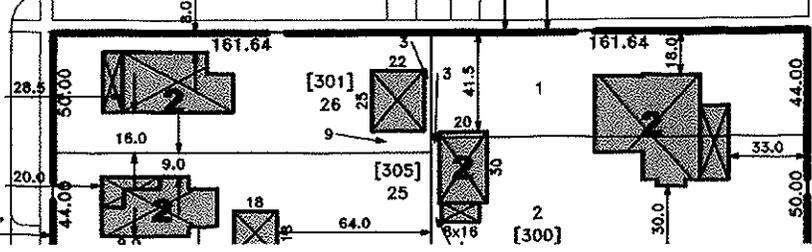
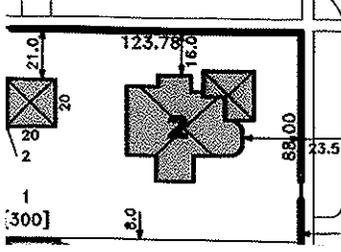
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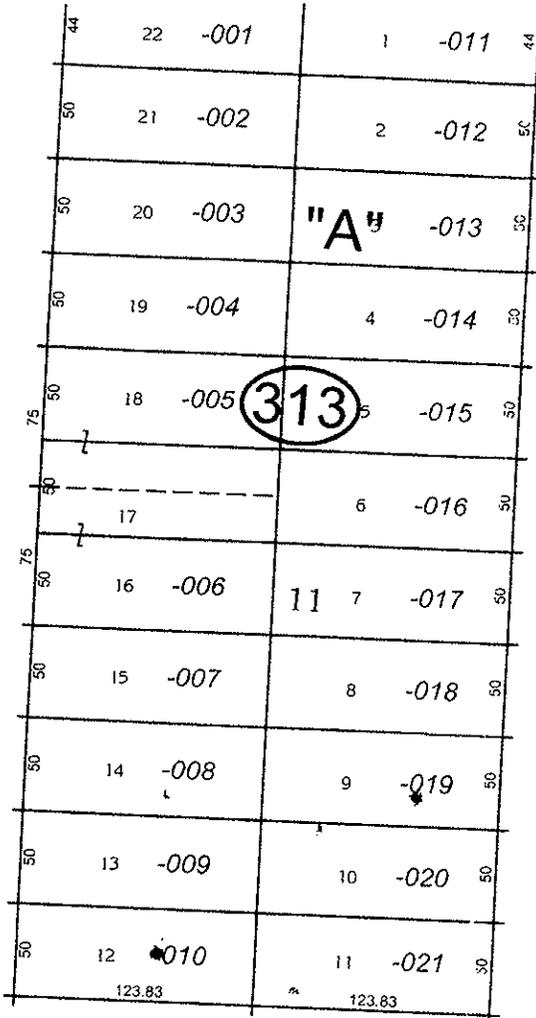
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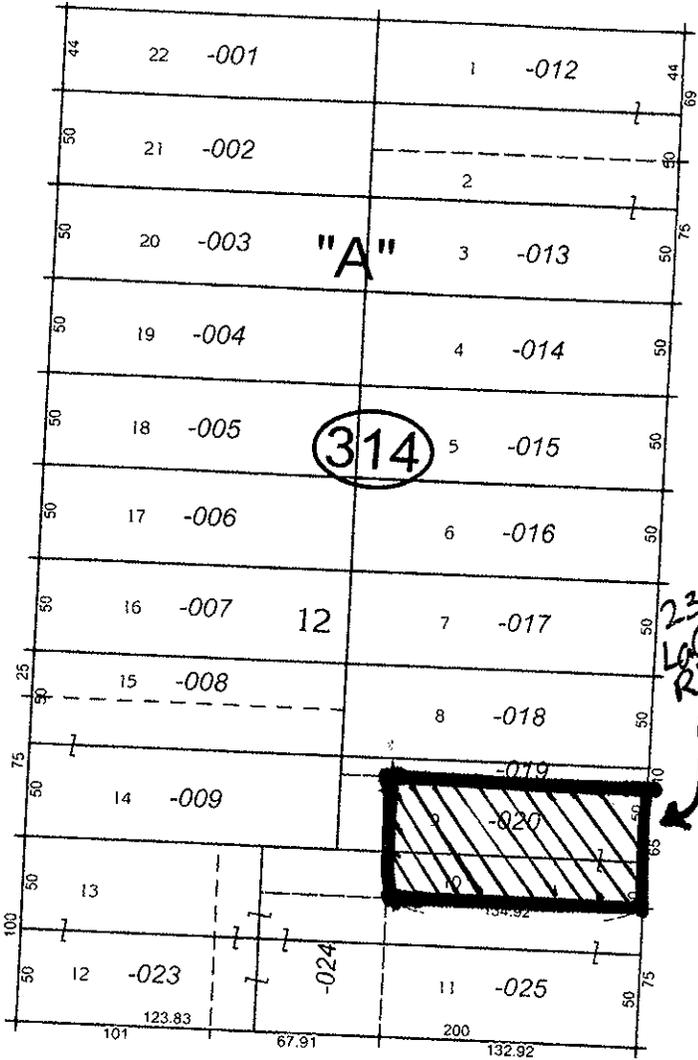
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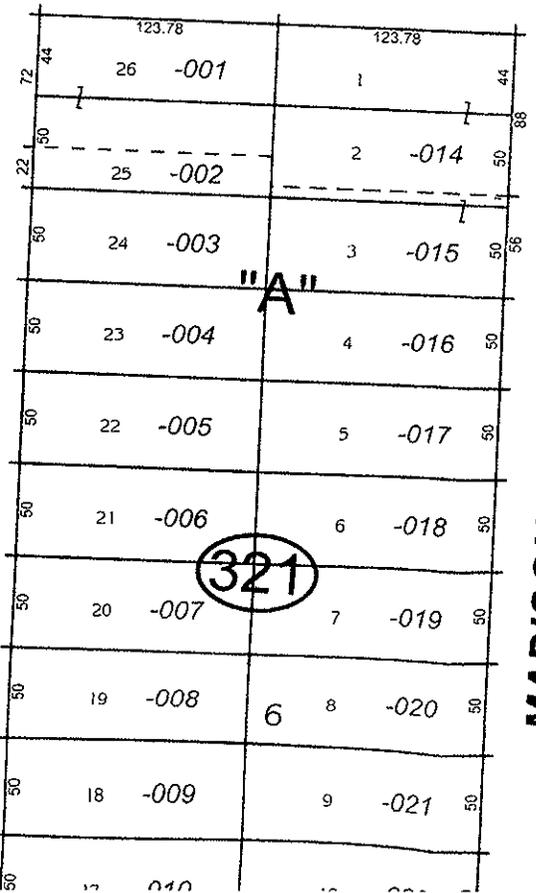
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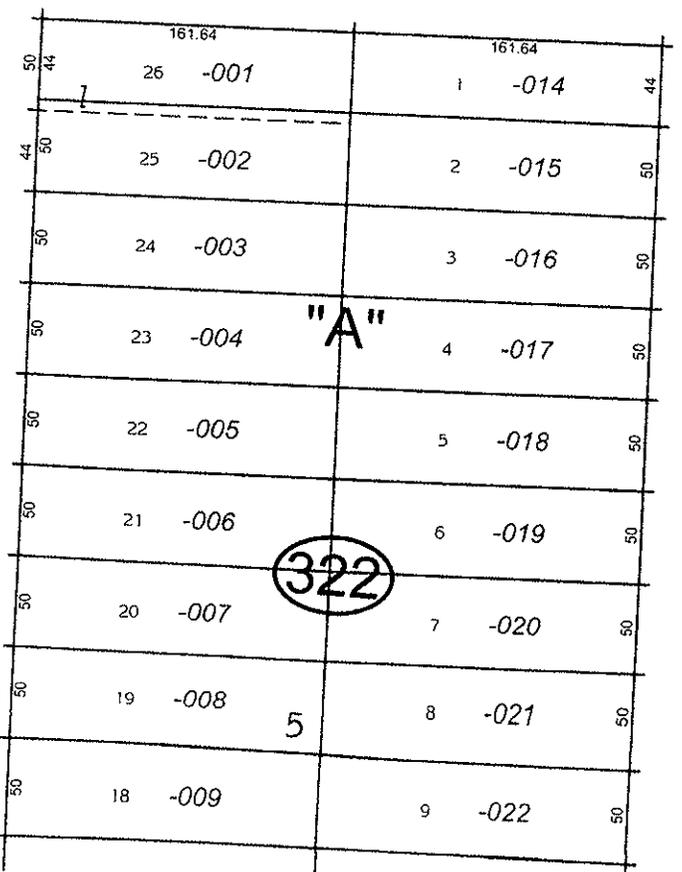
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ASHLAND AVE



MADISON AVE



LAGRANGE RD

APPLICATION FOR AMENDMENTS

Application # 198
Date Filed: 1/7/11
UARCO No.: 91158

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

(please type or print)

Application is hereby made by Tom Perry

Address: 232 South LaGrange Road Phone No. 312-420-8649

Owner of property located at:

Permanent Real Estate Index No: 18-04-314-019, 020

as set forth by plat of survey attached hereto.

(1) REZONING FROM _____ TO _____

(2) AMENDMENT (other than rezoning) OF THE ZONING ORDINANCE, as follows:

(Indicate Article, Section, etc. where applicable) _____

An Amendment of Section 3-106 to authorize a bed and breakfast special use in R-4 Single Family Residential District.

Regulations attached to special use governing spacing requirements between bed and breakfast establishments and specific geographic areas of the Village in which a bed and breakfast may be located.

An amendment of Section 16-102 to create a definition of "bed and breakfast".

An amendment of Section 10-101 to create appropriate parking space standards for bed and breakfast establishments.

Any necessary amendment to the Village's sign regulations to allow one identification sign as a ground sign.

Any other amendments of the Zoning Code as necessary for approval of the bed and breakfast as described in this application.

(3) PURPOSE of rezoning/amendment: To allow for conversion of existing single family residence into a bed and breakfast special use.

STANDARDS: The petitioner should state reasons and submit any pertinent evidence to support the following factors:

(1) The consistency of the proposed amendment with the purposes of this Code.

This proposal is for a special use amendment to the existing residential use zoning; for the purpose of using a residential structure as a bed & breakfast. This is not a proposal to amend the zoning to allow for a special purpose built structure for over night accommodations. The intent of this special use amendment request is to provide the primary service of overnight accommodations to guests in an atmosphere consistent with a residential setting; specifically in the Historic District and which is close to the business and entertainment center of the Village. That the specific property for which this amendment is being requested is on LaGrange Road, an already reasonably busy thorough fare, any potential for increased noise and traffic due to the special use permit code amendment is largely mitigated.

(2) Community Need for Proposed Use. The community need for the proposed amendment and the uses and development it would allow.

The Village promotes its character, charm, historical setting and availability of shopping, dining and entertainment. However, for individuals to experience the character and charm of the Village setting, and the availability of shopping and dining, individuals must either live in the Village or be guests of residents, else they will need to travel from other locations. There are no current overnight accommodations within the Village for anyone taking in the Ah LaGrange experience. Providing the ability to operate a bed and breakfast within the Village, and in particular within walking distance of the central business area, through this requested amendment to the existing zoning codes will provide for LaGrange to be a destination to other than current residents, rather than just an intra day transit location. Further, a bed and breakfast would also provide a service to current residents who don't have sufficient capability to accommodate family, friends and other guests, close by in a neighborhood setting that is consistent and supportive of the charm and character of the Village and surrounding neighborhoods.

(3) The following specific standards related to the particular property:

(a) Existing Uses and Zoning. The existing uses and zoning classifications of properties in the vicinity of the subject property.

The applicant seeks to convert an existing single family residence into a bed and breakfast special use. The residence is located within the R-4 Single Family Residential District on South LaGrange Road within the Historic District; two blocks south of the Central Business District, one block south of the library and 2 blocks north of the Historical Society.

- (b) Trend of Development. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

South LaGrange Road includes only single family residences; except for the Library and the Historical Society. Several vacant large single family residences on single lots exist; including two on the 200 block of South LaGrange Road in addition to the one referenced for this amendment. Large single family residences on multiple lots have typically been rehabilitated, or incremental lots have been sold for development of large surface single family housing.

The ability to operate a bed and breakfast as a special use within the R-4 zoning provides the ability to continue the rehabilitation of historical structures along the south entrance route to the Village. Given the dilapidated nature of the structures and the cost to rehabilitate, if the property were to have been retained as a single family residence there was a high likelihood that the structures would have been razed and new structure(s) built. This alternative was proposed by real estate agents while we were reviewing the property for purchase.

- (c) Adverse Impact on Subject Property Value. The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

The proposed amendments provide for the ability to retain the historical character and nature of the subject property; which enhances the value of the property to the Village from a perception and character stand point.

-
- (d) Presence or Absence of Offsetting Public Benefit. The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.

NA

- (e) Suitability for Use as Currently Zoned. The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

Since the property, post rehabilitation, will be consistent with a single family property in a residential historic district, it was a prime candidate for the requested special use as a bed & breakfast. This amendment request is incremental to the current zoning, not a request for replacing the current zoning.

(f) Lack of Development as Zoned. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

Property has been vacant for 2 years. No substantial improvements to the property have been made for decades, and with significant deterioration to both structures which require significant rehabilitation. Within the same block of South LaGrange Road, there are two other homes that have been vacant for 5+ years.

* * *

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 escrow.

The escrow for the application is \$1,500.00. Should the funds in escrow fall below \$300 the Village will request that the applicant replenish the escrow funds prior to further processing of said application.

The above filing fee and escrow shall be payable at the time of the filing of such request. Any funds remaining in escrow will be returned to the applicant after the Village Board approval and all staff and consultant work is completed.

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. I also acknowledge that Village staff will prepare a report with a recommendation to the Plan Commission prior to my hearing. I understand that this report will be available for my viewing the Friday prior to my hearing and it is my responsibility to contact the Village to view this report or obtain a copy.

(Name)



(Address)

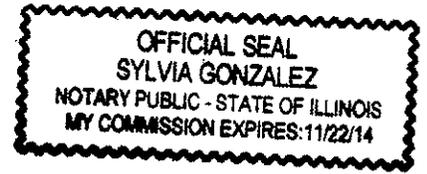
232 S. LaGrange

LAGRANGE, Illinois 60525 (City)
(State) (Zip Code)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

7th DAY OF January, 2011.

Sylvia Gonzalez
NOTARY PUBLIC



PLACE SEAL HERE

(FOR VILLAGE USE ONLY)

1. Filed with Office of the Community Development Director: 1-07, 20 11.
2. Transmitted to Plan Commission at their meeting held: 2-08-11
3. Continuation (if any):
4. Notice of hearing published in: Sub Life on: 1-19-11
5. Findings and Recommendations of Plan Commission 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:

REMARKS:

Village of La Grange

53 S. La Grange Road, La Grange, IL 60525
Phone (708) 579-2320 Fax (708) 579-0980

SPECIAL USE APPLICATION

TO THE PRESIDENT AND
BOARD OF TRUSTEES
VILLAGE OF LA GRANGE

Application No.: 198
Date Filed: 1/7/11
UARCO No.: 91158

(Please Type or Print)

Application is hereby made by Thomas W. Perry

Address: 232 South LaGrange Road _____ Phone: 312-420-8649 _____

Owner of property located at: 125 South LaGrange Road _____

Permanent Real Estate Index No.: 18-04-314-019, 020 _____
as set forth by plat of survey attached hereto

Present Zoning Classification: R-4 Single Family Residential District _____

PROPOSED SPECIAL USE: Bed and Breakfast _____
(Specify from list of allowable Special Uses pursuant to the Zoning Ordinance of the Village of La Grange)

GENERAL STANDARDS: The petitioner should state FACTS AND REASONS and submit any pertinent evidence establishing each of the following principles:

- (a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

The operation of a bed & breakfast within the Village will further enhance the Village as a destination for visitors. Currently, no over night accommodations exist within the Village. The operation of a bed & breakfast out of a 100 + year old house and detached barn/coach house within the historic district of the residential neighborhood on LaGrange Road, 2 blocks from the downtown is in keeping with the character of the Village and the historical nature of the surrounding residential neighborhood. The bed & breakfast will be operated by the owner of the property. Staffing of the bed and & breakfast will include onsite presence at all times that guests are present.

- (b) No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

The proposed use as a bed and breakfast is supportive of the rehabilitation of the 100+ year old structures on the property. Given the dilapidated nature of the structures, it would be feasible to raze and build new, but that

would put at risk the current historical nature of the existing block and the south entrance to the Village. Given that the bed and breakfast operation is still in the keeping with a residential spirit of the neighborhood, and that the operation and traffic patterns would not be that different from a large family with multiple vehicles, the use as a bed and breakfast is not considered to have a substantial or undue adverse effect on adjacent property. Further, use as a bed and breakfast is assumed to be in keeping with the character of the Village (especially given the rehabilitation of the existing structures), and thus no adverse effect on public health, safety and positive effect on the general welfare or the Village.

An informal meeting with close neighbors of the property was held by the owners to discuss the proposed bed & breakfast plans, in order to gauge reaction from the neighbors. In general the reaction has been favorable, especially considering the plans to maintain the structures and rehabilitate them consistent with the historical nature of the neighborhood. Several neighbors and other residents and shop owners have been very interested in how soon we would be open for business; given their desire to utilize the facilities for friends and family. There were concerns raised by one neighbor in particular concerning the potential for guests to mistakenly arrive at their house and cause blockage in their drive-way (this neighbor also indicated that if the proposed site was several blocks away they would not oppose the idea. The plans for signage should greatly reduce the potential for any such confusion by guests to the bed & breakfast.

- (c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

A bed and breakfast will be operated out of existing structures (house and barn/coach house) on the property, with minor expansion of the rear of the house. No interference with surrounding development exists. All rehabilitations of the existing structures is in a manner consistent with the historical perspective of the exterior of the structures. There is no encroachment of neighboring properties.

Plans for signage, as presented in the site plan, will be limited to a sign hung from a light post in front of the house. Lighting for the sign is planned to be point downward from the top of the sign, thus illuminating the sign but eliminating any cast off towards neighboring properties.

- (d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Per meeting with all department heads of the Village, the tentative plans for rehabilitation of the structures will not cause any undue resource constraints to current public facilities. Traffic patterns are not anticipated to substantially different from current patterns on South LaGrange Road. Parking will be provided on premises for overnight guests, with any overflow utilizing the parking garage (2 blocks away). A monitored alarm system will be included in the rehabilitation of the structures.

Current plans also provide accessibility by wheelchair to both the first floor common areas of the house and a guest room on the first floor of the barn. The guest room will be handicap accessible; including necessary

features in the bath area. _____

- (e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

Potential traffic impact is not considered to be significantly different from that which would be caused by a large family (consistent with the size of the property); as supported by comments from the Chief of Police during our meeting with Village department heads. Parking will be provided for all overnight guests on premise, with overflow utilizing the parking garage. Day visitors and any part-time help (room cleaning) may park on Maple, which is currently zoned for day time residential usage. Thus no undue traffic congestion is anticipated. _____

- (f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Rehabilitation plans, as referenced within the Site Plan, indicate the intent to maintain the primary outline of the both structures currently existing on the property; with an addition to the rear of the house (to be executed in a manner consistent with the character of the historical perspective of the house) and the elimination of a portion of the front porch (north wrap area), which is not visually consistent with the remainder of the porch and/or the house. Over growth and trees have already been removed, and landscaping will be applied in a manner consistent with a residential dwelling and the historical nature of the house and barn/coach house and neighborhood. Thus, the intent is to maintain the property in a manner that is consistent with a single family home. _____

- (g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Once the proposed amendments are finalized by the Village, the operation of the bed and breakfast will be in compliance with all standards outlined by the applicable code. Including applications for building permits, signage permits, drainage plans and any other that are necessary. _____

NOTICE: This application must be filed with the office of the Community Development Director together with seventeen (17) 11 x 17 copies of any required drawings, plats of survey, etc., the necessary data called for above and the required filing fee escrow. The escrow will be utilized to cover all costs incurred by the Village as outlined in Paragraph 14-101D2 of the Zoning Code:

- (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).

The escrow for the application is as follows:

Special Use Application - \$1,500

Should the funds in escrow fall below the \$300 the Village will request that the applicant replenish the escrow fund prior to further processing of said application.

The above filing fee and escrow shall be payable at the time of the filing of such request. Any funds remaining in escrow will be returned to the applicant after Village Board approval and all staff and consultant work is completed.

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. I also acknowledge that Village staff will prepare a report with a recommendation to the Plan Commission prior to my hearing. I understand that this report will be available for my viewing the Friday prior to my hearing and it is my responsibility to contact the Village to view this report or obtain a copy.

(Signature of Owner or Contract Purchaser)

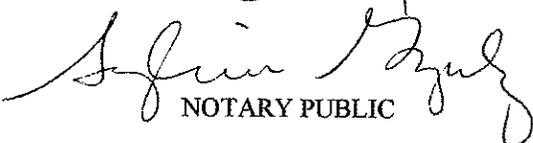
(City)

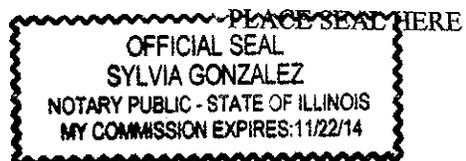
(State)

(Zip Code)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

7th DAY OF January, 2011.


NOTARY PUBLIC



232 S LA GRANGE RD
(Address)

60525
(Zip Code)

(FOR VILLAGE USE ONLY)

1. Filed with the office of the Community Development Director 1-07, 20 11
2. Transmitted to Plan Commission at their meeting held: 2-08-11
3. Continuation (if any): _____
4. Notice of hearing published in: Sub Life on: 1-19-11
5. Findings and Recommendations of Plan Commission 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: _____

REMARKS:

Village of La Grange
53 S. La Grange Road, La Grange, IL 60525
Phone (708)579-2320 Fax (708)579-0980

SIGN PERMIT APPLICATION

Date Submitted: January 7, 2011

LOCATION OF SIGN: Inn on LaGrange 232 S. LaGrange Road
(Name of Business) (Address)

APPLICANT: Tom Perry

ADDRESS: 232 S. LaGrange Road

PHONE: 312-420-8649

CONTRACTOR: NA

ADDRESS: NA

PHONE: NA

BLDG. OWNER: Same as applicant

ADDRESS: Same as applicant

PHONE: Same as applicant

| | |
|--------------------------------|-------|
| FOR BUILDING DEPT USE. | |
| Date Issued | _____ |
| Permit No. | _____ |
| Sign Fee | _____ |
| Electric Fee | _____ |
| Total Fee | _____ |
| Annual Insp. Fee | _____ |
| _____ Scale Drawing of Sign | |
| _____ Scale Drawing of Facade | |
| _____ Consent of Bldg. Owner | |
| _____ Stress Calculations | |
| _____ Surety Bond | |
| Amount of Sign Area Permitted: | |
| _____ | |
| _____ | |
| _____ | |

TYPE OF SIGN: (Please Check)

Illuminated Non-Illuminated Wall Canopy/Awning
 Ground Temporary Sign Window

Location and Type of Disconnect _____

DIMENSIONS OF SIGN:

Width 3.5 feet

Height 4 feet

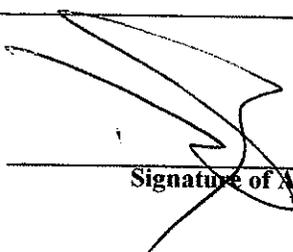
Total Area: 12 sq ft

PROPERTY FRONTAGE: _____

BUILDING FRONTAGE: _____

WINDOW SIZE: _____

ZONING APPROVED: _____



Signature of Applicant

Signature of Building Owner if other than applicant

Reviewed: _____

Date: _____

Community Development Director

Sign Design:

Sign would be oblong and hang from a lamp post to be located just off the side walk and walk way to front entrance of property. Sign would be printed on both sides, so as to be visible from both North and South direction. Sign would be constructed of wood (or composite), with raised lettering and outline of the house frontage and barn frontage. Lighting is planned to be "t'ed" out front the signage hanger, pointed down towards the sign on both sides of the sign.

Village of La Grange

53 S. La Grange Road, La Grange, IL 60525
Phone (708) 579-2320 Fax (708) 579-0980

APPLICATION FOR SITE PLAN APPROVAL

Case No.: 198
Date Filed: 1/7/11
UARCO: 91158

TO THE VILLAGE MANAGER and/or
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF LA GRANGE

Application is hereby made by Tom Perry

Address: 232 South LaGrange Rd LaGrange Illinois 60525
(City) (State) (ZIP)
Phone: (312-420-8649)

Owner of Property Located at: 125 South LaGrange Road, LaGrange, Illinois

Permanent Real Estate Index No.: 18-04-314-019, 020

Present Use: Single Family Residential Present Zoning Class.: R-4

Please indicate if site plan approval is needed in connection with any development or redevelopment requiring:

Design Review Permit _____ Special Use Permit X Planned Unit Development

PLAT OF SURVEY must be submitted with application. The plat should show existing buildings, lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

* * *

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.

(Signature of Owner or Contract Purchaser)

(Address)

(City)

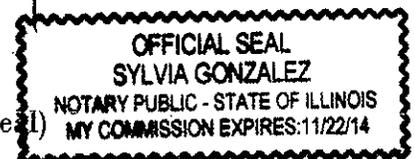
(State)

(Zip)

Subscribed and sworn to before me this 7th day of January, 2011.

(Notary Public)

(Seal)



Whenever an application filed pursuant to any provision of this code involves any use, construction, or development requiring the submission of a site plan pursuant to section 14-402 of this Code, seventeen (17) 11 x 17 copies of a site plan illustrating the proposed use, construction, or development, and **providing at least the following data and information**, on one or more sheets, shall be submitted as part of the application:

1. **A GRAPHIC RENDERING** of the existing conditions, which depicts:
 - a. All significant natural, topographical, and physical features of the subject property including contours at 1-foot intervals;
 - b. The location and extent of tree cover including single trees in excess of 8 inches in diameter at breast height;
 - c. The location and extent of water bodies and courses, marshes and special flood hazard areas, base flood areas and floodways on or within 100 feet of the subject property;
 - d. Existing drainage structures and patterns; and
 - e. Soil conditions as they affect development.
2. The location, use, size and height in stories and feet of structures and other land uses on properties within 250 feet of the subject property.
3. For all areas within any required yard or setback, and any proposed regrading of the subject property.
4. Data concerning proposed structures and existing structures that will remain, including:
 - a. Location, size, use, and arrangement, including height in stories and feet;
 - b. Where relevant, floor area ratio, gross floor area, and net floor area;
 - c. Where relevant, number and size of dwelling units, by dwelling unit type, and number of bedrooms;
 - d. Building coverage; and
 - e. Description of the calculation method utilized in computing all required statistics shown.
5. Minimum yard and setback dimensions and where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
6. 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; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
7. 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. Also, easements and all other utility facilities.

8. Location, size, and arrangements of all outdoor signs and lighting.
9. 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.
10. Location, designation, and total area of all usable open space.
11. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
12. A traffic study, if required by the Village Manager, the Board, or Commission hearing the application.
13. Final architectural working drawings of all structures indicating typical architectural elevations, style of structures, and typical building materials.

* * *

Enclosures:

(FOR VILLAGE USE ONLY)

1. Filed with the Office of the Community Development Director: 1-07, 20 11

2. Site Plan reviewed: _____, 20 _____.

3. In terms of the standards established by Subsection F of Section 14-402 of the Zoning Code the proposed site plan has been:

(i) Approved as submitted:

(ii) Approved subject to specific modifications:

(iii) Denied approval of site plan based of the following findings:

* * *

(APPLICABLE WHEN SITE PLAN APPROVAL IS ASSOCIATED WITH ANY DEVELOPMENT OR REDEVELOPMENT REQUIRING A DESIGN REVIEW PERMIT, SPECIAL USE, OR PLANNED DEVELOPMENT.)

5. Transmitted to Plan Commission at their meeting held: 2-08-11

6. Continuation (if any):

7. Notice of hearing published in: Sub Life on January 19, 2011

8. Findings and Recommendations of Plan Commission referred to Village Board at meeting of

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

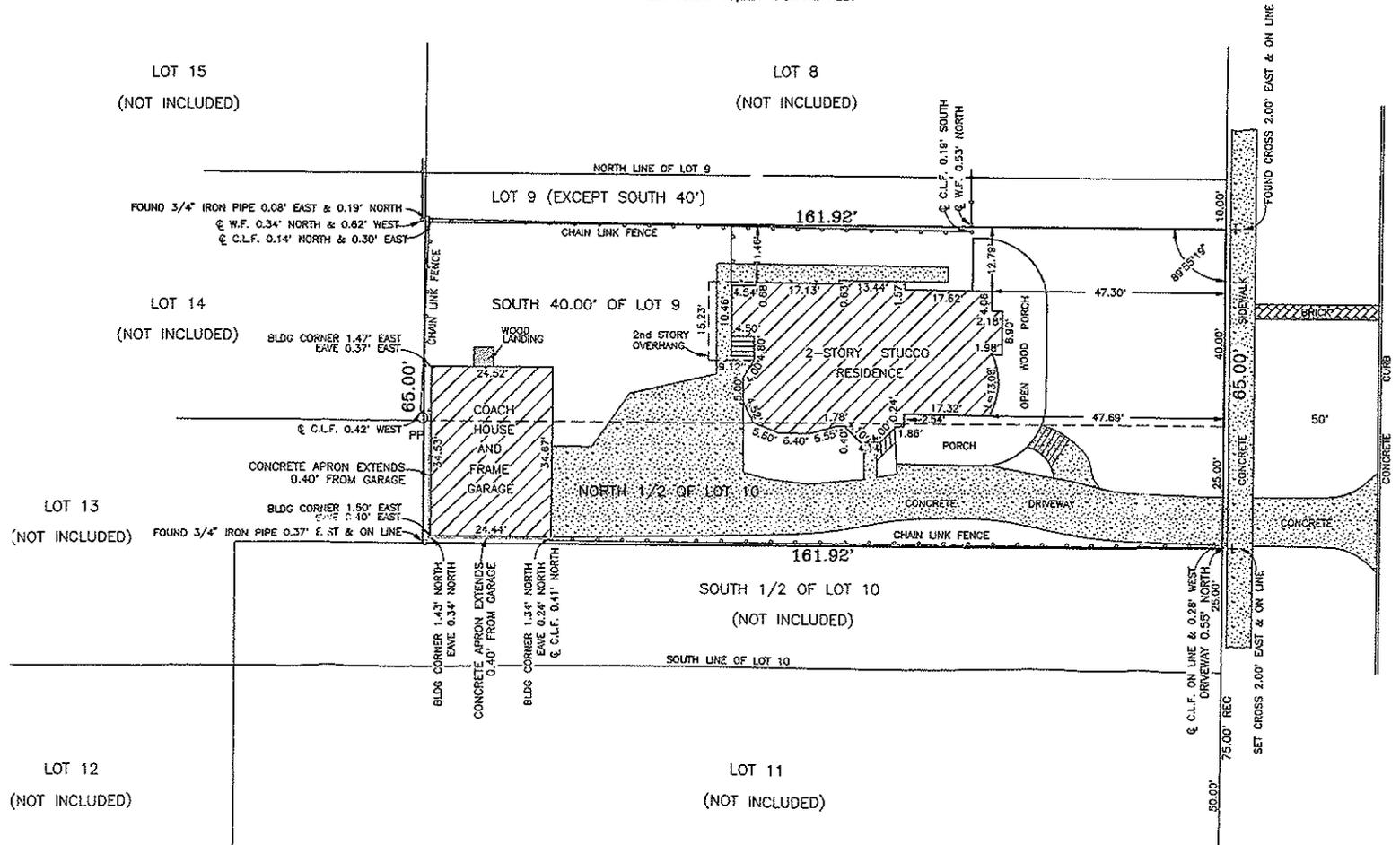
SCHOMIG LAND SURVEYORS, LTD.

PLAT OF SURVEY

THE SOUTH 40 FEET OF LOT 9 AND THE NORTH 1/2 OF LOT 10 IN BLOCK 12 OF LA GRANGE, IN SECTION 4, TOWNSHIP 38 NORTH,
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 232 SOUTH LA GRANGE ROAD

LOT AREA: 10,525 SQUARE FEET

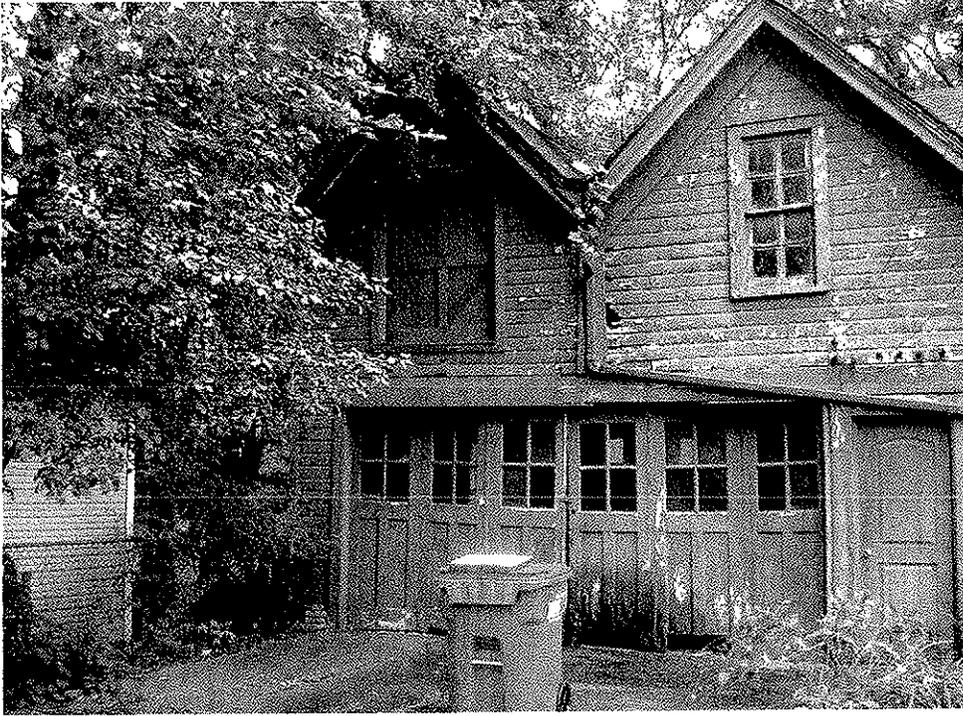


Photos of the existing Home & Coach House

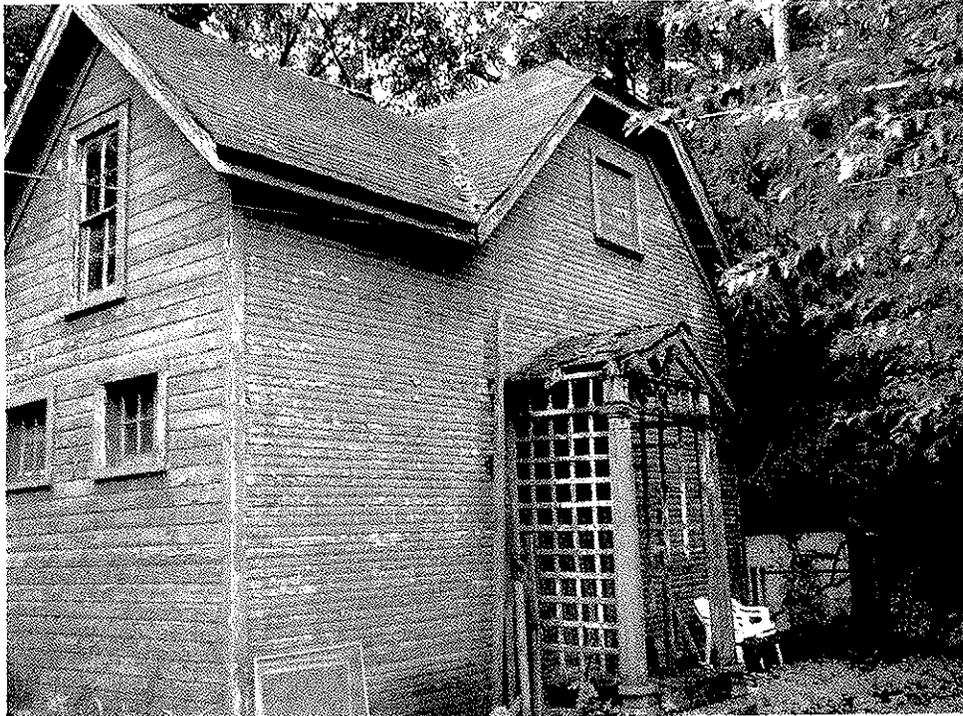


232 S. LaGrange Road





Coach House





2nd Floor – Existing Baths

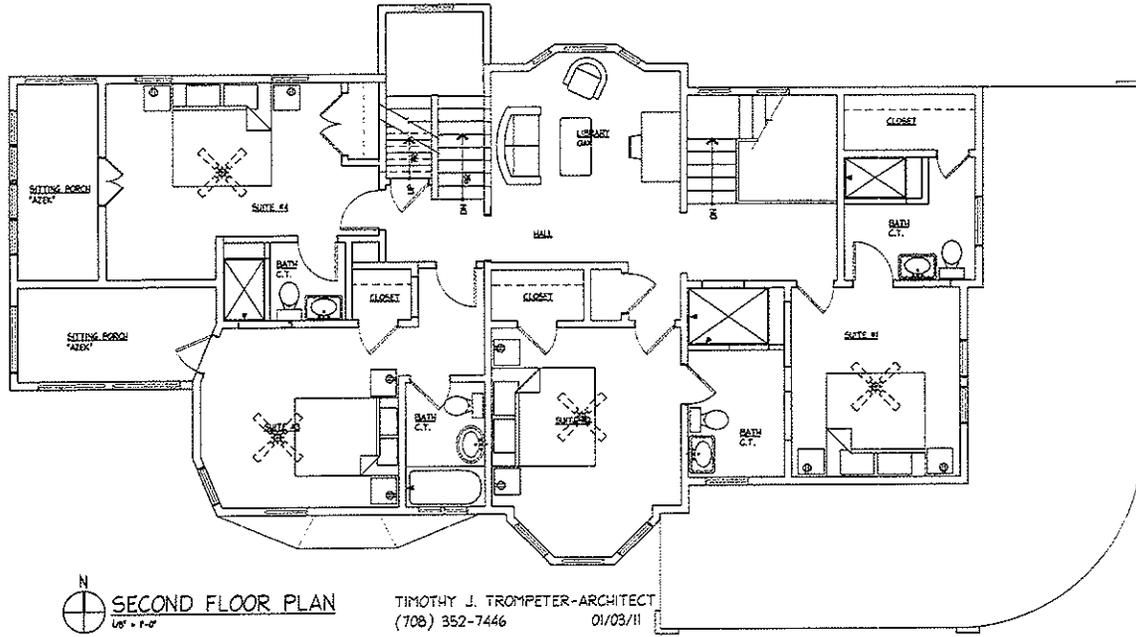




NORTH ELEVATION
1/8" = 1'-0"

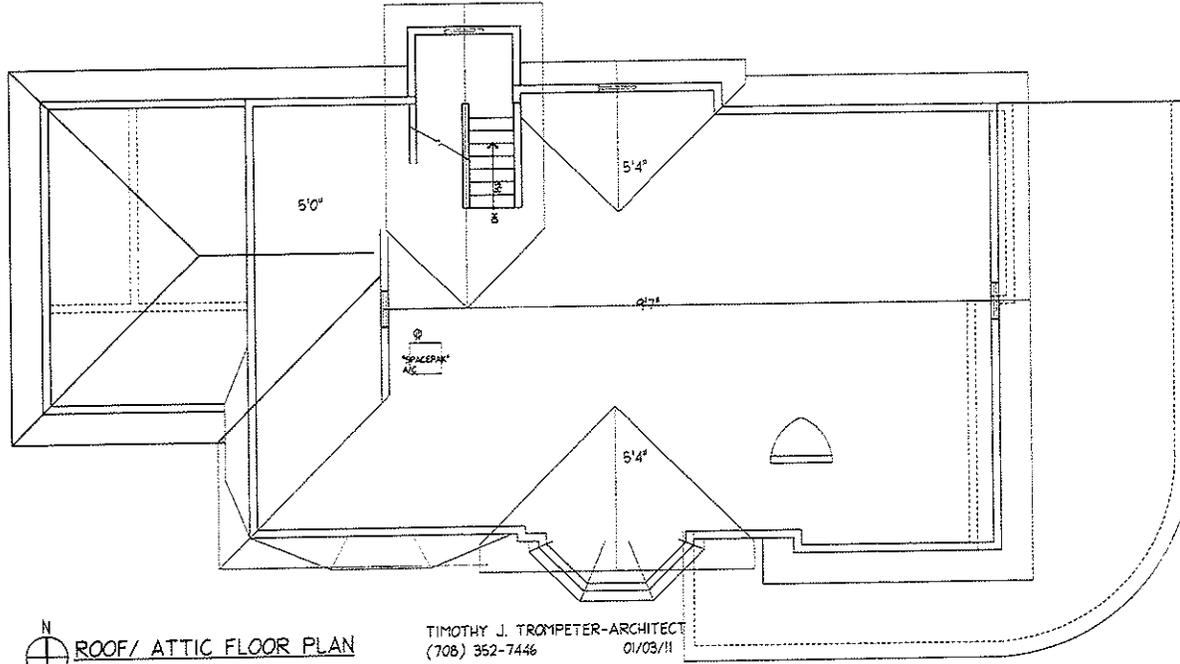


SOUTH ELEVATION
1/8" = 1'-0"



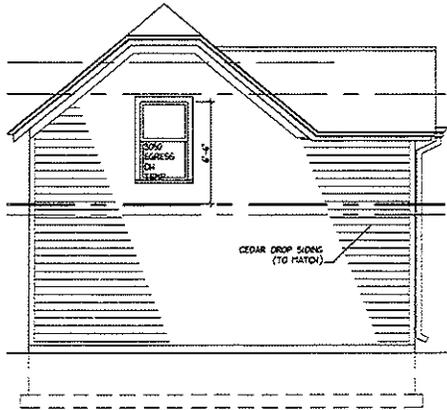
N
SECOND FLOOR PLAN
1/8" = 1'-0"

TIMOTHY J. TROMPETER-ARCHITECT
(708) 352-7446 01/03/11

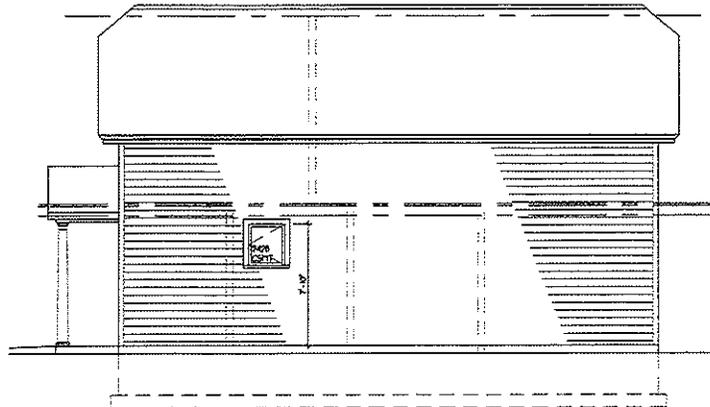


N
ROOF/ ATTIC FLOOR PLAN
1/8" = 1'-0"

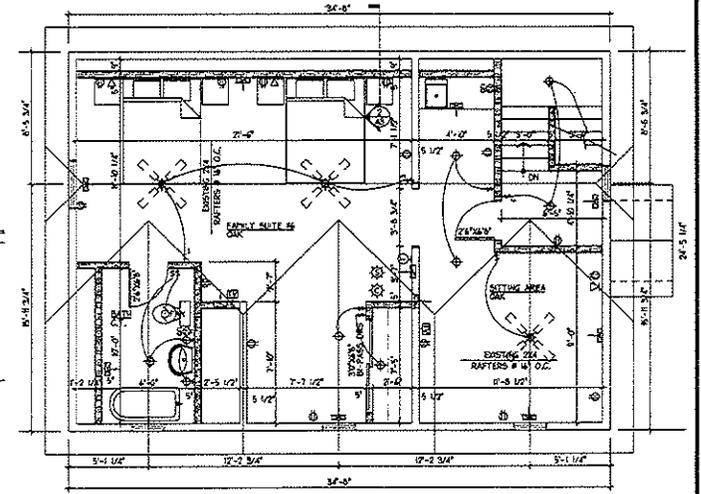
TIMOTHY J. TROMPETER-ARCHITECT
(708) 352-7446
01/03/11



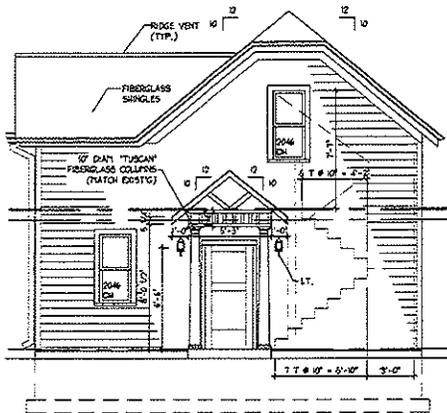
SOUTH ELEVATION
1/4" = 1'-0"



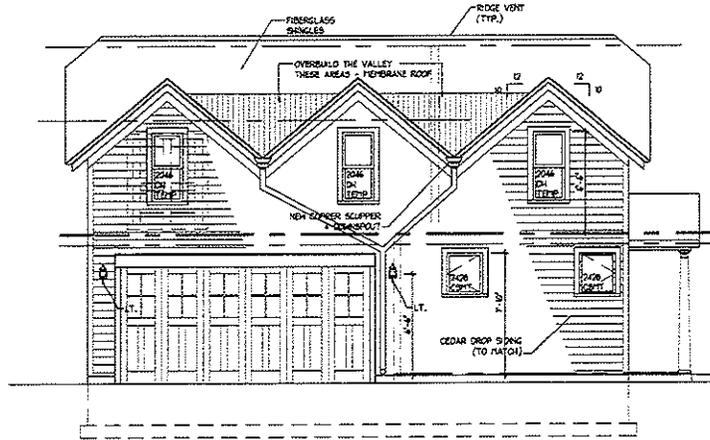
WEST ELEVATION
1/4" = 1'-0"



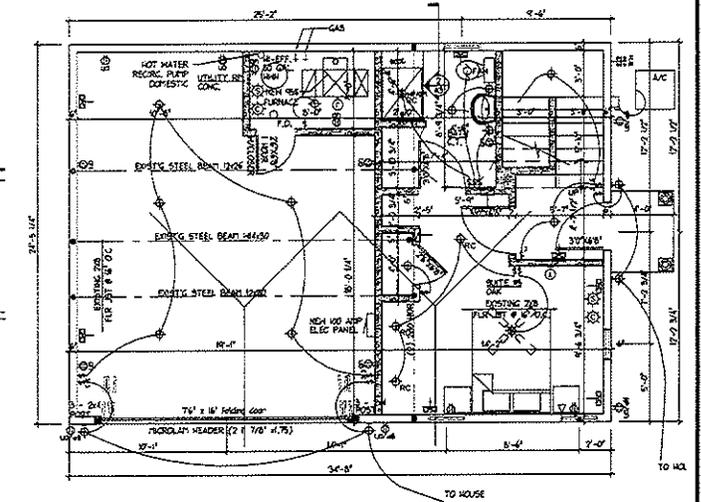
COACH HOUSE SECOND FLOOR PLAN
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



COACH HOUSE FIRST FLOOR PLAN
1/4" = 1'-0"

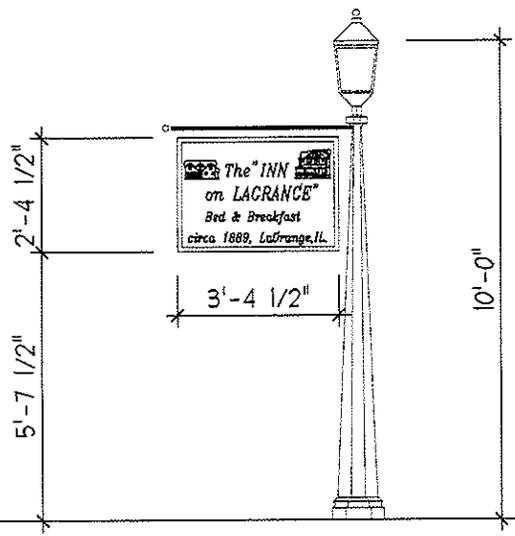
TIMOTHY J. TROMPETER ARCHITECT RESERVES COPYRIGHT AND OTHER RIGHTS RESTRICTING THE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

TIMOTHY J. TROMPETER - ARCHITECT
TIMOTHY J. TROMPETER A.I.A.
318 S. ASHLAND AVE.



FOUNDATION WORK FOR:
GINA MAZZAFERRY & TOM PERRY
293 S. LAGRANGE ROAD

A
12/07,
OF



3-3/16" TALL LETTERS

