

# Village of La Grange



## VILLAGE BOARD MEETING

MONDAY, SEPTEMBER 14, 2009

7:30 p.m.

Village Hall Auditorium

53 S. La Grange Road

La Grange, IL 60525

Elizabeth M. Asperger  
Village President

Robert N. Milne  
Village Clerk

VILLAGE OF LA GRANGE  
BOARD OF TRUSTEES REGULAR MEETING

Village Hall Auditorium  
53 South La Grange Road  
La Grange, IL 60525

AGENDA

Monday, September 14, 2009 – 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

*President Elizabeth Asperger  
Trustee Bill Holder  
Trustee Mike Horvath  
Trustee Mark Kuchler  
Trustee Mark Langan  
Trustee Tom Livingston  
Trustee James Palermo*

2. PRESIDENT'S REPORT

*This is an opportunity for the Village President to report on matters of interest or concern to the Village.*

A. Oath of Office – Firefighter Paramedic Reid Selvik

B. Resolution of Appreciation – Stephen Randolph

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

*This is the opportunity for members of the audience to speak about matters that are included on this Agenda.*

4. OMNIBUS AGENDA AND VOTE

*Matters on the Omnibus Agenda will be considered by a single motion and vote because they already have been considered fully by the Board at a previous meeting or have been determined to be of a routine nature. Any member of the Board of Trustees may request that an item be moved from the Omnibus Agenda to Current Business for separate consideration.*

A. Ordinance – Variation – Side and Rear Yard Regulations for Accessory Structures / William Hoekwater, 229 S. Brainard

B. Ordinance – Variation – Functional Type & Maximum Gross Area of Sign / Mac Neal Health Care, 47 S. 6<sup>th</sup> Avenue

C. Construction Contract – Engineering Services Agreement – 2009 Sewer Lining Program – Willow Springs Road

- D. Equipment Purchase – Public Works Department – Small skid Steer
- E. Ordinance – Disposal of Surplus Property
- F. Open Meetings Act – Review of Closed Session Minutes
- G. Minutes of the Village of La Grange Board of Trustees Regular Meeting Monday, August 24, 2009
- H. Consolidated Voucher 090914

5. CURRENT BUSINESS

*This agenda item includes consideration of matters being presented to the Board of Trustees for action.*

- A. Ordinance – Variation – Maximum Building Coverage / Lisa and Jon Froemel, 222 N. Catherine Avenue: *Referred to Trustee Kuchler*

6. MANAGER'S REPORT

*This is an opportunity for the Village Manager to report on behalf of the Village Staff about matters of interest to the Village.*

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

*This is an opportunity for members of the audience to speak about Village related matters that are not listed on this Agenda.*

8. EXECUTIVE SESSION

*The Board of Trustees may decide, by a roll call vote, to convene in executive session if there are matters to discuss confidentially, in accordance with the Open Meetings Act.*

9. TRUSTEE COMMENTS

*The Board of Trustees may wish to comment on any matters.*

10. ADJOURNMENT

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The Village of La Grange is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and/or participate in this meeting, or who have questions, regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at (708) 579-2315 promptly to allow the Village to make reasonable accommodations for those persons.

**PRESIDENT'S REPORT**

VILLAGE OF LA GRANGE  
Fire Department

**BOARD REPORT**

TO: Village President, Village Clerk, and  
Board of Trustees and Village Attorney

FROM: Robert J. Pilipiszyn, Village Manager and  
David W. Fleege, Fire Chief

DATE: September 14, 2009

RE: **OATH OF OFFICE-FIREFIGHTER/PARAMEDIC REID SELVIK**

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With the recent retirement of Fire Captain Greg Michalek in May 2009 and corresponding promotions, a vacancy was created in the La Grange Fire Department. The La Grange Board of Fire and Police Commissioners have appointed Mr. Reid Selvik to the position of Firefighter/Paramedic effective August 31, 2009.

Reid is a licensed paramedic and most recently worked in the private sector. He will be attending the Firefighter II Academy in September 2009. He has attained an Associate Arts Degree in Fire Science Technology at College of DuPage.

Reid is married and resides in Hanover Park, Illinois with his wife Rita and twenty-one month old son Evan.

We are pleased to present Reid Selvik to the Village Board and we invite him to step forward so that Village Clerk Robert Milne can administer the oath of office.

2-A

VILLAGE OF LA GRANGE  
Administrative Offices

**BOARD REPORT**

TO: Village Board of Trustees, Village Clerk and  
Village Attorney

FROM: Elizabeth M. Asperger, Village President

DATE: September 14, 2009

RE: **RESOLUTION OF APPRECIATION — STEPHEN RANDOLPH**

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La Grange has a wealth of citizens who are willing to unselfishly volunteer their time and talents to serve their Village government. For this reason, many members of our advisory boards and commissions tend to serve the Village for many years.

This evening, we would like to give special recognition to one of those volunteers who has not only served the Village for an exceptionally long period of time, but also as Chairman, and on one of our most active commissions which has set the land use and development compass for the Village over the past 20 years. That person is Plan Commission Chairman Stephen A. Randolph. After so many years of dedicated service to the community, Steve has decided to retire from public service.

Steve has served on the Village's Plan Commission for nearly 20 years, most of which as Chairman. In that capacity Steve has provided extraordinary insight and leadership to his colleagues, petitioners, Village Staff and the Village Board.

The accomplishments of the Plan Commission during his tenure can be divided into two major categories: land use planning initiatives and specific project approvals.

Land use planning initiatives include: two comprehensive revisions to the Zoning Code (the second of which is currently in progress); several major individual amendments to the Zoning Code including the design review overlay district, core retail district, and height of residential garages; and a new Comprehensive Plan for the Village.

Projects of consequence recommended for approval by the Plan Commission while Steve was chair whose scope and breadth will leave a positive legacy for future generations include the following: several transit-oriented residential developments within the Burlington Northern Santa Fe (BNSF) sub-area planning corridor thus creating over 200 new dwelling units within the Village (La Grange Plaza 40 units), (Spring Avenue Station 55 units), (Beacon Place 78

2-B

units), (Kensington Station 23 units), (La Grange Pointe 30 units) well in advance of today's popular planning concept of "New Urbanism"; enhancement to the existing, nearly 40 year-old special use permit for the La Grange Memorial Hospital which resulted in construction of a new in-patient care wing and established a forward-thinking master plan for future development of the hospital; new institutional buildings for the Village's Public Library and Park District; the La Grange Crossings (triangle) redevelopment project, and most recently, planned unit development (PUD) approval for the Village's largest, wholly private investment for a mixed-use development for the former Rich Port YMCA property.

Although we have attempted to capture Steve's contributions and our expression of gratitude in the attached resolution, which I recommend be approved by acclamation, I invite each of you to offer individual comments of praise and well wishes.

I recommend that the attached resolution be approved.

At this time, we invite Steve to step to the dais so that the Board of Trustees and I can present him with a gift as our gesture of appreciation for his service to the Village of La Grange.

2-B.1

**VILLAGE OF LA GRANGE  
RESOLUTION OF APPRECIATION**

**STEPHEN RANDOLPH**

- WHEREAS,* Stephen Randolph has willingly dedicated 19 years of outstanding service to the Village of La Grange, and
- WHEREAS,* Stephen Randolph has unselfishly given his valuable time and knowledge to the betterment of the Village of La Grange, serving as a member of the Plan Commission from 1990 to 2009, and
- WHEREAS,* Stephen Randolph, as Chairman of the Plan Commission, has overseen the approval process for significant community enhancements including expansion of La Grange Memorial Hospital with a state of the art inpatient care wing, medical office building and support facilities, approval of La Grange Plaza condominium development at 14 South Ashland Avenue, three major amendments to the Zoning Code to stay current with best practices, the La Grange Crossings redevelopment project, major reconstruction of the La Grange Public Library and most recently the Planned Unit Development approval for a mixed-use development for the former YMCA property; and
- WHEREAS,* Stephen Randolph has been instrumental in several planning initiatives including participation on the Zoning Code Review Committee which oversaw amendments to the bulk, yard and space requirements in our single family residential districts and the Steering Committee responsible for the amendment to the Comprehensive Plan and adoption of the BNSF Corridor Plan; and
- WHEREAS,* Stephen Randolph has demonstrated dedication to the Village of La Grange by giving of his wise counsel and expertise, and
- WHEREAS,* Stephen Randolph, by his exceptional commitment to the duties of his commission, has set a worthy example for citizens to follow, and
- WHEREAS,* The Village of La Grange is a much better place thanks to the dedication of Stephen Randolph,

NOW, THEREFORE BE IT RESOLVED that the Village President, Village Clerk and Board of Trustees of the Village of La Grange, do hereby commend Stephen Randolph for his outstanding public service and thank him for his exceptional commitment to the Village of La Grange.

Adopted this 14<sup>th</sup> day of September, 2009.

Elizabeth M. Asperger, Village President

Robert N. Milne, Village Clerk

2-10.2

**OMNIBUS VOTE**

VILLAGE OF LA GRANGE  
Community Development Department

**BOARD REPORT**

TO: Village President, Village Clerk  
Board of Trustees and Village Attorney

FROM: Robert J. Pilipiszyn, Village Manager  
Patrick D. Benjamin, Community Development Director  
Angela M. Mesaros, Assistant Director, Community Development

DATE: September 14, 2009

RE: **ORDINANCE - VARIATION - SIDE AND REAR YARD REGULATIONS  
FOR ACCESSORY STRUCTURES/WILLIAM HOEKWATER, 229 S.  
BRAINARD**

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William Hoekwater, owner of the property at 229 S. Brainard, has applied for variations from side and rear yard requirements for accessory structures to replace a detached garage in the rear northeast corner of his property. According to the Petitioner, the existing garage is 80 years old and unsound. The subject property is located in the R-4 Single Family District and is slightly larger than typical properties between Brainard and Kensington, and Maple to Cossitt with a 60-foot width (typical lots are 50 feet wide).

Accessory structures must be setback a minimum of three (3) feet from the side and rear lot lines. Currently, the detached garage is located 0.75 ft from the north side lot line and 1.25 feet from the rear lot line. The Petitioner has indicated that the space is already tight to pull vehicles into the garage. If he were to move the garage forward to meet the required 3 feet setback from both lot lines, ingress/egress would be more difficult.

In July 2008, Mr. Hoekwater received a variation to construct a 22 ft. by 22 ft. (484 square feet) two-car detached garage encroaching into the required side yard by 2.25 ft. According to the Zoning Code, *"no variation...shall be valid for a period longer than one year unless a building permit is issued and construction is actually begun..."* A building permit has not been issued for the detached garage; therefore, the variation has expired.

Mr. Hoekwater seeks a new variation, amending his previous application in order to construct a larger 24 ft. by 24 ft. (576 square feet) detached garage maintaining the same encroachment into the required side (north) setback with a slightly smaller to the rear (east) setback than previously granted. The proposed detached garage would encroach into both the required side and rear setbacks of 3 ft. by 2.30 ft. Subparagraph 14-303E1 (a) (Authorized Variations) allows the reduction of any required yard setback. The requested variations fall within the authorized limits of the Zoning Code.

4-A

On August 20, 2009, the Zoning Board of Appeals held a public hearing on this matter and voted unanimously to recommend that the variation be granted as requested.

Commissioners felt that the location of the house and driveway approximately five feet from the north lot line creates a hardship and a unique situation. An existing 1.5 feet easement to the north of the driveway allows access to the garage and effectively increases the setback of the proposed garage. Alternative options were discussed at the hearing including construction of a smaller garage to allow an extra two feet on each side in order to meet the required setbacks, as well as changing the location of the garage to the opposite corner of the lot. Mr. Hoekwater stated that neither option would be adequate, because the larger garage is necessary to pull vehicles in more safely and moving the garage requires removal of parkway trees, construction of a new curb cut as well as driveway removal and replacement.

Staff has prepared the attached ordinance authorizing the variation for your consideration.

4-A.1

VILLAGE OF LA GRANGE

ORDINANCE NO. O-09-\_\_\_\_\_

AN ORDINANCE GRANTING A ZONING VARIATION  
FOR CONSTRUCTION OF A DETACHED GARAGE  
AT 229 S. BRAINARD AVENUE

WHEREAS, William Hoekwater is the owner (the "Owner") of the property commonly known as 229 S. Brainard Avenue, La Grange, Illinois, and legally described as follows:

The north 43 feet of the west 125 feet of Lot 15 and the south 17 feet of the west 125 feet of Lot 16 in Block 5 in Lay and Lyman's subdivision of the west ½ of the southwest ¼ of Section 4, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, together with an easement for ingress and egress over and across the south 18 inches of the north 33 feet of the west 125 feet of Lot 16 in Block 5 aforesaid.

(the "Subject Property"); and

WHEREAS, the Owner has applied for a variation from the side and rear yard requirements for accessory structures by Paragraph 3-110-G9 of the La Grange Zoning Code in order to construct a detached garage on the Subject Property; and

WHEREAS, the La Grange Zoning Board of Appeals conducted a public hearing to consider the application on August 20, 2009, pursuant to proper public notice, and recommended in its Findings and Recommendation dated August 20, 2009, that the variation be approved; and

WHEREAS, the President and Board of Trustees have reviewed the record of the public hearing and the Findings and Recommendation of the Zoning Board of Appeals and have determined that the application satisfies the standards set forth in the La Grange Zoning Code for the grant of a variation;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of La Grange, Cook County and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. Grant of Variation. The Board of Trustees, pursuant to the authority granted to it by the laws of the State of Illinois and the La Grange Zoning Code, hereby grants to the Owner a variation from the side and rear yard standards for accessory structures of Paragraph 3-110-G9 of the La Grange Zoning Code to reduce the side and rear setbacks required on the Subject Property by 2.3 feet for a detached garage, subject to all of the following conditions:

4-A.2

- A. The variation is granted only to authorize construction of 24 feet by 24 feet detached garage in substantial conformity with the design drawings and site plan attached to this Ordinance as Exhibit A (the "Approved Design"). The permit drawings to be prepared by the Owner must conform to the Approved Design.
- B. If the garage is constructed in violation of any term or condition of this Ordinance, then the Village may order the garage to be demolished and may rescind the approval granted by this Ordinance.

Section 3. Effective Date. This Ordinance will be in full force and effect from and after (a) its passage, approval, and publication in pamphlet form as provided by law, (b) execution by the Owner, and (c) approval by the Village's Director of Community Development of conforming plans for the garage as required by Subsection 2A of this Ordinance.

PASSED this \_\_\_\_ day of \_\_\_\_\_ 2009, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED by me this \_\_\_\_ day of \_\_\_\_\_ 2009.

\_\_\_\_\_  
Elizabeth M. Asperger, Village President

ATTEST:

\_\_\_\_\_  
Robert N. Milne, Village Clerk

4-A,3

**FINDINGS OF FACT**

ZONING BOARD OF APPEALS  
OF THE  
VILLAGE OF LA GRANGE

August 20, 2009

President Asperger and  
Board of Trustees

RE: **ZONING CASE #581 - VARIATION – REAR AND SIDE YARD REGULATIONS FOR ACCESSORY STRUCTURES, WILLIAM HOEKWATER, 229 S. BRAINARD.**

The Zoning Board of Appeals transmits for your consideration, its recommendations for a request of zoning variation necessary to construct a detached garage at 229 S. Brainard.

**I. THE SUBJECT PROPERTY:**

The subject property in question is a residential lot, 60 foot width and a depth of 125 feet.

**II. CHARACTERISTICS OF THE SURROUNDING AREA:**

The subject property is located in the R-4 Single Family Residential District.

**III. VARIATIONS SOUGHT:**

The applicant seeks a variation from Paragraph 3-110G9 (Side and Rear Yard Regulations for Accessory Structures) of the Village of La Grange Zoning Code by 2.3 feet. Sub Paragraph 14-303E1(a) Authorized Variations, allows the reduction of any required yard setback. The requested variation falls within the authorized limits of the Zoning Code.

**IV. THE PUBLIC HEARING:**

After due notice, as is required by law, (including legal publication, posting at the subject property and courtesy notices to owners within 250 feet of the subject property) the Zoning Board of Appeals held a public hearing on the proposed variation in the La Grange Village Hall Auditorium on August 20, 2009. Present were Commissioners Nathaniel Pappalardo, Rosemary Naseef, Peter O'Connor, Nancy Pierson and Chairperson Ellen Brewin presiding. Also present was Assistant Community Development Director Angela Mesaros and Village Trustee Jim Palermo. Testimony was given under oath by the applicants. No objectors appeared at the hearing and no written objections have been filed to the proposed variation.

4-A-4

Chairperson Brewin swore in William Hoekwater, owner of the property at 229 S. Brainard, who presented the application and answered questions from the Commissioners:

- Mr. Hoekwater said he received a variation in July of 2008 to construct a 22x22 detached garage with a variation of 2.5 feet from the side yard setback. This variation has expired and he would like to construct a larger garage (24x24) that would require variation from both the rear and side yard setbacks.
- The existing garage is eighteen feet wide and nineteen and one half feet deep. He wishes to construct a new garage that is essentially in the same location.
- The location of the house makes it difficult to get cars into the garage without the requested variations. In order to move the garage to the other side of the property, he would need to put in a new curb cut. In addition, the doors to the house are located on the north side; therefore, it would not make logical sense if the garage were located on the south side of the property.
- The home as it is located is much closer to the rear yard and to the north lot line than usual. The width and location prohibits maneuvering a car into the garage. The driveway is only seven feet wide between his house and the neighbor's yard.
- There is an existing one and a half foot easement along the north property line to accommodate Mr. Hoekwater's driveway.
- There is a structure located close to the neighbor's property line adjacent to the Hoekwater's.

Chairperson Brewin solicited questions from the Commissioners:

- Chairperson Brewin asked if there was no other remedy and if this was the smallest size that would be the minimum variation. Answer: Twenty-four wide is the minimum garage size according to Mr. Hoekwater. Otherwise it would be difficult to angle cars into the stalls.
- Commissioner O'Connor asked if they could save the existing tree. Answer: They would like to keep it but could not with the new garage at this size.

4-A.5

- Commissioner Naseef asked if it was possible that the garage could be wider and shorter and further from the east property line. Answer: Mr. Hoekwater stated that he didn't believe so due to the neighbors' carriage house directly on the property line.
- Chairperson Brewin asked about the need for two additional feet in depth of the garage. If the garage were shorter, it would be possible to meet the required rear setback (as they had with the previous approved variation). Answer: He feels that the larger garage would allow them to pull vehicles in more safely.
- Commissioner O'Connor asked if there was anything materially different from the last variation. Answer: A larger garage, otherwise, no other changes.
- Chairperson Brewin asked if there would be access to the garage for maintenance even. Answer: Yes.
- Commissioner Pappalardo asked about the building line not the eave line being set back at approximately 0.75 inches. This would mean that the eave would be three inches over the neighbor's property line. He stated that this might cause future legal issues between neighbors and questioned whether this would be appropriate to consider or not. Answer: This is the same variation as last time.

*Under the provisions of the Zoning Ordinance, no variation shall be granted unless the applicant establishes that carrying out the strict letter of the provisions of this code would create a particular hardship or practical difficulty. Such a showing shall require proof that the variation sought satisfies certain conditions. The following facts were found to be evident:*

1. Unique Physical Condition:

This zoning lot is typical of most single lots in the R-4 Single Family Residential Zoning District between Brainard and Kensington and Maple to Cossitt. However, the lot width of 60 feet is slightly larger than typical lots in most of La Grange are 50 feet wide. The depth of the property, 125 feet is typical of the smallest lots in the Village. In addition, the location and shape of the house is closer to the garage than is typical.

2. Not Self-Created:

According to the petitioner, the house, driveway and garage were constructed in the current location on the property in 1928. The petitioner has made no changes to the property that would impact the location of the garage.

3. Denied Substantial Rights:

A detached garage is a right enjoyed by many residents in La Grange for automobiles and storage. The petitioner wishes to enjoy the same rights as the neighbors and other village residents. The Zoning Code requires a minimum of two parking spaces for single-family residences.

4. Not Merely Special Privilege:

The petitioner seeks only to construct a detached garage that would be slightly smaller than the maximum allowable of 600 square feet on a zoning lot similar to the petitioner's property.

5. Code and Plan Purposes:

The Zoning Code requires two parking spaces for every single-family residence, and the Village does not allow overnight parking on the street. Therefore, the petitioner seeks a variance to construct a garage in which to park two vehicles. The proposed garage would be 576 square feet, which is consistent with the maximum floor area of 600 square feet permitted on lots the size of the petitioner's property.

6. Essential Character of the Area:

A detached garage is in character with the surrounding area.

7. No Other Remedy:

According to the petitioner, without the variation from setbacks, the garage would be too close to the house and create difficult access for parking cars. However, the Zoning Code only requires a maximum of ten feet setback between principal and accessory structures. With the required 3 ft. setback, the petitioners' garage would be 23 feet from the house. Options include: (1) construction of a smaller garage would allow an extra two feet on each side to meet the required setbacks, or (2) move the garage to the other corner of the property, but the petitioner believes that this would diminish the character of the lot by replacing green space with pavement.

V. FINDINGS AND RECOMMENDATION:

4-A.7

- Commissioner Pappalardo stated that the neighbor's structure to the south makes it difficult to put the driveway on the south side of the lot. Therefore it makes sense to leave the garage on the north side. He further stated that the ingress/egress easement on the north line of the property is an established easement so that the garage can be closer to the north lot line; therefore this justifies leaving the garage where it was previously located. It seems reasonable to grant a variation from the north line.
- Commissioner Naseef stated that she struggles with the fact that because it is permitted to make the garage bigger that the Village should allow him to violate another rule. Therefore, the east setback is more problematic to her than the north. The depth of the garage is the only sticking point for her.
- Commissioner Pappalardo stated that the property is generously sized; therefore, he is not concerned about the size of the garage with plenty of space on the property. He feels that the north and east setback variations would be warranted regardless of the minimum size of the garage.
- Commissioner Pappalardo stated that he is bothered more by the east setback than the north; however, the turning radius seems to be a reasonable hardship created by the existing location of the house.
- Commissioner Naseef stated that the depth on the east setback creates a unique physical condition and a hardship on the property.

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Schwappach 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 #581.

Motion Carried by a roll call vote (6/0/1).

AYE: Pappalardo, O'Connor, Pierson, Naseef, Schwappach and Brewin.  
NAY: None.  
ABSENT: Brenson.

BE IT THEREFORE RESOLVED that the Zoning Board of Appeals recommend approval to the Village Board of Trustees of the variation from Paragraph 3-110G9 (Side and Rear Yard Regulations for Accessory Structures) of the Village of La Grange Zoning Code by 2.30 feet.

4-A.8

FF --ZBA Case #581

RE: 229 S. Brainard

Variation – Side and Rear Yard Regulations for Accessory Structures

August 20, 2009 - Page 6

Respectfully submitted:

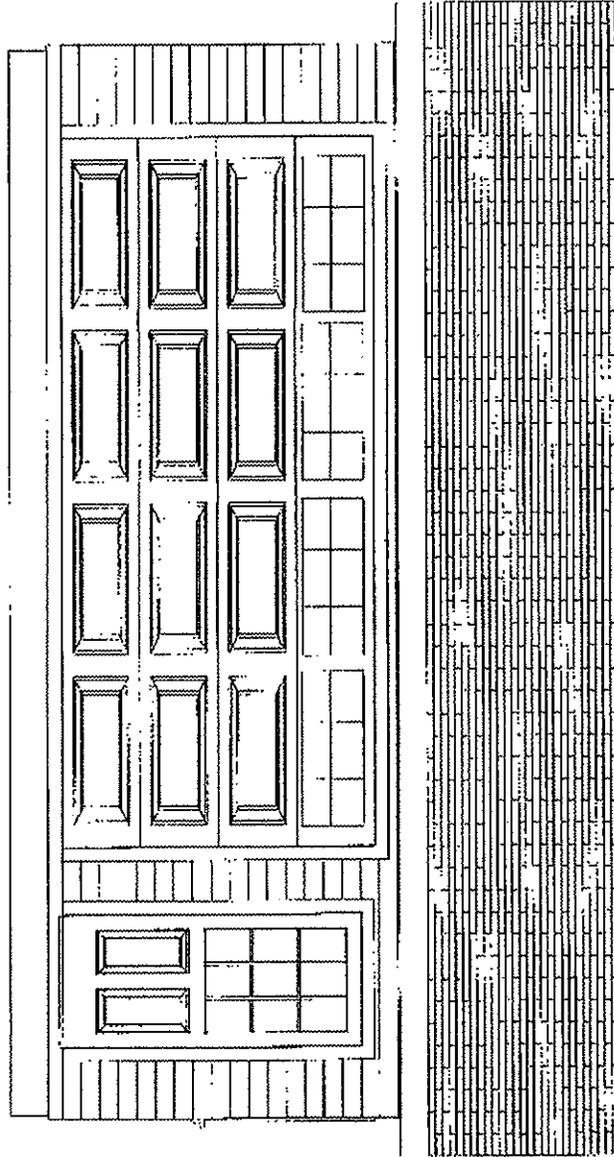
Zoning Board of Appeals of the  
Village of La Grange

BY: Ellen Brewin  
Ellen Brewin, Chairperson

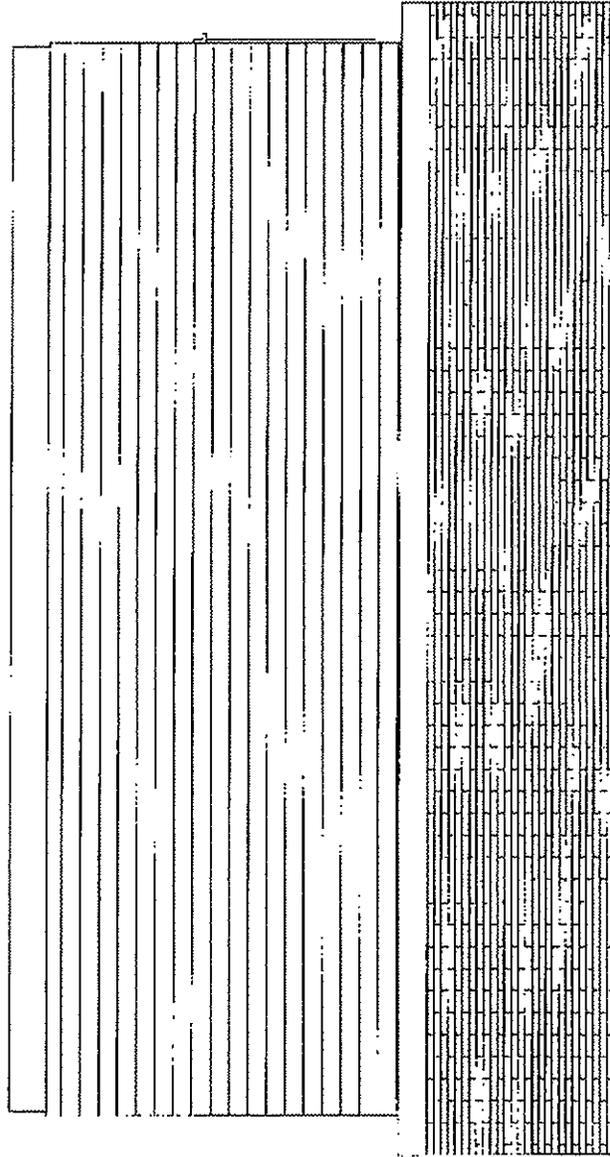
4-A.9

Heckwates  
229 S. Brainerd Ave

Drawings 2/2

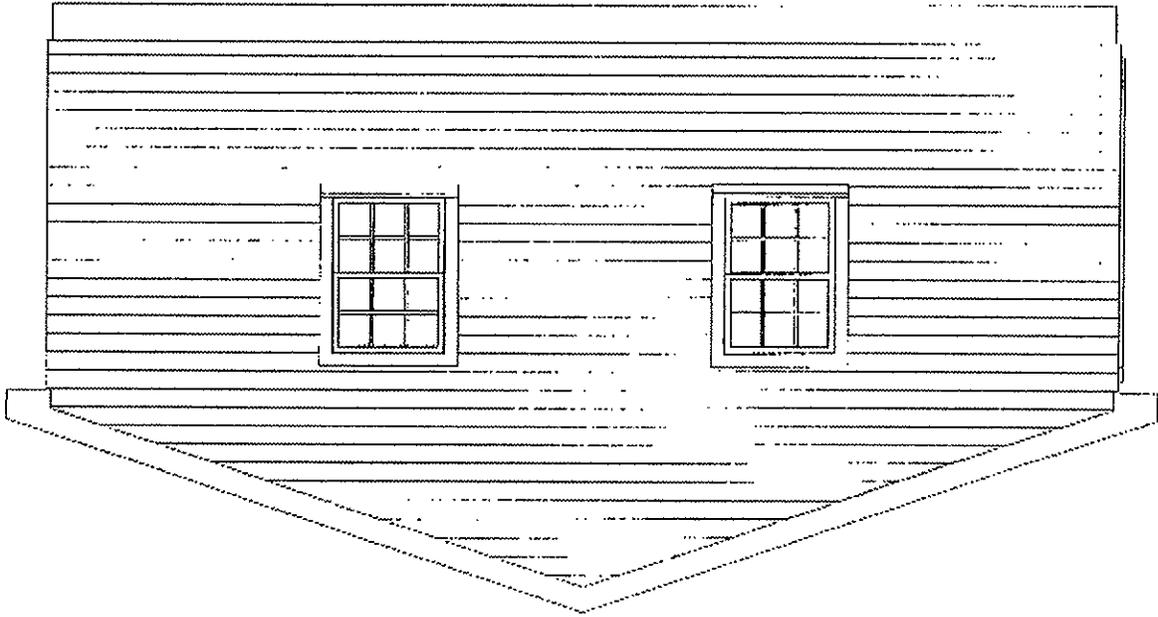


4-A.10

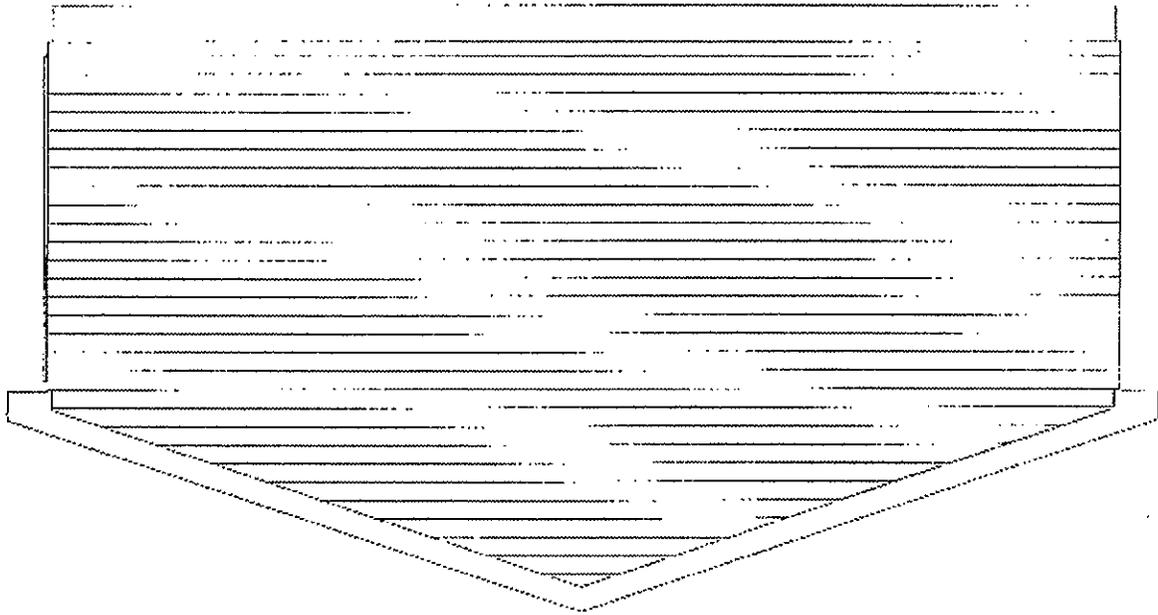


4-A.11

4-R-12

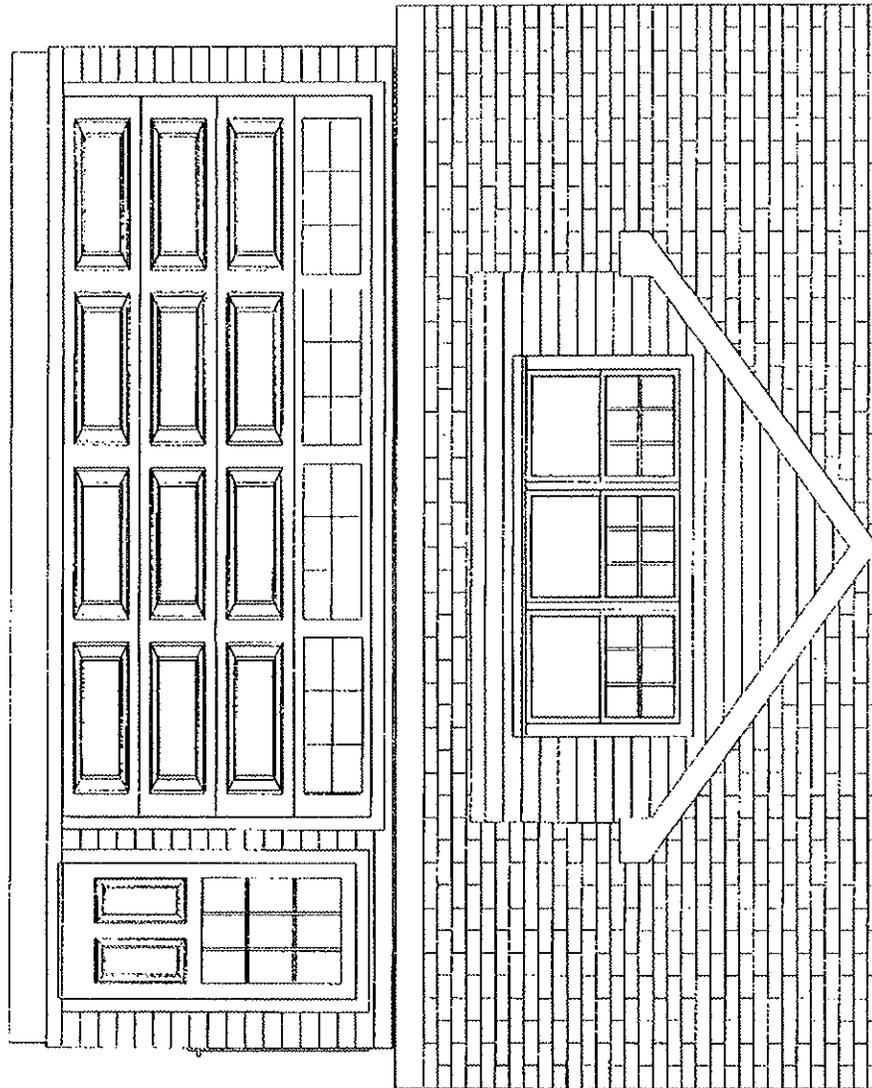


4-R.13

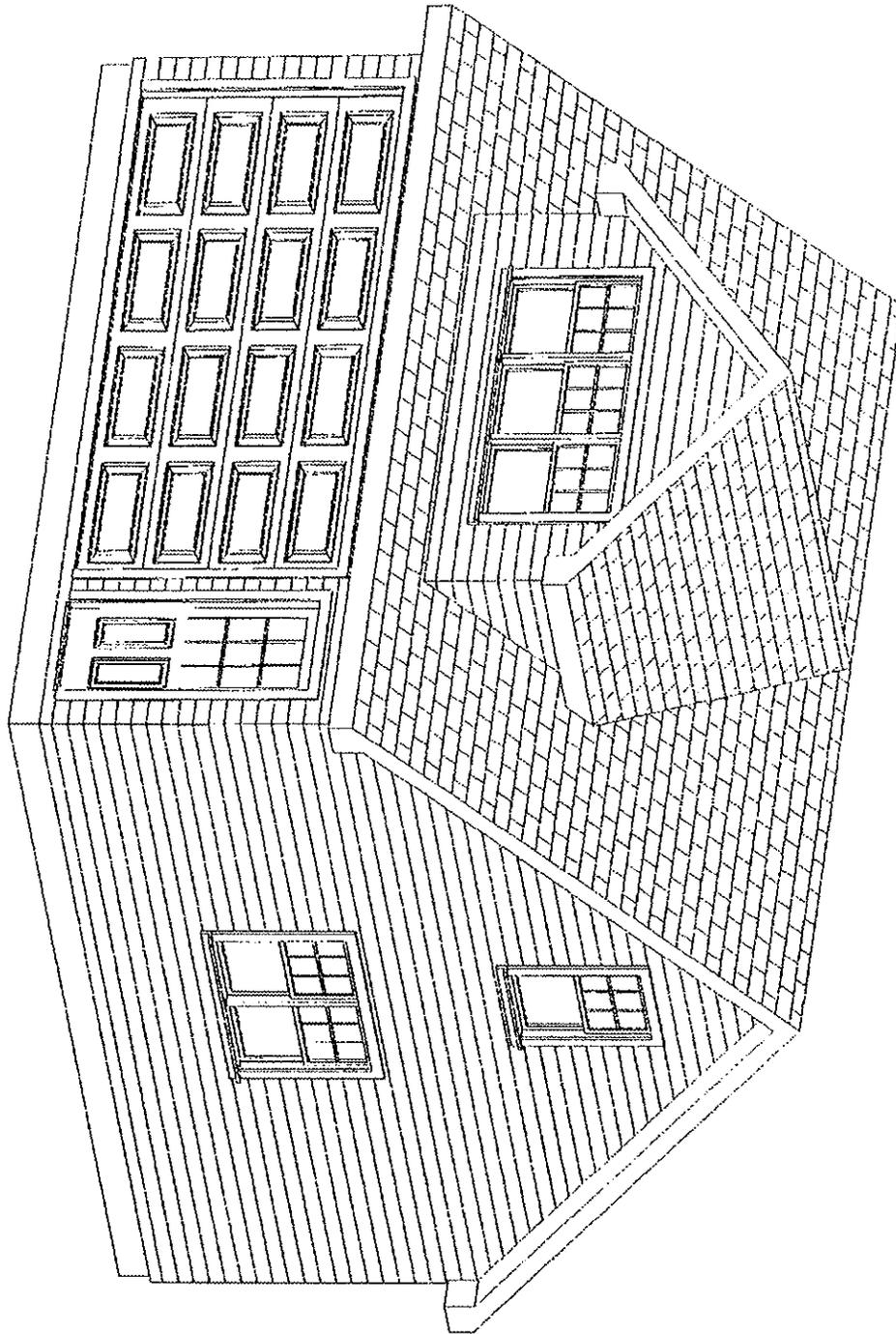


Drawn 1/2

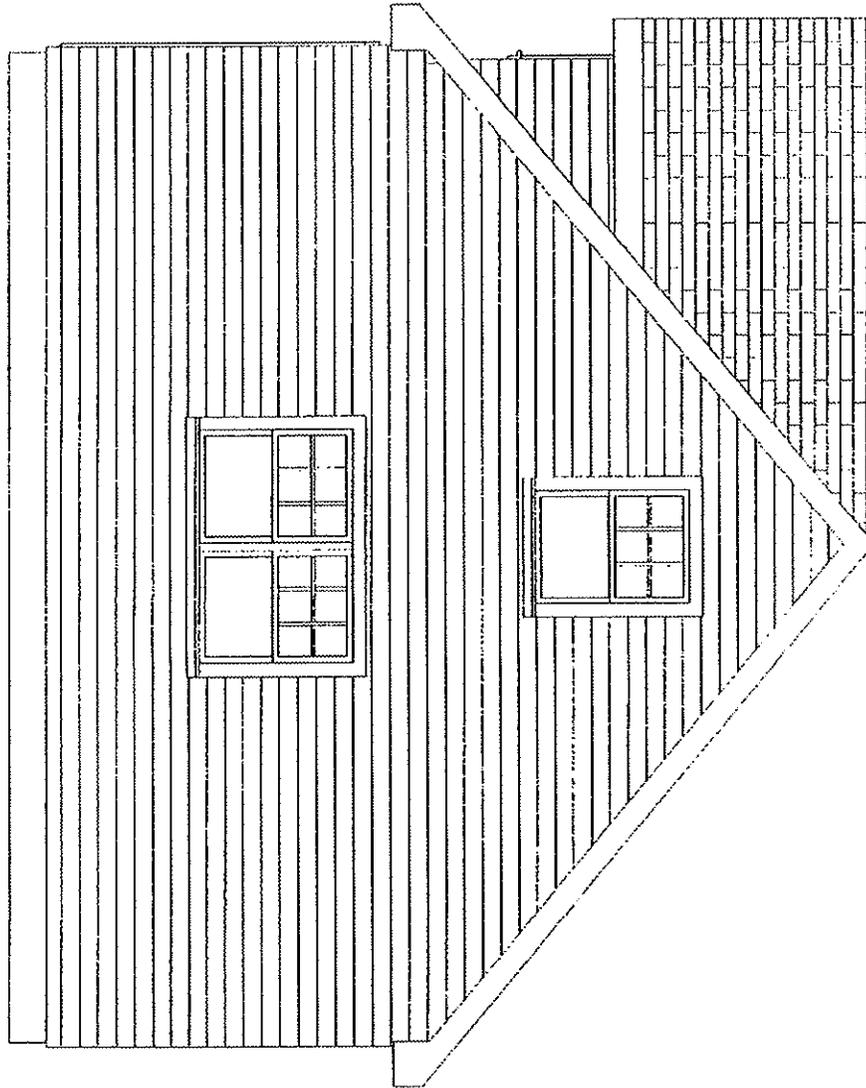
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229 S. Brainerd Ave



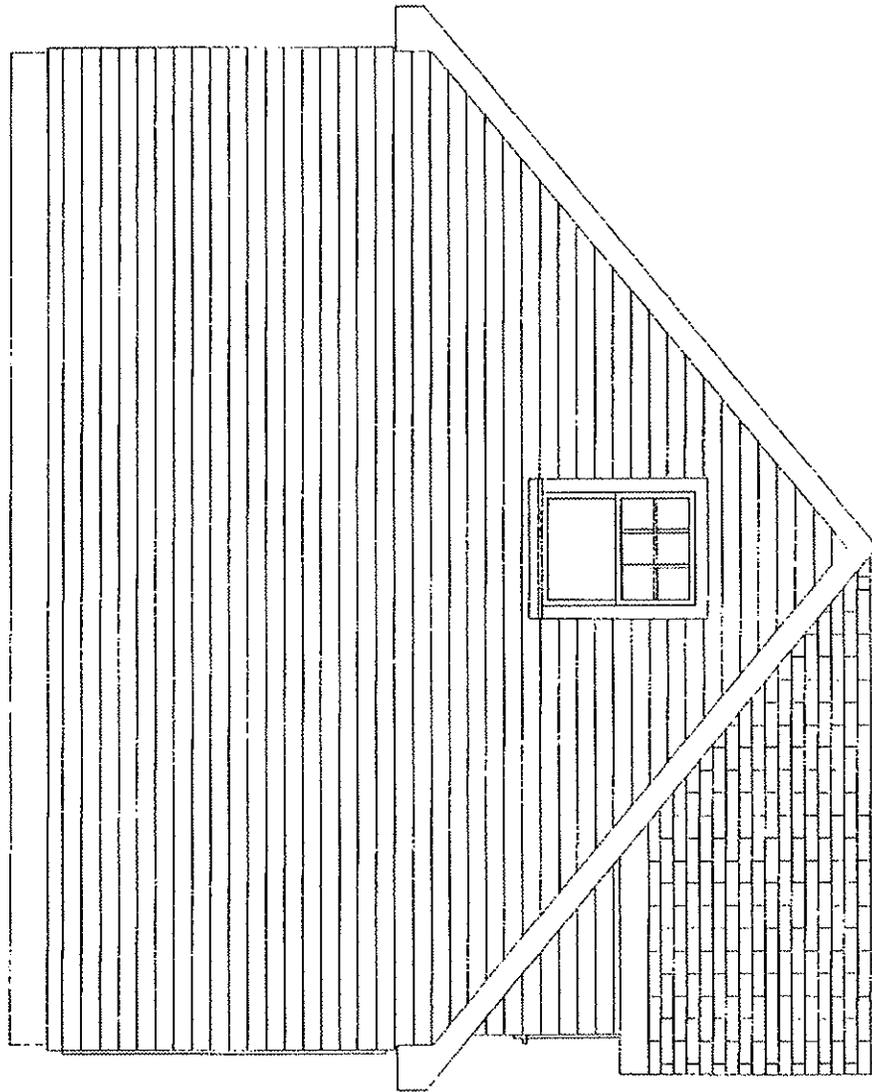
4-A.14



4-A.15



4-A.16



4-A.17

## STAFF REPORT

**CASE: ZBA #581 - William Hoekwater, 229 S. Brainard - Side & Rear Yard Regulations for Accessory Structures**

### 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.)

In July 2008, the petitioner, William Hoekwater, owner of the property at 229 S. Brainard Avenue, received a variation to construct a 22 ft. by 22 ft. (484 square feet) two-car detached garage that would encroach into the required side yard of 3 ft. by 2.25 ft. According to the Zoning Code, "*no variation...shall be valid for a period longer than one year unless a building permit is issued and construction is actually begun...*" A building permit has not been issued for the detached garage; therefore, the variation has expired.

Required setbacks for a detached garage are 3 feet from the side and rear lot lines. Currently, the existing detached garage is setback approximately 0.75 ft. from the side (north) lot line and 1.25 feet from the rear (east) lot line. Mr. Hoekwater seeks a new variation, amending his previous application in order to construct a larger 24 ft. by 24 ft. (576 square feet) detached garage that would maintain the same encroachment into the required side (north) setback, but would be slightly closer to the rear (east) lot line than previously granted.

The proposed detached garage would encroach into the required side and rear yard setbacks of 3 ft. by 2.30 ft. The petitioner seeks variations from Paragraph 3-110-G9 (Side and Rear Yard Regulations for Accessory Structures) of the Zoning Code. Subparagraph 14-303E1 (a) (Authorized Variations) allows the reduction of any required yard setback. The requested variation falls within the authorized limits of the Zoning Code.

### VARIATION STANDARDS

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

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

4-A-18

This zoning lot is typical of most single lots in the R-4 Single Family Residential Zoning District between Brainard and Kensington and Maple to Cossitt. However, the lot width of 60 feet is slightly larger than typical lots in most of La Grange, which are 50 feet wide. The depth of the property, 125 feet, is typical of the smallest lots in the Village. In addition, the location and shape of the house is closer to the garage than is typical.

**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."*

According to the petitioner, the house, driveway and garage were constructed in the current location on the property in 1928. The petitioner has made no changes to the property that would affect the location of the garage.

**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."*

A detached garage is a right enjoyed by many residents in La Grange for automobiles and storage. The petitioner wishes to enjoy the same rights as the neighbors and other village residents. The Zoning Code requires a minimum of two parking spaces for single-family residences.

**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 petitioner seeks only to construct a detached garage that would be slightly smaller than the maximum allowable of 600 square feet on a zoning lot similar to the petitioner's property.

**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."*

4-18-19

The Zoning Code requires two parking spaces for every single-family residence, and the Village does not allow overnight parking on the street. Therefore, the petitioner seeks a variance to construct a garage in which to park two vehicles. The proposed garage would be 576 square feet, which is consistent with the maximum floor area of 600 square feet permitted on lots the size of the petitioner's 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 facilities in the area; or*
- f. Would endanger the public health or safety."*

A detached garage is in character with the surrounding area.

**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."*

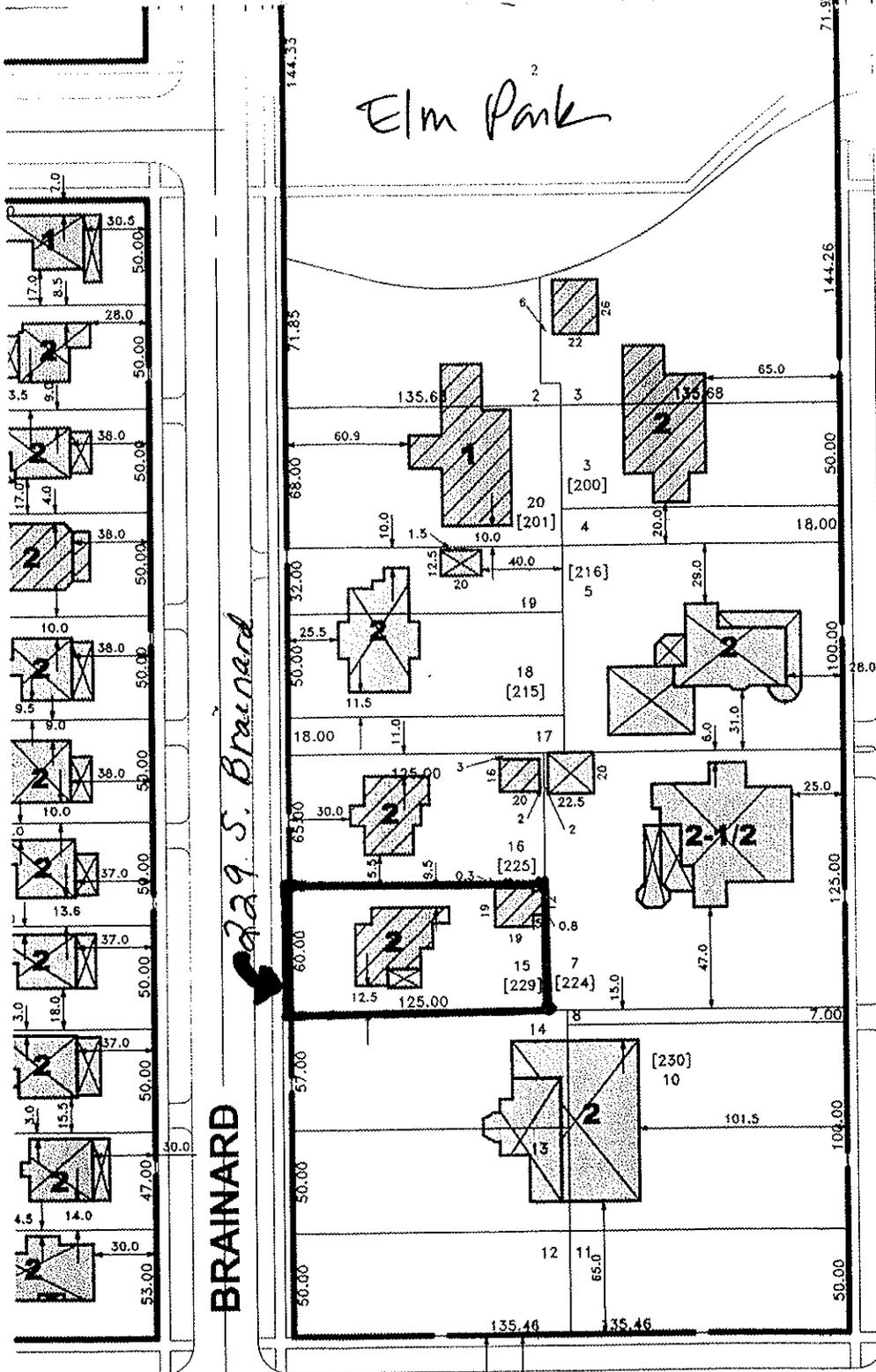
According to the petitioner, without the variation from setbacks, the garage would be too close to the house and create difficult access for parking cars. However, the Zoning Code only requires a maximum of ten feet setback between principal and accessory structures. With the required 3 ft. setback, the petitioners' garage would be 23 feet from the house. Options include: (1) construction of a smaller garage would allow an extra two feet on each side to meet the required setbacks, or (2) move the garage to the other corner of the property, but the petitioner believes that this would diminish the character of the lot by replacing green space with pavement.

4-A.20

14



Elm Park



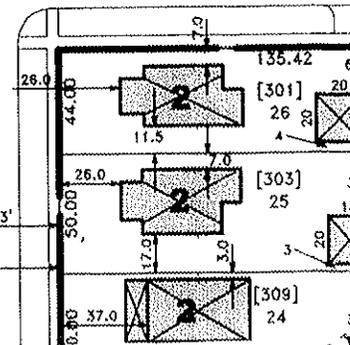
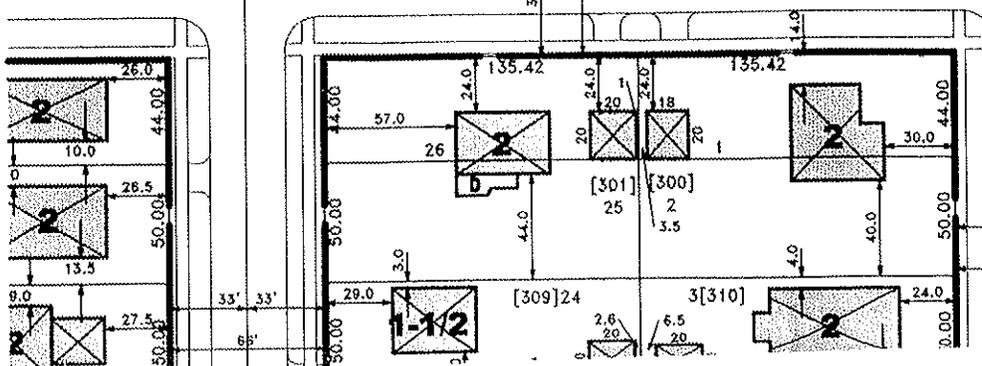
229 S. Brainard

BRAINARD

ELM

STONE

MAPLE



4-A.21



Angela M. Mesaros, AICP

Assistant Director, Community Development

Village of La Grange

53 S. La Grange Road

La Grange, IL 60525

708.579.2320

Fax: 708.579.0980

Re:

Bill Hoekwater

229 S. Brainard Ave.

I have reviewed Mr. Hoekwater's plans for a garage and they are acceptable to me. I realize that his garage will be beyond the

---

setback from my property line but I am agreeable to that.

Angela Mesaros

224 S. Stone. 4-A.23

**Gilberto E. Espinoza**

225 S. Brainard Ave. • La Grange, IL 60525  
 Phone 312.493.4841  
 geespinoza@yahoo.com

August 14, 2009

**VIA E-MAIL TRANSMISSION  
 AND FACSIMILE**

Angela M. Mesaros, AICP  
 Village of La Grange  
 53 South La Grange Rd.  
 La Grange, IL 60525  
 amesaros@villageoflagrange.com

**Your ref:** Zoning Case #581

Dear Ms. Mesaros

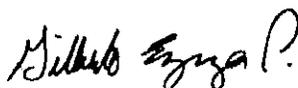
I am writing regarding Zoning Case #581. I am the owner of the property at 225 South Brainard Ave., La Grange, Illinois, which is located immediately north to Mr. William Hoeckwater's property at 229 South Brainard Ave., La Grange, Illinois.

I understand that Mr. Hoeckwater has filed a petition with the Zoning Board of Appeals requesting a variation of Paragraph 3-110G9 of the Zoning Code of the Village of La Grange to build a new garage ("the proposed garage"). Mr. Hoeckwater has kindly shown me a copy of the design of the proposed garage he plans to build and has explained to me where it will be located. I understand that the foundation of the north side of the proposed garage will fit within the same footprint on the north side as the old garage.

I have also discussed with Mr. Hoeckwater the easement for ingress and egress that runs over and across the south 18 inches of my property. We both agree that the foundation of the north side of the proposed garage will not encroach or otherwise encumber the easement. Therefore, I have no objections to the variation being requested by Mr. Hoekwater.

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

  
 Gilberto E. Espinoza

4-A.24

APPLICATION FOR ZONING VARIATION

Application # 581  
Date Filed: 7/16/09  
UARCO # 86963

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

(please type or print)

Application is hereby made by William Hoekwater

Address: 229 S. Brainard Ave Phone: 708/354-0144

Owner of property located at: same

Permanent Real Estate Index No: 18-04-300-017-0000

Present Zoning Classification: R-4 Present Use: Single Family Residence

Ordinance Provision for Variation from Article # 3-110G9 of Zoning Ordinance, to wit:

required rear yard regulations for detached garage (24' x 24')

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

8 inches from (at east property line) - 8" rear yard proposed  
side yard (at north property line)

B. The purpose therefor, construction of replacement, new 24' x 24' detached garage

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

rear yard setbacks at east property line

side yard setback at north property line

4-A.25

## Application for Zoning Variation

**William Hoekwater**

229 S. Brainard Ave.

Permanent Real Estate Index No: 18-04-300-017-0000

708.354.0144

### 1) General Standard

- a. Requiring a 3' setback and not allowing me to use the existing northern and eastern line of the formerly existing garage would severely impede, if not deny use, of the new two car garage.
- b. Due to the location of the home on the property and the shape of the home, most notably the northeast corner of the home, locating a garage 3' from the northern and eastern edge of the property will not allow a vehicle to safely navigate the driveway in relation to the home. A second garage stall would not be able to be used given the location of the home unless I am allowed this variance. Furthermore, the driveway itself would not allow a car to be parked on the right (south) side of the driveway if the variance is not granted.
- c. My home location and shape of the home, prevent me from having the garage too far centered (to the south) on the property and would not adequately allow safe or adequate space to allow passenger vehicles to use the garage and navigate the driveway around the home.

### 2) Unique physical condition

The location of the home and driveway, which is located on the north east side of the property, would limit accessibility of a garage if moved. Also, large trees on the eastern edge of the property would have to be removed. A curb would be cut and a tree the village planted last summer would have to be removed. Also, lot coverage area would significantly increase and the backyard eliminated by replacing it with concrete to go to a garage on the south east side of the property if the existing driveway were used.

### 3) Not Self-Created

The former garage is quite old and seems to have been located in its location 'forever.' Also, the home, driveway, and garage were all likely built/placed when the house was built in 1928.

4-19-26

4) Denied Substantial Rights

Moving the garage would deny me the right to a usable 2 car garage. Not allowing an accessible driveway would deny me and future owners the ability to park and store vehicles. A car can simply not navigate into and out of the garage if existing space is not utilized properly. I or anyone else, can hardly be expected to build a garage that is not usable for its intended purpose. A denial would severely hurt my property value when I go to sell my property in the future not to mention the daily hardship of not being able to construct a usable garage forcing me to leave cars exposed to the elements, the public, et al.

5) Not Merely Special Privilege

A garage should be safely and easily accessible without undue inconvenience or risk to home, garage, or vehicles. A rebuilt garage should accommodate all popular vehicles.

6) Code and Plan Purposes

I simply seek to utilize the existing northern and eastern edge of the former structure to allow two cars to safely navigate into and out of the garage given the location of the garage and home on the lot.

7) Essential character of Area

- a) The new structure would enhance and maintain the current standards of the neighborhood replacing the previously existing, unsafe, and worn structure.
- b) The new structure would be in a similar location utilizing previous northern and eastern wall locations.
- c) Would reduce traffic congestion and street parking. Not allowing the variance would require increased street parking and the maneuvering of cars in and out of the driveway onto Brainard to switch cars or allow one or the other in and out. A very complicated hassle that would impede traffic on Brainard and require the use of street parking often.
- d) N/A.
- e) The garage would not tax public utilities or facilities.
- f) Increase safety of vehicles and existing home (structure) if allowed the space to adequately maneuver.

8) No Other Remedy

The existing driveway is on the north side of the property. The front and side doors are both on the north side of the property. None of this can be changed. If a garage cannot be placed utilizing, squeezing, all of the space that I can, a garage would be unusable as a two car garage. Access would be impeded by the home, the location of the garage, and a parked car already in the garage. There is simply not the space to maneuver safely unless I am allowed to utilize the northern edge of the existing structure. By denying this variance, I am being denied a working and usable garage. This will restrict the use the property in everyday use and restrict its value as well.

4-A-27

Hoekwater  
229 S. Brainard

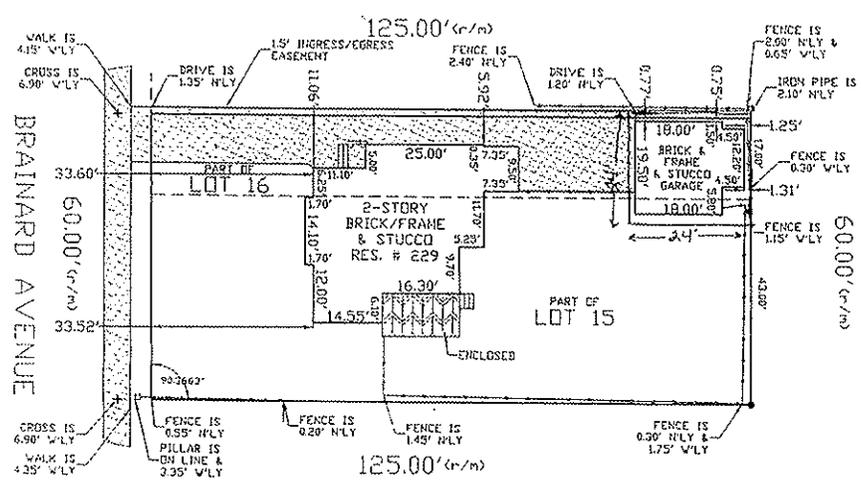
Associated Surveying Group, LLC

Illinois Prof. Land Surveying Firm No. 134-001973  
P.O. Box 219 Bolingbrook, IL 60440  
PH: 630-759-0203 FAX: 630-759-9271

PLAT OF SURVEY

THE NORTH 43 FEET OF THE WEST 125 FEET OF LOT 15 AND THE SOUTH 17 FEET OF THE WEST 125 FEET OF LOT 16 IN BLOCK 5  
74 LAY AND LYMAN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN EASEMENT FOR INGRESS AND  
EGRESS OVER AND ACROSS THE SOUTH 18 INCHES OF THE NORTH 33 FEET OF THE WEST 125 FEET OF LOT 16 IN BLOCK 5  
AS SHOWN

SCALE 1" = 20'



State of Illinois }  
County of Will } SS  
I, Michael G. Hervey, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current  
Illinois minimum standards for a boundary survey", and that the Plat hereon drawn is a correct representation of said survey.  
Dated, this 11<sup>th</sup> day of OCTOBER, A.D., 2007, FIELDWORK DATE: OCTOBER 10, 2007  
at Bolingbrook, Illinois  
Michael G. Hervey  
Illinois Professional Land Surveyor No. 35-002900  
License Expires: November 30, 2008  
CLIENT: ULLMANN  
JOB NO.: 66714-07

- LEGEND:
- ASPHALT
  - WOOD
  - WALL
  - IRON PIPE
  - REBAR/DO
  - PK NAILS AS NOTCH
  - CROSS LINK FENCE
  - WOOD FENCE
  - ALL OTHER FENCE TYPES
  - BRICK
  - CONCRETE
  - ENCLOSED COVERED
  - CROSS NOTCH
  - IRON PIPE
  - REBAR/DO
  - PK NAILS AS NOTCH
  - CROSS LINK FENCE
  - WOOD FENCE
  - ALL OTHER FENCE TYPES
- ABBREVIATIONS:
- A = ARC LENGTH
  - R = RADIUS
  - CH = CHORD LENGTH
  - RI = RECORD VALUE
  - M = MEASURED VALUE
  - P.U. = PUBLIC UTILITY EASEMENT
  - P.U.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
  - NLY = NORTHERLY
  - SLY = SOUTHERLY
  - Ely = EASTERLY
  - Wly = WESTERLY
  - TYP = TYPICAL

NOTES:  
1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE ALSO, COMPARE ALL  
FIELD MEASURED LOT CORNERS & BOUNDARY LINES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DISCREPANCY AT ONCE.  
2. SUBORDINATE EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO NOTICED ON THE RECORDED SURVEY OR PLAT.  
3. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.  
4. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DEFER FROM RECORD DIMENSIONS BY 0.15 FEET OR MORE.  
5. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED.

4-A-28

VILLAGE OF LA GRANGE  
Community Development Department

**BOARD REPORT**

TO: Village President, Village Clerk  
Board of Trustees and Village Attorney

FROM: Robert J. Pilipiszyn, Village Manager  
Patrick D. Benjamin, Community Development Director  
Angela M. Mesaros, Assistant Director, Community Development

DATE: September 14, 2009

RE: **ORDINANCE - VARIATION – FUNCTIONAL TYPE & MAXIMUM GROSS  
AREA OF SIGN/MAC NEAL HEALTH CARE, 47 S. 6<sup>TH</sup> AVENUE.**

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Mac Neal Health Care plans to occupy the entire first floor, approximately 10,000 square feet, of the existing office building at 47 S. 6<sup>th</sup> Avenue. The subject property is a legal nonconforming office use located within the R-8 Multiple Family District. The building has served as office space since its construction in the 1950s. David Hrizak of Sixth Avenue Development Group, owner of the property, is in the process of an extensive renovation of the office space.

Mr. Hrizak recently received a variation to install a ground sign. At the time, the building had no tenants. As a major tenant, Mac Neal believes that their patients need more visibility in order to locate the new offices driving South on La Grange Road to Harris Avenue from their current location on North La Grange Road, where they have had offices since the 1980s. Therefore, they wish to install an identification sign that measures 13.5 square feet on the northwest wall of the building.

According to the Zoning Code, identification signs are not permitted within residential districts. In addition, wall signs may not exceed ten (10) square feet within any residential district. Therefore, a sign permit could not be issued for this sign within the R-8 district. The requested function and size of the sign would be permitted if the office building were located within any other district.

In order to allow the proposed identification sign, the petitioner seeks variations from Subsection 11-108A of the Zoning Code Functional Types Permitted and Subsection 11-108D Maximum Gross Surface Area of Sign Permitted to increase the allowable gross surface area in the residential districts from 10 square feet to 13.5 square feet. Subparagraph 14-303E1 (g) (Authorized Variations) allows the variation of all sign regulations except the standards in Subsections 11-105 A through K, O, and P of the Zoning Code. The requested variations fall within the authorized limits of the Zoning Code.

According to the Zoning Code, the regulation of signs is intended, in part, to create a more attractive economic and business climate within the office and commercial areas of the Village and to enable

4-8

the public to locate goods, services, and facilities in the Village without confusion. Installing an identification sign would provide reasonable and measured visibility for customers trying to locate Mac Neal's new offices.

On August 20, 2009, the Zoning Board of Appeals held a public hearing on this matter (see Findings of Fact). At the public hearing, a motion was made to recommend that the variation be granted with the conditions that illumination not extend beyond 10:00 p.m. in the evening nor before 7:00 a.m. and that the variation not be transferable to future tenants. The motion passed: five (5) ayes to zero (0) nays with one (1) Commissioner absent and one (1) Commissioner recused. Commissioner O'Connor recused himself from the vote, because serves on the board at Mac Neal Hospital.

The Zoning Board members cited the following facts for voting in favor of this variation: Signage is important to attract and maintain businesses and to have viable office/professional buildings. The purpose of this variation would be consistent with the intent of the Code. This type of signage is permitted in all districts other than residential districts within the Village. This is a commercial setting and the size is reasonable and fits the scale of the building façade. The proposed sign would help avoid traffic issues due to confusion on the part of motorists who may be looking for Mac Neal Health Care's new location and may not be able to see the logo on the ground sign when coming from the north on La Grange Road.

Staff has prepared the attached ordinance authorizing the variations for your consideration.

4-13.1

ORDINANCE NO. O-09-

AN ORDINANCE ALLOWING ZONING VARIATION  
OF THE VILLAGE OF LA GRANGE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

Published in pamphlet form by authority of the Board of Trustees of the Village of La Grange, County of Cook, State of Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

WHEREAS, Mac Neal Health Care, lessee of the first floor (approx. 10,000 square feet) of the property commonly known as 47 South Sixth Avenue, La Grange, Illinois, and legally described as follows:

Lots 26, 27, 28, and 29 in Block 4 in Leiter's Addition to La Grange in the Northeast ¼ of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

(the "Subject Property"); and

WHEREAS, Mac Neal has applied for a variation from Paragraph 11-108A (Functional Types Permitted) and Paragraph 11-108D (Maximum Gross Surface Area of Sign Permitted) of Chapter 154 of the Village of La Grange Code of Ordinances in order to permit the installation of an identification sign on the Subject Property; and

WHEREAS, the La Grange Zoning Board of Appeals conducted a public hearing to consider the application on August 20, 2009, pursuant to proper public notice; and

WHEREAS, the President and Board of Trustees have reviewed the record of the public hearing and the Findings and Recommendation of the Zoning Board of Appeals and have determined that the application satisfies the standards set forth in the La Grange Zoning Code for the grant of a variation.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of La Grange, Cook County and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. Grant of Variation from Functional Types Permitted. The Board of Trustees, pursuant to the authority granted to it by the laws of the State of Illinois and the La Grange Zoning Code, hereby grants to the Owner a variation from Paragraph 11-108A (Structural Types Permitted) of Chapter 154 of the La Grange Code of Ordinances, to allow an identification sign on northwest corner of the Subject Property be hereby granted to the owner of the above-referenced property.

4-B.2

Section 3. Grant of Variation from Maximum Surface Area of Sign. The Board of Trustees, pursuant to the authority granted to it by the laws of the State of Illinois and the La Grange Zoning Code, hereby grants to the Owner a variation from Paragraph 11-108D (Maximum Gross Surface Area of Sign Permitted) of Chapter 154 of the La Grange Code of Ordinances, to increase the allowable gross surface area of a wall sign in the residential districts to allow the installation of a 13.5 square feet wall sign on the Subject Property be hereby granted to the owner of the above-referenced property.

Section 4. Conditions on Approvals. The approval of the variations in Section 2 and Section 3 of this Ordinance are granted expressly subject to the following conditions:

- A. Sign Illumination. The signage illumination shall not extend beyond 10:00 p.m. in the evening nor before 7:00 a.m.
- B. Variation Approvals Non-transferable. The variations shall apply only to the Applicant, Mac Neal Hospital and not be transferable to another tenant.

Section 5. Effective Date. This Ordinance will be in full force and effect from and after (a) its passage, approval, and publication in pamphlet form as provided by law, (b) execution by the Owner, and (c) approval by the Village’s Director of Community Development of conforming plans for the wall sign attached to this Ordinance as Exhibit A.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Elizabeth M. Asperger, VILLAGE PRESIDENT

4-B.3

**FINDINGS OF FACT**

ZONING BOARD OF APPEALS  
OF THE  
VILLAGE OF LA GRANGE

August 20, 2009

President Asperger and  
Board of Trustees

RE: **ZONING CASE #582 - VARIATION - FUNCTIONAL TYPE AND MAXIMUM GROSS SURFACE AREA OF SIGN PERMITTED, MAC NEAL HEALTH CARE, 47 S. 6<sup>TH</sup> AVENUE.**

The Zoning Board of Appeals transmits for your consideration, its recommendations for a request of zoning variation necessary to permit the installation of a wall sign at 47 S. 6<sup>th</sup> Avenue

**I. THE SUBJECT PROPERTY:**

The subject property in question is a legal non-conforming office property.

**II. CHARACTERISTICS OF THE SURROUNDING AREA:**

The subject property is located within the R-8 Multiple Family Residential District.

**III. VARIATIONS SOUGHT:**

The applicant seeks a variation from Subsection 11-108A (Functional Types Permitted) and Subsection 11-108D (Maximum Gross Surface Area of Sign Permitted) of the Village of La Grange Zoning Code. Subparagraph 14-303E1 (g) (Authorized Variations), allows the variation of all sign regulations except the standards in Subsections 11-105(a) through (k), (o) and (p) of the Zoning Code. The requested variations fall within the authorized limits of the Zoning Code.

**IV. THE PUBLIC HEARING:**

After due notice, as is required by law, (including legal publication, posting at the subject property and courtesy notices to owners within 250 feet of the subject property) the Zoning Board of Appeals held a public hearing on the proposed variations in the La Grange Village Hall Auditorium on August 20, 2009. Present were Commissioners Nathaniel Pappalardo, Nancy Pierson, Rosemary Naseef, Peter O'Connor, Kathy Schwappach and Chairperson Ellen Brewin presiding. Also present was Assistant Community Development Director Angela Mesaros and Village Trustee James Palermo. Testimony was given under oath by the applicants. No objectors appeared at the hearing and no written objections have been filed

4-B.4

to the proposed variation.

Chairperson Brewin swore in Esther Corpuz of Mac Neal Administration in Berwyn, and Karen Gleave, Vice President, Mac Neal Health Care, who presented the application and answered questions from the Commissioners:

- Mac Neal Health Care has been located on North La Grange Road since the mid 1980's. They are currently looking to relocate to 47 S. 6<sup>th</sup>.
- The proposed wall identification sign would add visibility for patients to find them at their new location.
- The sign would be tasteful and consistent with the character of the area. The petitioner submitted a color rendering, Exhibit A.

Chairperson Brewin solicited questions from the Commissioners:

- Commissioner O'Connor stated that he serves on the Board of Mac Neal Hospital and recused himself from the vote.
- Commissioner Pierson asked about Mac Neal's occupancy of the building. Answer: They would occupy 10,000 square feet -- the entire first floor. Mr. Hrizak, owner of the subject property, further stated that only 300 square feet on the second floor and the entire basement are still available for lease. The primary purpose of the ground sign that Mr. Hrizak previously received a variation to construct is to direct traffic into the parking lot. Mac Neal has proposed identification sign specifically to direct people to the building.
- The proposed wall sign would be permitted by size and characteristics in any other district. The subject property is a non-conforming office building located within a multi-family district close to the Core Commercial district.
- Commissioner Naseef asked about signs for future tenants of the building. Answer: Mac Neal is a major tenant occupying the entire first floor. The previously approved ground sign would allow identification for other tenants.

4-B.5

- Chairperson Brewin asked if there was a safety concern without the variation. Answer: Customers driving might not be able to see the building and there is not enough space to put the Mac Neal logo on the existing ground sign.
- Commissioner Schwappach asked if the sign would be illuminated. Answer: Yes, the same as the existing ground sign, which is on a timer and turned off each night per Village Ordinance.

*Under the provisions of the Zoning Ordinance, no variation shall be granted unless the applicant establishes that carrying out the strict letter of the provisions of this code would create a particular hardship or practical difficulty. Such a showing shall require proof that the variation sought satisfies certain conditions. The following facts were found to be evident:*

1. Unique Physical Condition:

The subject property is a legal nonconforming office property located within the R-8 Multiple Family Residential District. The property is located directly across the street from the Village public parking structure and is within one block of the downtown core commercial district. Therefore, the property is atypical of most residential lots within the Village.

2. Not Self-Created:

The building was constructed in the 1950s and has served as office space since that time. The space is currently under renovation by a new owner. Mac Neal plans to occupy the entire first floor of the building.

3. Denied Substantial Rights:

The requested signage is typical of signs allowed for offices in other zoning districts throughout the Village.

4. Not Merely Special Privilege:

According to the petitioner, the proposed signage would provide customers with better visibility. Without the requested signage variation, prospective clients may not be able to find the offices, which are currently on La Grange Road north of Ogden.

5. Code and Plan Purposes:

4-B.6

According to the Zoning Code, the regulation of signs is intended, in part, to create a more attractive economic and business climate within the office and commercial areas of the Village and to enable the public to locate goods, services, and facilities in the Village without confusion. According to the petitioner, the signage would enable customers to locate their businesses more easily. The proposed signage would meet Code requirements regarding type and height and would be permitted within any district except residential districts

6. Essential Character of the Area:

Although the requested type and surface area of the proposed sign is not typically permitted within residential districts, the subject property is located within close proximity of the Core Commercial District and directly across the street from a public parking garage. In addition, this property has been in use for office purposes for approximately 50 years.

7. No Other Remedy:

Without the requested variations, the petitioner would not be permitted signage that would be visible for clients coming from the north on La Grange Road. Other remedies include: (1) a variation only for the function of the sign; however, according to the petitioner 10 square feet would not be large enough to allow a readable wall identification sign, (2) or granting a variation for another ground sign on the northwest corner. However staff believes that a second ground sign on the property would not be in character with the area.

**V. FINDINGS AND RECOMMENDATION:**

- Commissioner Pappalardo stated that he feels that the proposal is positive from a safety standpoint in order for customers to find the facility more easily. This is a commercial setting and the size is reasonable and fits the size and scale of the façade of the building.
- Commissioner Pierson stated that without it, people might drive more slowly and stop traffic in order to find the offices, which would not be safe.
- Chairperson Brewin stated that facing the Village parking lot is a good location. The only residential properties adjacent to this building are the apartments on the other side of the building. This is a commercial area and more congested than typical residential districts.
- Commissioner Naseef stated that she does not think there is a better remedy.

4-B.7

- Chairperson Brewin proposed a condition on the variation that no other tenant be allowed to put a sign on the building.
- Chairperson Brewin recommended a condition that the sign not extend beyond 10:00 p.m. in the evening nor before 7:00 a.m.

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Pappalardo and seconded by Commissioner Pierson that the Zoning Board of Appeals recommend to the Village Board of Trustees approval of the application submitted with ZBA Case #582, with the condition that the signage illumination not extend beyond 10:00 p.m. in the evening nor before 7:00 a.m. and with the condition that the variation apply only to Mac Neal Health Care and not be transferable to another tenant.

Motion Carried by a roll call vote (5/0/1/1).

AYE: Pappalardo, Naseef, Pierson, Schwappach and Brewin.  
NAY: None  
ABSENT: Brenson.  
RECUSE: O'Connor.

BE IT THEREFORE RESOLVED that the Zoning Board of Appeals recommend approval to the Village Board of Trustees of the variations from Subsection 11-108A (Functional Types Permitted) and Subsection 11-108D (Maximum Gross Surface Area of Sign Permitted) of the Village of La Grange Zoning Code with the condition that the signage illumination not extend beyond ten p.m. nor before seven a.m. and that the variation not be transferable to other tenants.

Respectfully submitted:

Zoning Board of Appeals of the  
Village of La Grange

BY: Ellen Brewin  
Ellen Brewin, Chairperson

4-B.8

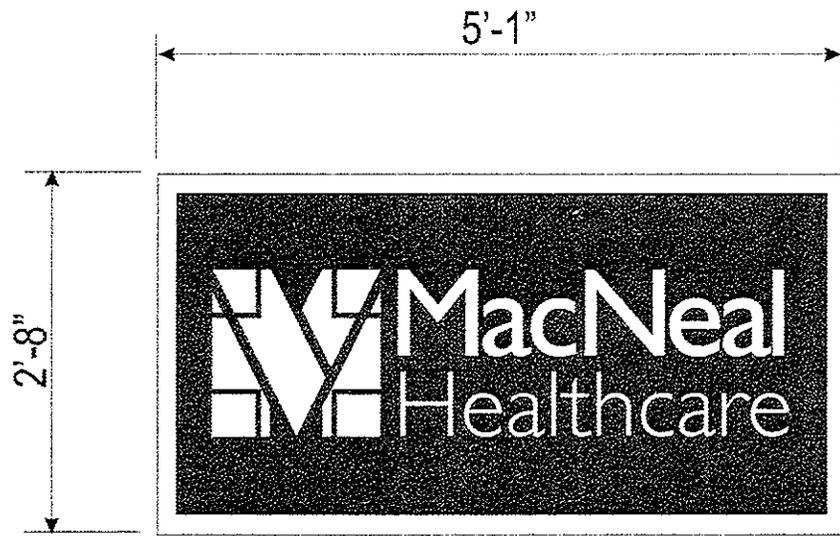
Exhibit A

4-B-9



	<p>9106 W. 31st STREET BROOKFIELD, IL 60513 PH: 708.485.3300 FAX: 708-485-9943 sales@signupsignco.com www.signupsignco.com</p>	<p><b>CUSTOMER:</b> MACNEAL HEALTHCARE</p> <p><b>ADDRESS:</b> 47 E. 6TH STREET LaGRANGE, IL</p>	<p><b>START DATE:</b> 07/16/09 <b>REVISION:</b> 00/00/09 <b>FILE:</b> MACNEAL_LaGRANGE WALL_v1 <b>PAGE:</b> 2 OF 2</p>	<p>* _____ Customer Approval</p> <p>* _____ Landlord Approval</p>
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4-8-10



**A** Internally Illuminated Wall Cabinet  
 SCALE: 3/4" = 1' 0" • For Presentation

- LEXAN FACE BURGUNDY VINYL GRAPHICS
- 8" DEEP ALUMINUM CONSTRUCTION SIGN CABINET, H.O. FLUORESCENT LAMPS ILLUMINATION
- 13.5 SQ. FT.

	9106 W. 31st STREET BROOKFIELD, IL 60513 PH: 708.485.3300 FAX: 708-485-9943 sales@signupsignco.com www.signupsignco.com	<b>CUSTOMER:</b> MACNEAL HEALTHCARE  <b>ADDRESS:</b> 47 E. 6TH STREET LaGRANGE, IL	<b>START DATE:</b> 07/16/09 <b>REVISION:</b> 00/00/09 <b>FILE:</b> MACNEAL_LaGRANGE WALL_v1 <b>PAGE:</b> 1 OF 2	* _____ Customer Approval  * _____ Landlord Approval
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## STAFF REPORT

**CASE: ZBA #582 – MacNeal Health Care – 47 S. 6<sup>th</sup> Avenue – Functional Types of Signs Permitted & Maximum Gross Surface Area of Sign**

### 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 petitioner, MacNeal Health Care, plans to locate its medical offices at 47 S. 6<sup>th</sup> Avenue. The subject property is a legal nonconforming office use located within the R-8 Multiple Family Residential District. The owner of the property, David Hrizak, is in the process of extensive remodeling. He recently received a variation to install a ground sign in order to provide visibility for future tenants. At the time, the building had no tenants. However, MacNeal Health Care now plans to occupy the entire first floor, approximately 10,000 square feet. As a major tenant, MacNeal believes that their patients need more visibility from La Grange Road in order to locate their offices. Therefore, they are applying for a variation to allow an identification sign on the wall at the northwest corner (Harris Avenue and 6<sup>th</sup> Avenue). A sign permit could not be issued for the proposed sign, because the property is located within the R-8 district.

According to the Zoning Code, identification signs are not permitted within residential districts. In addition, wall signs may not exceed ten (10) square feet in the residential districts. The proposed sign measures 13.5 square feet per sign face, which exceeds the limitations in residential districts. However, this is much smaller than the maximum size permitted if this building were located in any other district. According to the Code, wall signs in all other districts are "*not to exceed an aggregate length greater than 75 percent of the length of the building face to which they are attached.*"

In order to allow the proposed sign, the petitioner seeks variations from Subsection 11-108A of the Zoning Code, Functional Types Permitted, to allow an identification sign and Subsection 11-108D Maximum Gross Surface Area of Sign Permitted to increase the allowable gross surface area of a wall signs in a residential district from 10 square feet to 13.5 square feet. Subparagraph 14-303E1 (g) (Authorized Variations) allows the variation of all sign regulations except the standards in Subsections 11-105 A through K, O, and P of the Zoning Code. The requested variations fall within the authorized limits of the Zoning Code.

### VARIATION STANDARDS

In considering a variation, be guided by the General Standard as outlined in our Zoning Code that "No variation shall be granted pursuant to this Section unless the petitioner 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."

4-B.11

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

The subject property is a legal nonconforming office property located within the R-8 Multiple Family Residential District. The property is directly across the street from the Village public parking structure and is within one block of the downtown core commercial district. Therefore, the property is atypical of most residential lots within the Village.

**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 building was constructed in the 1950s and has served as office space since that time. The space is currently under renovation by a new owner. MacNeal plans to occupy the entire first floor of the building.

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

The requested signage is smaller than identification signs allowed for businesses in other zoning districts throughout the Village.

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

According to the petitioner, the proposed signage would provide customers with better visibility. Without the requested signage variation, prospective clients may not be able to find the offices, which are currently on La Grange Road north of Ogden.

4-B.12

**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."*

According to the Zoning Code, the regulation of signs is intended, in part, to create a more attractive economic and business climate within the office and commercial areas of the Village and to enable the public to locate goods, services, and facilities in the Village without confusion. According to the petitioner, the signage would enable customers to locate their businesses more easily. The proposed signage would meet Code requirements regarding type and height and would be permitted within any district except residential districts.

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

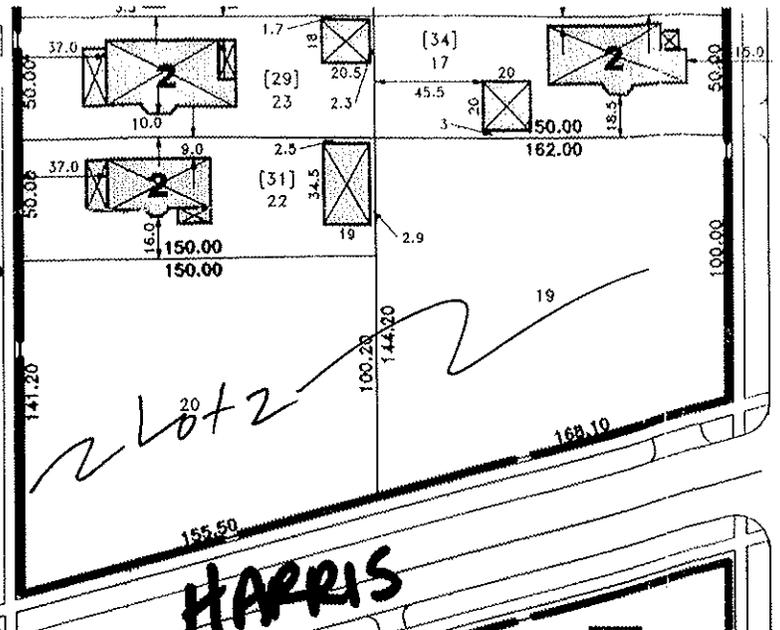
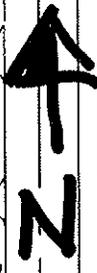
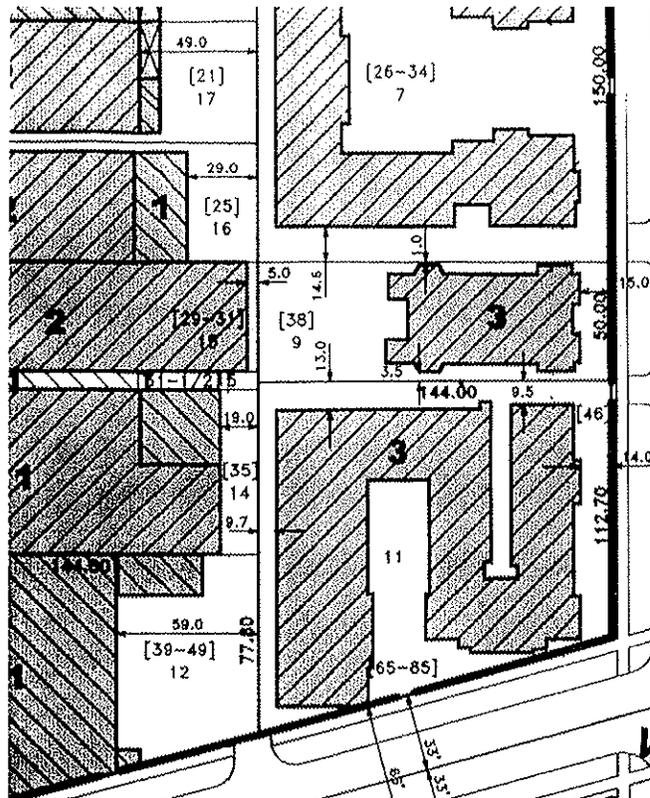
- a. *Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or*
- b. *Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;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

Although the requested type and surface area of the proposed sign is not typically permitted within residential districts, the subject property is located within close proximity of the Core Commercial District and directly across the street from a public parking garage. In addition, this property has been in use for office purposes for approximately 50 years.

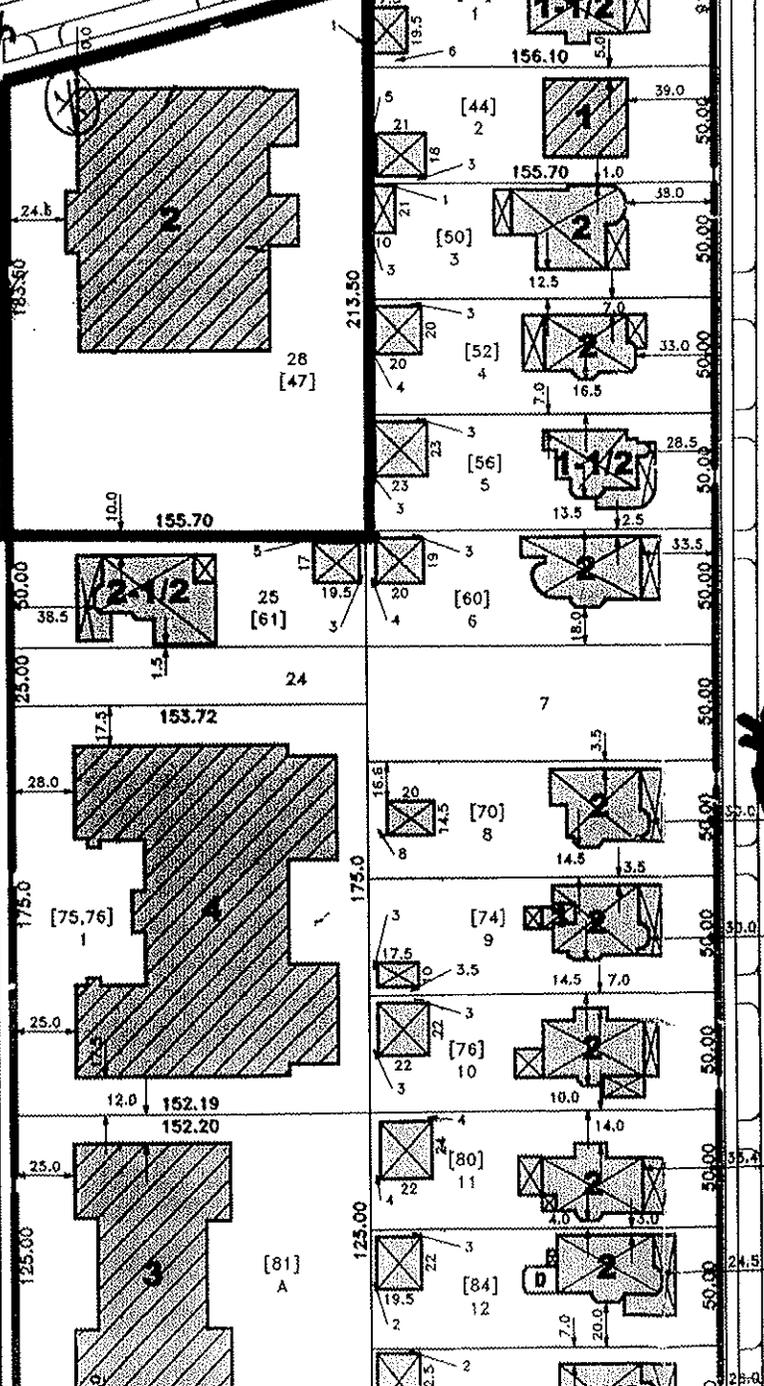
**No Other Remedy** - *"There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property."*

Without the requested variations, the petitioner would not be permitted signage that would be visible for clients coming from the north on La Grange Road. Other remedies include: (1) a variation only for the function of the sign; however, according to the petitioner 10 square feet would not be large enough to allow a readable wall identification sign, (2) or granting a variation for another ground sign on the northwest corner. However staff believes that a second ground sign on the property would not be in character with the area.

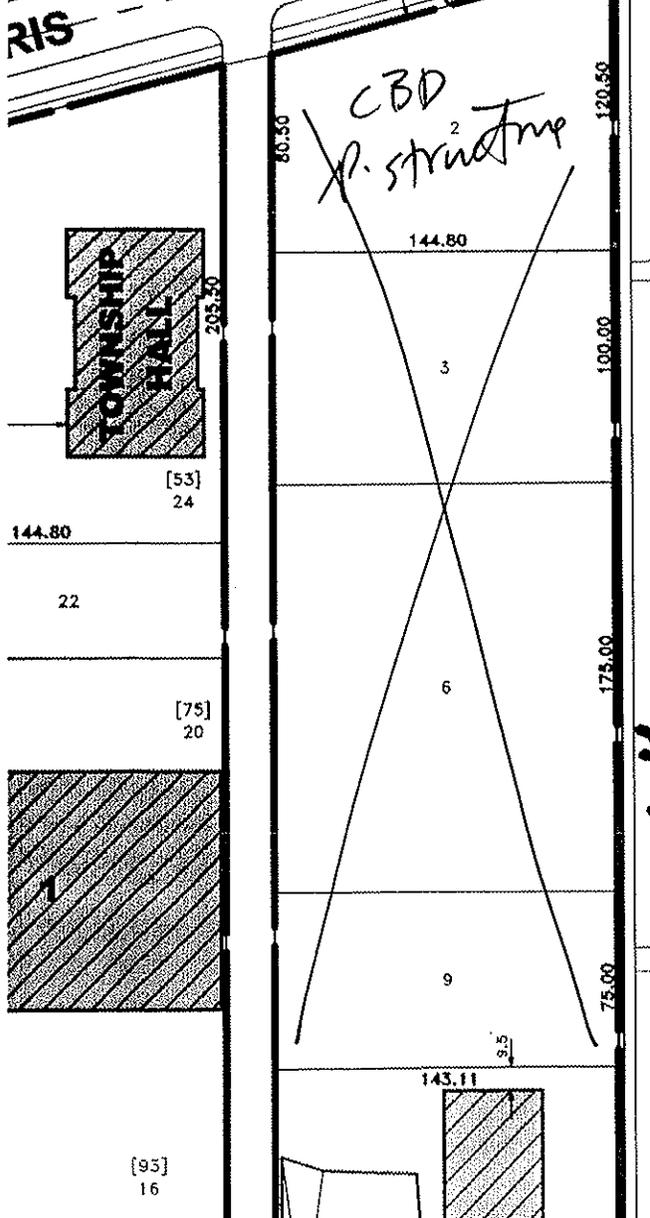
4-B.13



**HARRIS**



475.6'



CBD  
p. structure

6th

7th

4-B-14

LA GRANGE

HARRIS

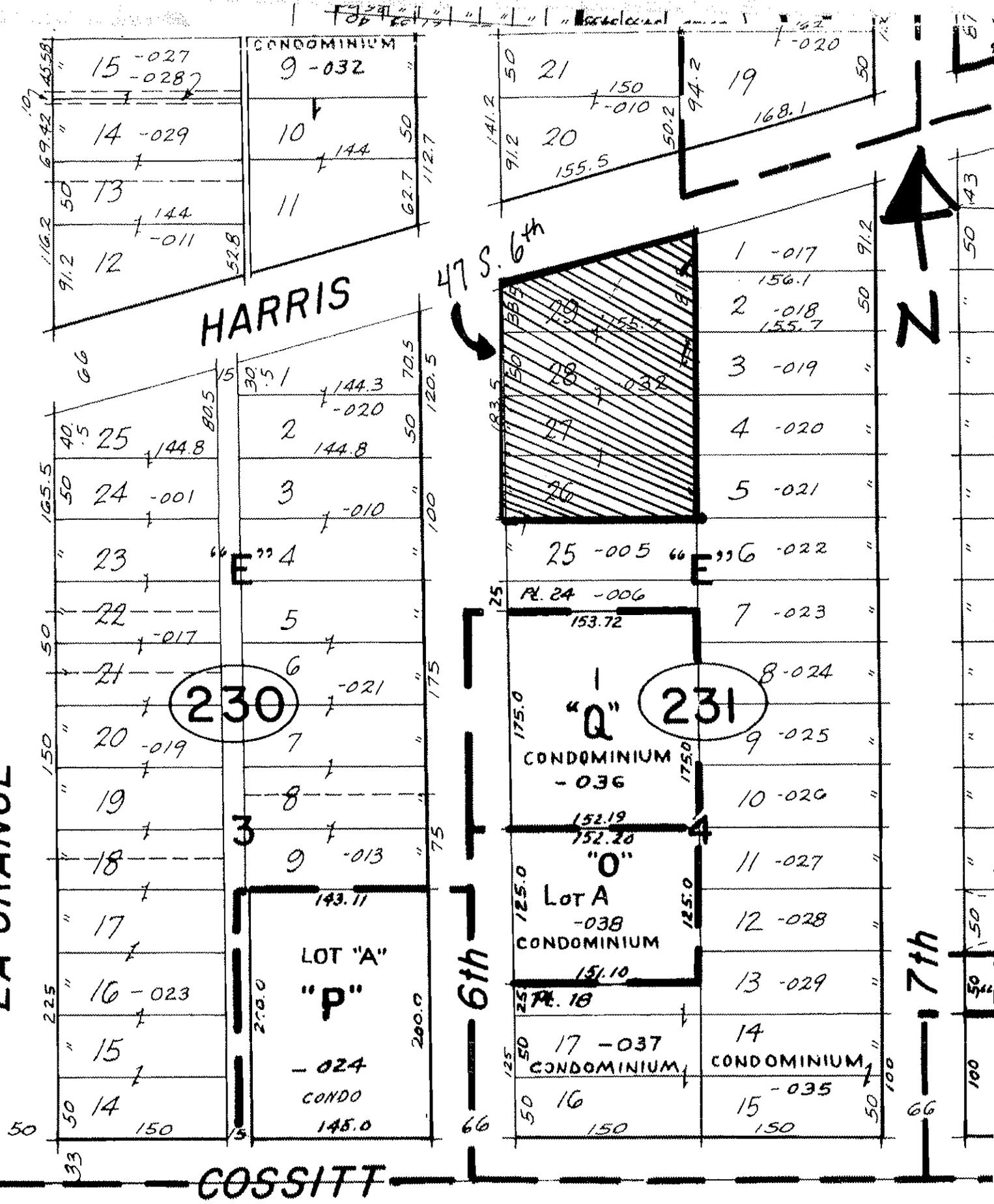
47 S. 6th

6th

7th

COSSITT

4-B.15



APPLICATION FOR ZONING VARIATION

Application #582  
Date Filed: 7/17/11  
UARCO #86968

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

(please type or print)

Application is hereby made by MacNeal Health Care as major tenant at

Address: 47 S. 6<sup>th</sup> Avenue Phone: 708-783-2359

Owner of property located at: Lessor would be MacNeal Health Care Owner is David Hrizak/6<sup>th</sup> Avenue Development Group LLC

Permanent Real Estate Index No: 18-04-231-032-000

Present Zoning Classification: R-8 Present Use:

**Ordinance Provision for Variation from Article # Subsection 11-108B** of Zoning Ordinance, to wit: add a wall sign on a commercial building in a residential district

**A. Minimum Variation** of Zoning requirement necessary to permit the proposed use, construction, or development: 13.5 SF of wall sign 5'-1" by 2'-8" installed to align with top of first floor window on brick wall surface per attached drawings

**B. The purpose** therefore, to allow a wall sign identifying this anchor/large medical user.

**C. The specific feature(s)** of the proposed use, construction, or development that require a variation: Allow one wall sign that is allowed in other Office zoning districts.

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.

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)

4-B.16

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

The building is legal and non-conforming. Patients will more easily find location with MacNeal logo. MacNeal will relocate within the Village of LaGrange from 125 N. LaGrange Rd.

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

Current zoning does not permit wall signs.

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

Property is located in R-8, however to be a viable location for MacNeal Health Care, patients and visitors must be able to easily locate the clinic with wall sign with logo.

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.

*This office structure was developed in 1951 in a zoned residential district. All office buildings have signs and anchor/largest tenants usually have rights to an additional sign.*

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

*Not self-created. Building has been commercial offices since it was constructed in 1951 in a residential district. Signage is a requirement for all office users.*

4-B.17

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

**The other commercial sites have more liberal signage rights making this site unattractive for an anchor tenant.**

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.

***As a major tenant within this building MacNeal needs for their patients to be able to easily locate their site in LaGrange. This is what we have at our current site on LaGrange Road and would be standard in most business districts***

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.

**Wall signs are permitted in office districts and are needed for a major tenant to display its logo that it easily identifiable.**

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

- (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or
- (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
- (c) Would substantially increase congestion in the public streets due to traffic or parking; or
- (d) Would unduly increase the danger of flood or fire; or
- (e) Would unduly tax public utilities and facilities in the area; or
- (f) Would endanger the public health or safety. ***Not a deterrent to public welfare  
Signage would retain harmony with existing offices and not affect public in any way***

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.

***Given MacNeal's size within the building, its identity and logo requires a separate sign on the North West corner of the Building.***

4-B.18

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.

(Signature of Owner or Contract Purchaser) (Address) *As agent for MacNeal Health Care*  
*Andrew Baurner* c/o TRANSWESTERN 3300 S. Oak Park Ave  
(City) *Berwyn* (State) *IL* (Zip Code) *60402*

Subscribed and sworn to before me this 17 day of July, 2009.

(Notary Public) *Kayla* (Seal)



Enclosures:

**(FOR VILLAGE USE ONLY)**

1. Filed with Office of the Community Development Director: 7/17/, 2009.
2. Transmitted to Zoning Board of Appeals at their meeting held:
3. Continuation (if any):
4. Notice of hearing published in: \_\_\_\_\_ 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:

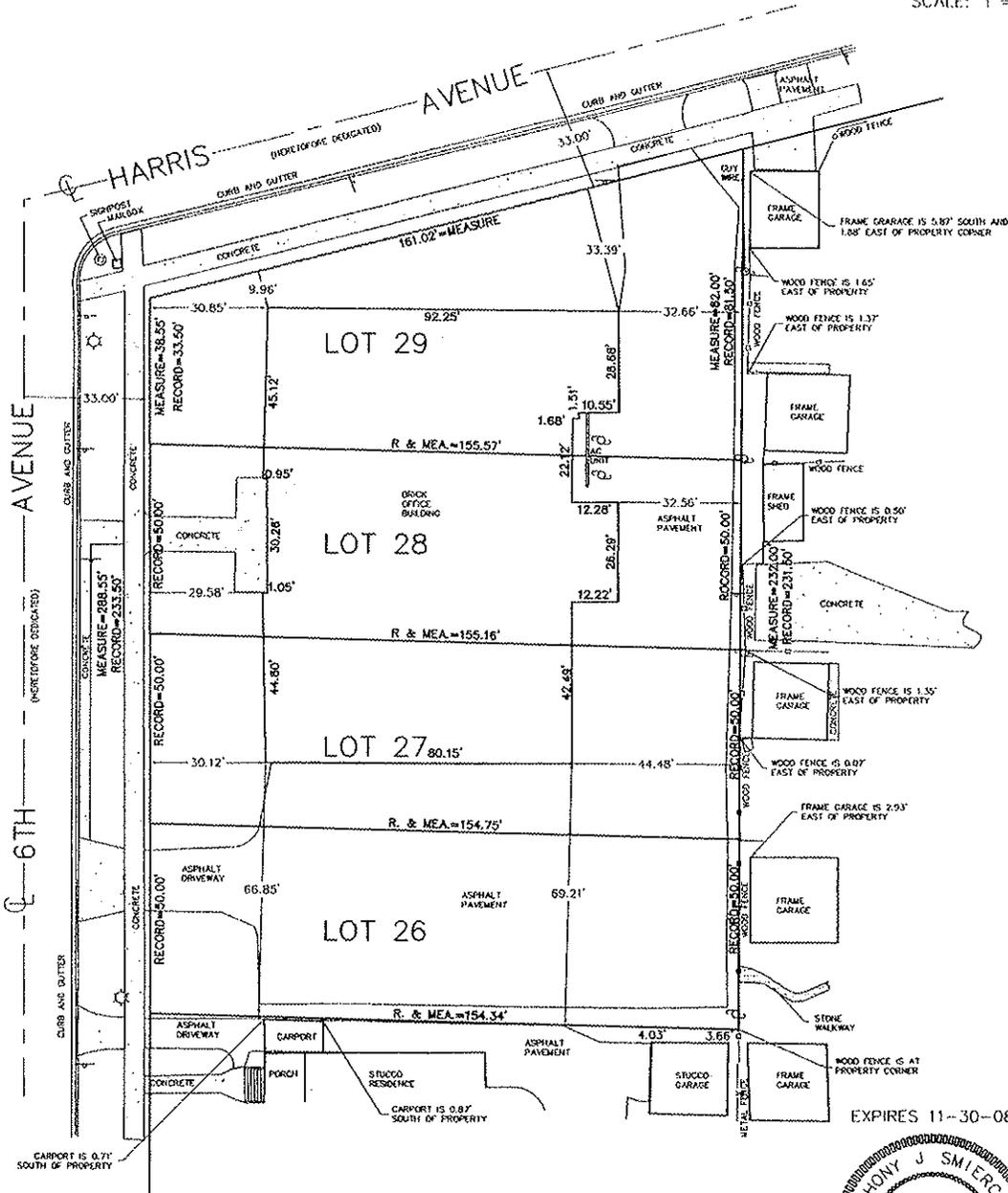
Conditions Imposed:

*4-B-19*

# PLAT OF SURVEY

of  
 LOTS 26, 27, 28 AND 29 IN BLOCK 4 IN LEITER'S ADDITION TO LAGRANGE IN THE  
 NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD  
 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCALE: 1"=30'



EXPIRES 11-30-08



STATE OF ILLINOIS  
 COUNTY OF COOK S.S.

I, ANTHONY J. SMIERCIAK, A ILLINOIS PROFESSIONAL LAND SURVEYOR,  
 DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED  
 PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT  
 REPRESENTATION OF SAID SURVEY. DISTANCES ARE SHOWN IN FEET  
 AND DECIMAL PARTS THEREOF AND ALL DIMENSIONS ARE CORRECTED TO  
 68 DEGREES FAHRENHEIT.

HICKORY HILLS, ILLINOIS MAY 18TH A.D. 2007

BY: ANTHONY J. SMIERCIAK  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2911

NOTE:  
 DIMENSIONS ARE NOT TO BE ASSUMED OR SCALED, THE LEGAL  
 DESCRIPTION ON THIS PLAT IS A COPY OF THE ORDER AND FOR  
 ACCURACY MUST BE COMPARED WITH THE DEED. FOR BUILDING  
 RESTRICTIONS REFER TO YOUR ABSTRACT, DEED OR CONTRACT.

ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES.  
 THIS PLAT IS NOT TRANSFERABLE.

P:\PROJECTS\07-182\07-182.DWG 11:17:43 03/20/07 3:31:16 AM, PLOT: 1:1

1 OF 1	PLAT OF SURVEY 6TH AND HARRIS LaGRANGE, IL	PLAT PROVIDED BY: <b>Hoferle-Butler Engineering, Inc.</b> Consulting Civil Engineers - Land Surveyors PROFESSIONAL OFFICE 2700 LEONARD ST. 4TH FLOOR 674 E. ROBERTS ROAD, HICKORY HILLS, ILLINOIS 60140 (708) 399-8900 FAX (708) 399-8200	DRAWN BY: PD/S APPROVED BY: AJS/S BOOK #: 1036 PAGE #: 07 DATE: 5/18/07 SCALE: 1"=30'	DESCRIPTION BY DATE REVISORS

4-B-20

VILLAGE OF LA GRANGE  
Department of Public Works

**BOARD REPORT**

TO: Village President, Village Clerk, Board of Trustees, and Village Attorney

FROM: Robert J. Pilipiszyn, Village Manager  
Ryan Gillingham, Director of Public Works

DATE: September 14, 2009

RE: **CONSTRUCTION CONTRACT & ENGINEERING SERVICES  
AGREEMENT – 2009 SEWER LINING PROGRAM – WILLOW  
SPRINGS ROAD**

---

The Village owns and maintains approximately 360,000 lineal feet of sewers. Their proper operation is critically important to maintaining public health and for purposes of stormwater management. As part of the development of the Capital Projects budget earlier this year, the Village Board approved a new, multi-year sewer lining program to maintain the functionality of the existing sewer system. The FY2009-10 Village budget provides funding for this work, which represents the first year of the Sewer Lining Program.

The rehabilitation of existing sewers will occur by utilizing a process called cured-in-place pipe lining technology. When complete, the structural integrity of the existing sewer will be reinforced. The process is less disruptive to residents since it does not require traditional open trench methods for installation. This procedure was used successfully several years ago on Drexel Avenue, south of Ogden Avenue.

Since the Willow Springs Resurfacing Project is scheduled to start in Spring 2010, the sewers along this roadway were selected to be rehabilitated as part of the 2009 Sewer Lining Program. It is important that the sewer lining project be completed prior to the roadway project since several sewer point repairs are required.

The Village Engineer, Heuer and Associates, completed the plans and specifications for the project, which were advertised for bidding on July 29, 2009. The bid opening was held on August 19, 2009. Four firms submitted bids as tabulated below.

Summary of Bid Results			
	Contractor	Bid Amount	Variation
1	Dominic Fiordiroso Construction Co., Inc., Elgin, IL	\$148,000	106.35%
2	American Piper Liners, Inc., West Chicago, IL	\$159,564	114.66%
3	Insituform Technologies, Lemont, IL	\$234,592	168.57%
4	Michels Corporation, Brownsville, WI	\$236,242	169.76%
	Engineer's Estimate	\$139,165	

In the attached analysis from Village Engineer Tom Heuer of Heuer and Associates, Mr. Heuer finds the low bidder, Dominic Fiordiroso Construction Company of Elgin, Illinois to be financially qualified by IDOT, technically capable to perform the work as specified, and recommends awarding the contract to this firm in the amount of \$148,000. We concur with the Village Engineer’s assessment and recommend awarding the contract to Dominic Fiordiroso Construction Company. If approved, construction is expected to begin September 24, 2009 and should be completed by November 24, 2009.

The second agreement is for the approval of the Phase III – Construction Engineering contract. We recommend Heuer and Associates perform the construction management for this project based on their knowledge of this project and experience in this type of work. Heuer and Associates proposes to complete all construction inspection, documentation, preparation of all contractor payments, and submission of as-built drawings for an amount not to exceed \$11,874.30.

If approved, a task order with Heuer and Associates will be executed for this work in accordance with their engineering task order contract. This document is attached for your review and approval.

The annual budget for the Village’s newly-established Sewer Lining Program is \$100,000; \$90,000 from the Capital Projects Fund and \$10,000 from the Sewer Fund. This budget allocation is to be inclusive of engineering services and construction.

The project budget for the 2009 Sewer Lining Program is as follows:

<b>2009 Sewer Lining Program</b>	<b>FY2009-10 BUDGET</b>
<b>Expenses</b>	
<b>Engineering</b>	
Phase II – Development of Plans and Specifications	9,492.34
Phase III – Construction Engineering	11,874.30
Subtotal	21,366.64
<b>Construction</b>	
Dominic Fiordiroso Construction Co.	148,000.00
<b>Total</b>	<b>169,366.64</b>
<b>Revenues</b>	
Capital Projects Fund – FY2009-10 Budget	90,000.00
Sewer Fund – FY2009-10 Budget	10,000.00
<b>Total</b>	<b>100,000.00</b>

Based on the table above, additional funding is required in order to complete the project. The project was designed to coincide with the limits of the Willow Springs Road resurfacing

4-C.1

Project. While expenses are expected to exceed the budget allocation, we recommend performing the project as planned because of need and timing. There are adequate reserve funds in the Capital Projects Fund to supplement the additional funding required for this project. Fund reserves and multi-year financial planning provide the Village with the flexibility to design and fund projects to their proper scope. (For example, because of the magnitude of this project, we can consider as an option, foregoing sewer lining work in FY 2010-11.) A budget amendment will only be required if total Fund expenses exceed the total Fund budget.

In summary, we recommend that the Village Board award the construction contract for the 2009 Sewer Lining Program, which provides for the rehabilitation of sewers within Willow Springs Road from 47<sup>th</sup> Street to the Village's southern corporate limits, to Dominic Fiordiroso Construction Co. in the amount of \$148,000. The final amount of the contract will be based on the actual work performed by the contractor at the unit prices listed in the contract. We also recommend that the Village Board approve the Phase III engineering services agreement (construction management) for the 2009 Sewer Lining Program to Heuer and Associates in the amount of \$11,873.30.

H:\ccler\ellic\BrdRp\DPWContractSewerLining Project.doc

4-C.2

**HEUER AND ASSOCIATES**  
Consulting Engineers

2315 Enterprise Drive - Suite 102  
Westchester, Illinois 60154-5811

PH: 708-492-1000  
FAX: 708-492-0700

August 26, 2009

Mr. Ryan Gillingham, P.E.  
Director of Public Works  
Village of La Grange  
53 S. La Grange Road  
La Grange, Illinois 60525

Re: Recommendation for Contract Award  
Willow Springs Road Sewer Rehabilitation Project

Dear Mr. Gillingham:

In accordance with the published Notice to Bidders, the Village of La Grange received sealed bids for the *Willow Springs Road Sewer Rehabilitation Project* at 10:00 a.m. on Wednesday, August 19 2009. Of the nine (9) plan holders, four (4) firms submitted bid proposals for this project, as summarized in the following table.

TABLE 1: SUMMARY OF BASE BID RESULTS				
Rank	Bidder Name and Address	Bid Amount	Increment	Percent
1	Dominic Fiordiroso Construction Co., Inc. 956 Bluff City Boulevard, Elgin, IL 60120	\$148,000.00		106.35%
2	American Pipe Liners, Inc. 301 W. Grand Lake Blvd., W. Chicago, IL 60185	\$159,564.00	\$11,564.00	114.66%
3	Insituform Technologies 12897 Main Street, Lemont, IL 60439	\$234,592.00	\$75,028.00	168.57%
4	Michels Corporation 817 W. Main Street, Brownsville, WI 53006	\$236,242.00	\$1,650.00	169.76%
Engineer's Pre-Bid Estimate of Value . . . . .		\$139,165.00		100.00%

All bid proposals received were checked for errors and omissions and evaluated to confirm their viability. All bids were found to be properly prepared and mathematically correct. As indicated in the table, the bids ranged between 6% and 70% above the estimated construction value. This cost differential occurred primarily as a result of the perceived construction difficulty, where overcoming certain site conditions was considered as a deterrent to work progress.

2009.032.010

4-C.3

In our investigation of the bid results it was noted that work complications, anticipated to be involved in overcoming existing utilities, was a major factor in the preparation of the bids. The existing sanitary sewer is generally aligned along the east edge of the roadway. Also positioned in this area is an existing Village water main, a Nicor gas main, and a AT&T communications cable duct. Due to variations in alignment, the other utility systems are positioned in relatively close horizontal proximity to the sewer. In the vertical perspective, the sewer is the lowest utility system with a depth averaging about 9.20 feet. The water main is somewhat shallower, with a depth that averages about 5.50 feet. The other utilities typically range between 2.5 feet and 3.5 feet in depth. The construction of the sewer repairs specified on the plan necessitates the excavation below and across the alignment of the other utilities, which will require that extra time and precautionary measures be planned. Complicating the matter is the roadway traffic that will need to be managed around the sewer repair work zone. Although the plans displayed all utilities from atlas records and field survey, variation in utility location can be expected as the buried alignments typically vary. Recent utility location markings found in site meetings suggest that the telephone utility changes horizontal alignment and underlies the pavement in some areas, and in some locations overlies the sewer. It should be noted that such field conditions were anticipated in the preparation of the plans and specifications. Furthermore, in response to questions from bidders concerning this matter, a clarification statement was also issued in the form of an addendum, indicating in effect that overcoming utilities in the course of completing the sewer repairs was an incidental work activity. Given that extra compensation will not be allowed for working around the existing utilities, the bidders must therefore incorporate any anticipated additional expense within their bid unit prices.

Work Activity	Fiordirosa Constr		American Pipe Liners		Insituform Technologies		Michels Corporation	
	Cost	Percent	Cost	Percent	Cost	Percent	Cost	Percent
Demolition	\$243.10	0.16%	\$729.00	0.46%	\$369.00	0.16%	\$2,530.00	1.07%
Sewer Repair	\$33,591.20	22.70%	\$45,306.00	28.39%	\$75,288.00	32.09%	\$65,950.00	27.92%
Sewer Lining	\$94,083.20	63.57%	\$98,144.00	61.51%	\$98,562.00	42.01%	\$147,570.00	62.47%
Restoration	\$14,855.00	10.04%	\$12,885.00	8.08%	\$12,373.00	5.27%	\$14,192.00	6.01%
Traffic Control	\$5,227.50	3.53%	\$2,500.00	1.57%	\$48,000.00	20.46%	\$6,000.00	2.54%
TOTALS	\$148,000.00	100%	\$159,564.00	100%	\$234,592.00	100%	\$236,242.00	100%

As detailed in Table 2, the distribution of cost between the key work activities of surface demolition, sewer repair, sewer lining, surface restoration, and traffic control was fairly uniform, reflecting some similarity in the assessment of the value of the work. However, as

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the bidders assigned different values to the work categories to account for their expenses, the strategy in compensating for their assessment of project difficulty becomes apparent. While increased value is applied to the sewer repair activity, additional cost is also applied to the other work components. In particular the bid presented by Insituform Technologies placed a disproportionate value in the traffic control work item. The bid presented by Michels Corporation applied a disproportionate value to the sewer lining activity. The bids presented by Fiordirosa Construction and American Pipe liners are more balanced and appropriately proportional, as well as more aggressive in their total valuation of the project.

Alternate Contract Item

The alternate contract item included as part of the bid documents provides for the substitution of a controlled low strength material (CLSM) in place of the standard trench backfill aggregate. Pursuant to our discussion concerning latent settlement of excavated trenches, this item was added to the contract to provide as an option, improved long term trench stability beneath the overlying pavement. The CLSM is in effect a low strength concrete that fully consolidates and fills void spaces upon placement, and achieves a cohesive state that does not settle or shrink, and cause the pavement deflections that often are associated with aggregate filled trench excavations. Since the use of this material is typically much more expensive than standard trench backfill aggregate, it was included as part of the contract as an alternate item to allow the determination of value independent of the base contract value.

TABLE 3: ALTERNATE ITEM BID COST COMPARISON				
Compared Parameter	Fiordirosa Construction	American Pipe Liners	Insituform Technologies	Michels Corporation
Bid Unit Price (\$/CY)	\$153.00	\$95.00	\$215.00	\$165.00
Bid with Alternate	\$162,587.20	\$169,644.00	\$252,082.00	\$261,664.00
Bid without Alternate	\$148,000.00	\$159,564.00	\$234,592.00	\$236,242.00
Difference	\$14,587.20	\$10,080.00	\$17,490.00	\$25,422.00

As expected the bid value for the CSLM was found to be nearly four times more expensive per cubic yard than the standard aggregate material. This increased cost results not only from the special material but also from the conditions of placement, where special handling and staging is required. In this regard the specific volume required to fill a trench excavation must be ordered and placed within the excavation in sequence with the trench readiness. Like portland cement concrete, the material must be delivered and placed before the natural consolidation and hardening process begins. After it is placed, it must be allowed to achieve its design strength before the hot asphalt surface materials can be installed. During this curing

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process the excavated pavement area cannot be open to traffic and must be either enclosed within a barricaded area or covered with steel plates to allow traffic to use the pavement. The extra cost associated with this special handling and staging is therefore expected to be reflected in the unit cost.

The CLSM material was specified to be substituted for the standard aggregate material, or as otherwise determined, to supplement the use of the standard aggregate material. In evaluating the bid price presented for this contract item we have tabulated the bid price with and without the alternate. As shown in Table 3 the use of the alternate item does not alter the basic standing of the bidders, such that the low bidder and the second low bidder remain in their same ranked position despite the change in backfill material. Given this circumstance the Village is free to evaluate and determine whether the expenditure of the extra monies is warranted without disrupting the bidder ranking.

#### Award Determination

The award of public construction contracts is generally made based upon the selection of a *Low, Responsive, and Responsible Bidder*. Dominic Fiordiroso Construction is clearly the low and responsive bidder in this instance, having submitted a complete proposal that stipulates the lowest bid price. They are known to have the capability to bond, insure, manage, staff, and construct the project as specified on the plans within the time frame stipulated, and can be considered to be responsible on this account.

We have reviewed the bid proposal with Mr. Mike Allenstein, the chief estimator for Dominic Fiordiroso Construction, and have confirmed that they are prepared to complete the project within the time frame specified. Mr. Allenstein has indicated that their work commitments should coincide with the project requirements, allowing their full mobilization and project completion in keeping with the requirements.

While we have not worked with Dominic Fiordiroso Construction on past projects, we have determined that they have the capabilities to complete this type of project. We note that they have just completed a project for the Village of Carpentersville. In reviewing capabilities and experience with Mr. Scott Marquardt, Village Engineer, it was indicated that their \$4.1 million project was multifaceted, involving the construction of storm sewer, water main, sanitary sewer, and roadway paving. The Village found that Fiordiroso Construction personnel performed fairly well and the project was reasonably administered and constructed. Given this experience Mr. Marquardt indicated that the Village would not hesitate in awarding future projects to Fiordiroso Construction.

Recommendation for Contract Award  
Willow Springs Road Sewer Rehabilitation Project  
August 26, 2009  
Page 5 of 6

The performance of Dominic Fiordiroso Construction was also discussed with a Mr. Pat Finn, Chief Estimator for K-Five Construction Corporation. Mr. Finn confirmed that Fiordiroso Construction has provided subcontract services for his firm on many projects involving highway IDOT and Tollway contracts, and that they are very familiar with the specifications and work requirements associated with busy roadway corridors. The sub-contract value for this work ranged between \$200,000 and \$3,000,000. Mr. Finn stated that his firm has found Fiordiroso Construction to be reliable and effective in the execution of their contract work, and as a result, they have been invited to quote and have been awarded work on projects for a number of years.

#### Recommendation

Given the results of our investigation, we conclude and recommend that the contract for the Willow Springs Road Sewer Rehabilitation Project be awarded to Dominic Fiordiroso Construction in the amount of \$148,000.00, as stipulated by their bid proposal.

The use of the CLSM alternate should be considered as a preventive measure to avoid later problems with trench settlement. However, the extra \$14,587 expense is fairly significant and may not be needed in this application. In this regard, we note that the trench construction and restoration should be able to be completed before the end of October. Since the roadway is scheduled to be milled and resurfaced after April 2010 as part of a Local Agency Pavement Preservation (LAPP) project, most latent settlement will have occurred by that time. However, since there is still some risk of settlement after the LAPP project is completed, the use of the CLSM alternate would provide an extra measure of protection in avoiding risk of future pavement defects.

Please note that a copy of the tabulation of bids which details the comparative unit prices and total bid values has been attached for reference. Also note that we have enclosed with this recommendation all original copies of the bid proposal documents received for your records. We have also attached the *Notice of Award* forms for approval at the next regular meeting of the Board of Trustees for the Village of La Grange, scheduled for September 14, 2009.

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Recommendation for Contract Award  
Willow Springs Road Sewer Rehabilitation Project  
August 26, 2009  
Page 6 of 6

We hope that this recommendation meets with your approval. If you should have any questions, please feel free to call.

Very truly yours,

HEUER AND ASSOCIATES

A handwritten signature in black ink, appearing to read 'T. Heuer', written over a horizontal line.

Thomas A. Heuer, P.E.  
Principal Engineer

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## BID TABULATION AND ANALYSIS

VILLAGE OF LA GRANGE - WILLOW SPRINGS ROAD SEWER REHABILITATION PROJECT  
AUGUST 19, 2009

No.	Contract Item	Plan Quantity	Fiordrosa Constr. Co.		American Pipe Liners		Insituform Technologies		Michels, Corp.		Average Bid Values		Engineer's Estimate	
			Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1	Concrete Curb & Gutter Removal	84 LF	1.25	\$105.00	5.00	\$420.00	1.00	\$84.00	11.00	\$924.00	4.56	\$383.25	4.75	\$399.00
2	Concrete Driveway Pavement Removal	6 SY	1.55	\$9.30	5.00	\$30.00	6.00	\$36.00	22.00	\$132.00	8.64	\$51.83	11.00	\$66.00
3	Asphalt Driveway Pavement Removal	10 SY	1.55	\$15.50	4.00	\$40.00	1.00	\$10.00	18.00	\$180.00	6.14	\$61.38	11.00	\$110.00
4	Sidewalk Removal	109 SF	0.30	\$32.70	1.00	\$109.00	1.00	\$109.00	4.00	\$436.00	1.58	\$171.68	3.00	\$327.00
5	Pavement Removal	26 SY	3.10	\$80.60	5.00	\$130.00	5.00	\$130.00	33.00	\$858.00	11.53	\$299.65	18.00	\$468.00
6	Sanitary Sewer, PVC, 6"	56 LF	211.10	\$12,941.60	393.00	\$22,008.00	75.00	\$4,200.00	545.00	\$30,520.00	311.03	\$17,417.40	90.00	\$5,040.00
7	Sanitary Sewer, PVC, 8"	42 LF	314.40	\$13,204.80	469.00	\$19,698.00	1,600.00	\$67,200.00	655.00	\$27,510.00	759.60	\$31,903.20	350.00	\$14,700.00
8	Trench Backfill Material, CA-6	144 CY	51.70	\$7,444.80	25.00	\$3,600.00	27.00	\$3,808.00	55.00	\$7,920.00	39.68	\$5,713.20	30.00	\$4,320.00
9	Combination Concrete Curb & Gutter, Type 8-6.12	24 LF	65.60	\$1,574.40	50.00	\$1,200.00	21.00	\$504.00	66.00	\$1,584.00	50.65	\$1,215.60	20.00	\$480.00
10	Combination Concrete Curb & Gutter, Type 8-6.18	60 LF	43.50	\$2,610.00	60.00	\$3,600.00	46.00	\$2,760.00	76.00	\$4,560.00	56.38	\$3,382.50	25.00	\$1,500.00
11	P.C.C. Sidewalk, 5"	109 SF	20.50	\$2,234.50	15.00	\$1,635.00	4.00	\$436.00	22.00	\$2,398.00	15.38	\$1,675.88	10.00	\$1,090.00
12	P.C.C. Driveway Apron, 7"	6 SY	403.00	\$2,418.00	90.00	\$540.00	108.00	\$648.00	44.00	\$264.00	161.25	\$967.50	40.00	\$240.00
13	HMA Driveway Apron, 4"	10 SY	178.00	\$1,780.00	90.00	\$900.00	50.00	\$500.00	33.00	\$330.00	87.75	\$877.50	30.00	\$300.00
14	HMA Pavement Patch, 12"	26 SY	150.00	\$3,900.00	175.00	\$4,550.00	285.00	\$7,410.00	175.00	\$4,550.00	196.25	\$5,102.50	130.00	\$3,380.00
15	Top Soil & Sodding	23 SY	14.70	\$338.10	20.00	\$460.00	5.00	\$115.00	22.00	\$506.00	15.43	\$354.78	20.00	\$460.00
16	Preparatory Cleaning & Televised Inspection	2,730 LF	2.10	\$5,733.00	3.00	\$8,190.00	2.80	\$7,644.00	5.00	\$13,650.00	3.23	\$8,804.25	3.50	\$9,555.00
17	Cured-in-place Pipe Lining, 8"	2,564 LF	29.65	\$76,022.60	31.00	\$79,484.00	30.00	\$76,920.00	30.00	\$76,920.00	30.16	\$77,336.65	30.00	\$76,920.00
18	Cured-in-place Pipe Lining, 12"	166 LF	58.60	\$9,727.60	45.00	\$7,470.00	53.00	\$8,798.00	55.00	\$9,130.00	52.90	\$8,781.40	35.00	\$5,810.00
19	Cured-in-place Pipe Transition, 8"/12"	1 EA	1,040.00	\$1,040.00	1,500.00	\$1,500.00	3,200.00	\$3,200.00	2,870.00	\$2,870.00	2,152.50	\$2,152.50	1,500.00	\$1,500.00
20	Lateral Reinstatement	10 EA	156.00	\$1,560.00	1,500.00	\$1,500.00	200.00	\$2,000.00	4,500.00	\$45,000.00	1,589.00	\$15,890.00	250.00	\$2,500.00
21	Traffic Control and Protection	1 LS	5,227.50	\$5,227.50	2,500.00	\$2,500.00	48,000.00	\$48,000.00	6,000.00	\$6,000.00	15,431.88	\$15,431.88	10,000.00	\$10,000.00
<b>BASE BID TOTALS:</b>				\$148,000.00		\$159,564.00		\$234,592.00		\$236,242.00		\$197,974.50		\$139,165.00
Percent Difference from Engineer's Estimate:				6.35%		14.66%		68.57%		69.76%		42.26%		0.00%
A1	Trench Backfill Material - CLSM	144 CY	133.00	\$22,032.00	95.00	\$13,680.00	215.00	\$30,960.00	165.00	\$23,760.00	157.00	\$22,608.00	150.00	\$21,600.00
<b>BID TOTALS WITH ALTERNATE:</b>				\$162,587.20		\$169,644.00		\$261,664.00		\$252,082.00		\$214,869.30		\$156,445.00
<b>DISTRIBUTION OF BASE BID AND ESTIMATE VALUES</b>														
Surface Demolition Item Value:			\$243.10	0.16%	\$729.00	0.46%	\$369.00	0.16%	\$2,530.00	1.07%	\$967.78	0.49%	\$1,370.00	0.98%
Sewer Repair Item Value:			\$33,591.20	22.70%	\$45,306.00	28.39%	\$75,288.00	32.09%	\$65,950.00	27.92%	\$55,033.80	27.80%	\$24,060.00	17.29%
Sewer Lining Item Value:			\$94,083.20	63.57%	\$98,144.00	61.51%	\$98,562.00	42.01%	\$147,570.00	62.47%	\$112,964.80	57.06%	\$96,285.00	69.19%
Surface Restoration Item Value:			\$14,855.00	10.04%	\$12,885.00	8.08%	\$12,373.00	5.27%	\$14,192.00	6.01%	\$13,576.25	6.86%	\$7,450.00	5.35%
Traffic Control Item Value:			\$5,227.50	3.53%	\$2,500.00	1.57%	\$48,000.00	20.46%	\$6,000.00	2.54%	\$15,431.88	7.79%	\$10,000.00	7.19%
Total Value All Items:			\$148,000.00	100.00%	\$159,564.00	100.00%	\$234,592.00	100.00%	\$236,242.00	100.00%	\$197,974.50	100.00%	\$139,165.00	100.00%

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## ENGINEERING SERVICES TASK ORDER

In accordance with Section 1.2 of the MASTER CONTRACT between the Village of La Grange (the "Village") and Heuer & Associates, P.C. (the "Consultant"), the parties agree to the following described Task.

**TASK ORDER NUMBER:** HA2009.006

**TASK NAME:** Construction Engineering - Willow Springs Road Sewer Rehabilitation

**CONTRACTED SERVICES:** The scope of services will include preconstruction activities such as meetings and preparation of documentation, construction observation and documentation, preparation of payment requests, review of video documentation, and the preparation of a record drawing of constructed improvements. The estimated value of the constructed improvements is \$153,081.51.

**PROJECT SCHEDULE:** The following presents an outline of the project schedule.

ACTIVITY	COMPLETION DATE
Bid Opening	August 19, 2009
Notice of Award/ Notice to Proceed	September 14, 2009
Start of Construction	September 24, 2009
Completion of Construction	November 24, 2009
Record Drawing	November 30, 2009

**PROJECT COMPLETION:** November 30, 2009 is the anticipated date for project completion.

**PROJECT PRICING:** Project specific pricing is provided in ATTACHMENT A. The total estimated cost for this task is \$ 11,874.30.

**CONTRACT CHANGES:** There are no anticipated changes to the Master Contract.

4-C.10

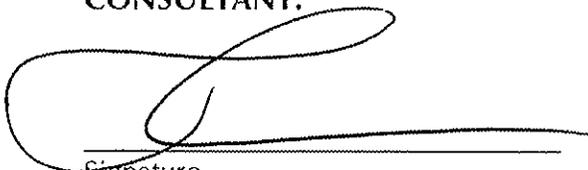
**VILLAGE:**

**CONSULTANT:**

\_\_\_\_\_  
Signature

Ryan C. Gillingham, P.E.  
Director of Public Works

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

Thomas A. Heuer, P.E.  
President

July 29, 2009  
Date

NOTE: If greater than \$2,000, the Village Manager's signature is required.

\_\_\_\_\_  
Signature

Robert J. Pilipiszyn  
Village Manager

\_\_\_\_\_  
Date

NOTE: If greater than \$10,000, the Village Board must approve the Task Order in advance and the Village President's signature is required.

\_\_\_\_\_  
Signature

Elizabeth Asperger  
Village President

\_\_\_\_\_  
Date

4-C.11

## TASK ORDER ATTACHMENT A

The following table provides projected labor hours to define the estimated cost for the completion of the Task Order. The hourly rates reflect the values approved under the Master Agreement.

PROJECT SPECIFIC PRICING TABLE						
TASK ORDER NO. HA2009.006						
Labor Category	Hourly Rate	Activity 1: Bidding & Award	Activity 2: Contract Administration	Activity 3: Record Drawings	Total Hours	Total Cost
Principal Engineer	\$117.43	6	5	1	12	\$1,409.16
Senior Engineer	\$94.30	0	24	0	24	\$2,263.20
Project Engineer	\$87.80	0	0	0	0	\$0.00
Project Engineer	\$76.29	0	80	20	100	\$7,629.00
Project Engineer	\$74.62	0	0	0	0	\$0.00
Project Engineer	\$71.36	0	0	0	0	\$0.00
Engineering Assistant	\$63.66	3	6	0	9	\$572.94
Hour Sub-totals:		9	115	21	145	
Cost Sub-totals:		\$895.56	\$9,335.51	\$1,643.23		
Other Direct Costs:						\$0.00
TOTAL for Task Order Project. . . .						\$11,874.30
Pre-Bid estimate of construction value . . . .						\$153,081.50
Task Order Total, as a percent of construction value . . . .						7.76%

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VILLAGE OF LA GRANGE  
Department of Public Works

**BOARD REPORT**

TO: Village President, Village Clerk, Board of Trustees, and Village Attorney

FROM: Robert J. Pilipiszyn, Village Manger  
Ryan Gillingham, Director of Public Works

DATE: September 14, 2009

RE: **EQUIPMENT PURCHASE – PUBLIC WORKS DEPARTMENT /  
SMALL SKID STEER**

---

The FY 2009-10 Village budget provides for the purchase of a small skid steer in the amount of \$20,000 for winter operations to plow sidewalks that are too narrow for existing equipment to effectively remove snow. During last years extreme winter conditions, Public Works rented a small skid steer to plow the narrow sidewalks in lieu of shoveling by hand and using small snow blowers, which greatly increased the efficiency in removing snow from the CBD. Specifically this machine was used on some sidewalks downtown, Ogden Avenue bridge, and Burlington Avenue between Ashland Avenue and the Stone Avenue Station.

In determining the specific piece of equipment that would be the most appropriate for the Village's needs, Public Works tested several different pieces of equipment from different manufacturers. Additionally, Public Works staff visited the Public Works Departments in Brookfield and Hinsdale to evaluate similar pieces of equipment and question their experience with these machines for snow removal operations. The criteria used for evaluating these machines included width of machine, power, size of cab enclosure, stability and available attachments. Based on the analysis of available machines, testing and discussions with other Public Works departments, the small skid steer manufactured by Bobcat was determined to best fit the needs of the Department. This machine is the same machine that was rented last year, which allowed Public Works to assess the machine during actual snow conditions. Notably this machine performed well and increased the efficiency of snow removal operations for Public Works.

We solicited a quote from Atlas Bobcat, Inc. in Schiller Park, IL, since Bobcat is only sold by this specific dealer for our area. This specific piece of equipment is not included in the State purchasing program. The quote for the machine includes a snow blade attachment and snow blower for snow removal operations. If approved, delivery of the machine would occur in October 2009, prior to the snow season.

We recommend that the Village Board waive the competitive bidding process and authorize the purchase of the small skid steer in the amount of \$19,577.00

4-1-D

VILLAGE OF LA GRANGE  
Police Department

**BOARD REPORT**

TO: Village President, Village Clerk,  
Board of Trustees and Village Attorney

FROM: Robert J. Pilipiszyn, Village Manager and  
Michael A. Holub, Chief of Police

DATE: September 14, 2009

RE: **ORDINANCE-DISPOSAL OF SURPLUS PROPERTY**

---

The Police Department routinely becomes the custodian of a wide variety of property that is lost, mislaid, abandoned, forfeited, or of no further evidentiary value. As the Police Department currently has many such items, it would be appropriate at this time to dispose of these items as surplus property.

State law allows the Village to sell surplus property in a manner that is best for the Village. All unclaimed/recovered property is being disposed of in compliance with the Illinois State Statutes, which requires property to be held for at least six (6) months and after all reasonable efforts have been made to return the property to the rightful owner.

We have found through experience over the past several years that private auction houses and on-line auction services are a cost-effective method of disposal and reach a broader audience of prospective bidders.

This property disposal request consists of five (5) vehicles forfeited to the La Grange Police Department over a lengthy period of time. These vehicles were forfeited to the Police Department due to violations of the Illinois Controlled Substances Act, Violations of the Illinois Cannabis Act, and violations of Driving While Under The Influence Of Drugs/Alcohol. All vehicles have undergone asset forfeiture proceedings through the Cook County State's Attorney's Office and have been ultimately awarded to La Grange. The statutory appeals time has lapsed on all of the vehicles and the Police Department now holds title to all of them. The attached list is an inventory of vehicles to be sold through eBay or another auction mechanism as determined by the Police Department.

We recommend that the Village Board authorize staff to dispose of the forfeiture vehicles as provided for in the attached ordinance.

VILLAGE OF LA GRANGE

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AUTHORIZING DISPOSAL OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF LA GRANGE

WHEREAS, in the opinion of the corporate authorities of the Village Of La Grange, it is no longer necessary, useful, or in the best interests of the Village to retain ownership of the personal property described in this Ordinance; and

WHEREAS, it has been determined by the President and the Board Of Trustees of the Village Of La Grange to dispose of said personal property in the manner described in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of La Grange, Cook County and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are hereby incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. Disposal of Surplus Property. The President and Board Of Trustees find that the personal property described in Exhibit A attached to this Ordinance and by this reference incorporated into this Ordinance (the "Surplus Property") is no longer necessary or useful to the Village, and thus the Village Manager for the Village Of La Grange is hereby authorized to direct the sale or disposal of the Surplus Property in the manner most appropriate to the Village. The Surplus Property shall be sold or disposed of in "as is" condition.

Section 3. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_ 2009.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2009.

By: \_\_\_\_\_  
Elizabeth M. Asperger, Village President

ATTEST:

\_\_\_\_\_  
Robert N. Milne, Village Clerk

4-E-1

Village of La Grange

Disposal Of Surplus Property – Forfeited Vehicles: September 2009

Exhibit 'A'

<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>VIN #</u>	<u>Auction Place</u>
1997	Pontiac	Bonneville	1G2HX52K4VH238747	eBay
1997	Buick	LeSabre	1G4HP52K8VH516816	eBay
2001	Chevrolet	Blazer	1GNCT18W41K216448	eBay
1964	Pontiac	Bonneville	884P195100	eBay
2002	Jeep	Wrangler	1J4FA39S22P751117	eBay

\* If one auction is unavailable, the Police Department may choose to sell the vehicles through another auction means.

4-E.2

VILLAGE OF LA GRANGE  
Administrative Offices

**BOARD REPORT**

TO: Village President and Board of Trustees

FROM: Robert Milne, Village Clerk  
Mark Burkland, Village Attorney  
Robert J. Pilipiszyn, Village Manager

DATE: September 14, 2009

RE: **OPEN MEETINGS ACT - REVIEW OF CLOSED SESSION MINUTES**

---

State law requires that minutes of closed meetings be reviewed periodically to determine if there is any continuing need to have them remain confidential. The Village Clerk, Village Attorney and Village Manager recently conducted such a review and have determined that the minutes from the following closed sessions of the La Grange Village Board of Trustees should remain confidential:

January 22, 2007

December 10, 2007

February 11, 2008

January 12, 2009

July 7, 2009

A complete set of the minutes listed above are available for inspection by the Village Board at the Village Clerk's office in advance of your meeting.

No Village Board action is required if you concur with our recommendation.

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4-15

MINUTES

VILLAGE OF LA GRANGE  
BOARD OF TRUSTEES REGULAR MEETING  
Village Hall Auditorium  
53 South La Grange Road  
La Grange, IL 60525

Monday, August 24, 2009 - 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The Board of Trustees of the Village of La Grange regular meeting was called to order at 7:30 p.m. by President Asperger. On roll call, as read by Village Manager Robert Pilipiszyn, the following were present:

PRESENT: Trustees Holder, Horvath, Langan, Livingston, Kuchler, and Palermo

ABSENT: Village Clerk Milne

OTHERS: Village Manager Robert Pilipiszyn  
Assistant Village Manager Andrianna Peterson  
Village Attorney Mark Burkland  
Community Development Director Patrick Benjamin  
Public Works Director Ryan Gillingham

2. PRESIDENT'S REPORT

President Asperger reported that La Grange was featured on WGN – TV as the Village with the best suburban downtown.

President Asperger noted that the Illinois Department of Transportation has reduced the speed limit from 35 mph to 30 mph on 47<sup>th</sup> Street from Gilbert Avenue to East Avenue. President Asperger expressed gratitude to State Representatives Jim Durkin and Michael Zalewski for their assistance in achieving improvements for traffic and pedestrian safety. President Asperger indicated that the Village continues to engage professional services for traffic studies to ensure safety improvements through the entire Village.

Lastly, President Asperger encouraged residents to join in the upcoming September festivities which include the West End Art Festival and the Diversity Rally.

3. PUBLIC COMMENTS REGARDING AGENDA ITEMS

None.

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4. OMNIBUS AGENDA AND VOTE

- A. Ordinance (#O-09-23) – Creating an Additional Class C-1 Liquor License – Nicksons Eatery, 30 S. La Grange Road
- B. Ordinance (#O-09-24) – Design Review Permit (DRP) #75, 88 South La Grange Road, First Floor Portion South of the La Grange Theater John Rot, 80 South La Grange
- C. Engineering Services Agreement – Speed Study of Ogden Avenue and La Grange Road Corridors (KLOA, Inc. \$11,500)
- D. For-Profit Solicitation – Ryan Renovations, Inc. & Edward Jones
- E. Consolidated Voucher 090824 (\$597,083.60)
- F. Minutes of the Village of La Grange Board of Trustees Regular Meeting Monday, August 10, 2009

It was moved by Trustee Langan to approve items A, B, C, D, E, and F of the Omnibus Agenda, seconded by Trustee Kuchler.

Trustee Palermo inquired about the follow-up process for design review permits that are approved by ordinance. Community Development Director Patrick Benjamin noted that approval of the ordinance granting a design review permit ensures compliance with the permit, however, does not obligate the petitioner to begin. Village Attorney Mark Burkland confirmed that an approved ordinance granting a design review permit gives the petitioner the authorization to begin, but does not mandate the petitioner to begin.

Approved by roll call vote.

Ayes: Trustees Holder, Horvath, Kuchler, Langan, Livingston, Palermo,  
and President Asperger  
Nays: None  
Absent: None

5. CURRENT BUSINESS

6. MANAGER'S REPORT

Village Manager Robert Pilipiszyn announced that Village offices would be closed on Monday, September 7 in observance of the Labor Day holiday, however a full compliment of public safety personnel would be available in the event of an emergency.

4-G.1

Mr. Pilipiszyn added that due to the Labor Day holiday, the next free monthly brush pickup would begin the week of Tuesday, September 8.

7. PUBLIC COMMENTS REGARDING MATTERS NOT ON AGENDA

Derrick Knudsen, residing at 640 S. La Grange Road noted that new speed limit signs are posted on 47<sup>th</sup> Street, however there are no red flags to inform motorists that the speed has been reduced. Mr. Knudsen also asked for clarification about redundancy with the previously approved KLOA speed study on 47<sup>th</sup> Street.

President Asperger thanked Mr. Knudsen for his observations and explained that the Illinois Department of Transportation conducted their own speed study on 47<sup>th</sup> Street and determined that a reduction was appropriate. The Village will continue with its study to determine if any additional changes should be made.

Katie Justak, 121 S. Spring Avenue introduced herself as the new chairwoman for the Citizen's Council and invited the audience to attend their meeting on September 9.

Cheryl Ciecko, 1040 S. Edgewood, La Grange Highlands, commended the Village for its efforts regarding traffic safety and requested additional improvements be made at LTHS South Campus. Ms. Ciecko suggested that the portable pedestrian crossing signs be placed in the crosswalks along Willow Springs Road to calm traffic. President Asperger noted that the Village will consider her suggestion as it works with Western Springs on other pedestrian safety improvements to the corridor.

Steven Fink does not believe that there is enough traffic enforcement on 47<sup>th</sup> Street, including the pedestrian crossing at 9<sup>th</sup> Avenue. President Asperger noted that the Police Department continues to conduct traffic enforcement within the 47<sup>th</sup> Street corridor and throughout the entire Village.

8. EXECUTIVE SESSION

9 TRUSTEE COMMENTS

Trustee Horvath noted his thanks for State Representatives assistance working with the Illinois Department of Transportation to achieve the speed reduction on 47<sup>th</sup> Street. He noted increased traffic enforcement in statistics he has seen. Trustee Horvath believes that more work is needed to educate neighboring communities of the importance of pedestrian and traffic safety.

Trustee Kuchler concurred with Trustee Horvath and the suggestion for the pedestrian crossing bollards on Willow Springs Road. Trustee Kuchler referenced a monthly report from Police Chief Mike Holub recently provided to the Board and commented on the increased police activity that has been directed toward traffic enforcement.

Trustee Palermo concurred with sharing the information on increased traffic enforcement and believes communication and input from the community is important.

4-G.2

Trustee Palermo inquired if the upcoming Pension Fund Workshop would be televised. President Asperger responded affirmatively.

10. ADJOURNMENT

At 8:03 p.m. it moved by Trustee Langan to adjourn, seconded by Trustee Horvath Motion carried by voice vote.

ATTEST:

\_\_\_\_\_  
Elizabeth M. Asperger, Village President

\_\_\_\_\_  
Robert N. Milne, Village Clerk

\_\_\_\_\_  
Approved Date

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4-G.3

**VILLAGE OF LA GRANGE**

Disbursement Approval by Fund

September 14, 2009

Consolidated Voucher 090914

<u>Fund No.</u>	<u>Fund Name</u>	<u>09/14/09 Voucher</u>	<u>09/04/09 Payroll</u>	<u>Total</u>
01	General	246,094.94	252,732.32	498,827.26
21	Motor Fuel Tax			0.00
22	Foreign Fire Insurance Tax	2,257.41		2,257.41
23	TIF	1,377.85		1,377.85
24	ETSB	6,554.61		6,554.61
40	Capital Projects	488,900.97		488,900.97
50	Water	170,612.86	33,933.63	204,546.49
51	Parking	5,679.66	22,237.74	27,917.40
60	Equipment Replacement	10,084.36		10,084.36
70	Police Pension			0.00
75	Firefighters' Pension			0.00
80	Sewer	9,630.20	8,988.41	18,618.61
90	Debt Service			0.00
91	SSA 4A Debt Service			0.00
93	SAA 269			0.00
94	SAA 270			0.00
		<u>941,192.86</u>	<u>317,892.10</u>	<u>1,259,084.96</u>

We the undersigned Manager and Clerk of the Village of La Grange hereby certify that, to the best of our knowledge and belief, the foregoing items are true and proper charges against the Village and hereby approve their payment.

\_\_\_\_\_  
Village Manager

\_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
President

\_\_\_\_\_  
Trustee

\_\_\_\_\_  
Trustee

\_\_\_\_\_  
Trustee

\_\_\_\_\_  
Trustee

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Trustee

\_\_\_\_\_  
Trustee

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**CURRENT BUSINESS**

VILLAGE OF LA GRANGE  
Community Development Department

**BOARD REPORT**

TO: Village President, Village Clerk  
Board of Trustees and Village Attorney

FROM: Robert Pilipiszyn, Village Manager  
Patrick D. Benjamin, Community Development Director  
Angela M. Mesaros, Assistant Community Development Director

DATE: September 14, 2009

RE: **ORDINANCE - VARIATION - MAXIMUM BUILDING COVERAGE/  
LISA AND JON FROEMEL, 222 N. CATHERINE AVENUE**

---

Lisa and Jon Froemel, owners of the property at 222 N. Catherine Avenue, have applied for a variation from Maximum Building Coverage requirements in order to construct a two-story kitchen eat-in area and family room addition. This project would allow them to replace existing eat-in area and mudroom additions that were poorly constructed. The subject property is located in the R-4 Single Family Residential District.

Maximum building coverage for this lot is 30% or 1,875 square feet. Currently, this property including the house, front porch and detached garage covers 2,030 square feet (32%) of the lot, exceeding the allowable building coverage by 155 square feet. The proposed addition would increase building coverage by 32 sq. ft., which would increase building coverage to 2,062 square feet (33%), an excess of 187 square feet (10%).

The proposed addition would exceed the maximum building coverage set forth in Paragraph 3-110E1 by 10%. The Village Zoning Code allows an increase in the maximum allowable building coverage by no more than 20%. The requested variation falls within the authorized limits of the Zoning Code.

According to the petitioners, construction of the addition would allow them the opportunity to create a viable living space that includes a family room and new master bedroom suite as well as a new two-car garage. They stated that their existing addition is small, lacks a proper foundation and is poorly heated and cooled. The applicant's house has a front porch that occupies a percentage of the allotted building coverage. In addition, the house is located on the same block as a church and school with open space directly behind the property.

On July 16, 2009, the Zoning Board of Appeals held a public hearing on this matter (see Findings of Fact). At the public hearing, the petitioners presented the application. The motion to recommend that the variation be granted, with the condition that the applicants engage in a

5-A

covenant with the Village that the front porch never be enclosed, failed two (2) ayes and three (3) nays. Pursuant to Subsection 13-202D of the Zoning Code, at least four aye votes are required to decide in favor of any application.

Those Zoning Board members recommending denial cited the following facts: While the Commissioners may have supported the concept of the proposal, the application does not meet the standards required for a variation. (1) This property is situated on a typical lot; therefore, it does not meet the unique physical conditions. (2) Improvements could be made to increase functionality of the existing house without a variation; and (3) Zoning Board members felt that this might not be the minimum variation required. The petitioners seemed to have struggled more with configuration of the house and less with the size of the proposed addition.

The members voting in favor cited the following facts: the proposal does not appear to be excessive; it is reasonable to have an addition that is properly heated and cooled; obstructions such as an existing fireplace make it difficult to reconfigure the current layout of the house and the situation is not self-created.

At the Petitioner's request this matter was tabled at the Village Board meeting on August 10, 2009 so that their architect could reevaluate the interior layout (as suggested by the Zoning Board of Appeals) to perhaps reduce or even obviate the need for a variation. The Petitioner has since decided to go forward with the variation request.

If you concur with the recommendation of the Zoning Board of Appeals to deny the request, then a motion to deny the variation is in order. No resolution or ordinance memorializing such action is necessary. Conversely, should you choose to grant the variation, a motion to approve the attached ordinance authorizing the variation would be appropriate.

Please note that in accordance with State Statute, the approval of any proposed variation which fails to receive the approval of the Board of Appeals will not be passed except by the favorable vote of two-thirds (2/3) majority vote by roll call of all Trustees currently holding office (four out of six Trustees).

5-A-1

ORDINANCE NO. 0-09-

AN ORDINANCE ALLOWING ZONING VARIATION  
OF THE VILLAGE OF LA GRANGE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

Published in pamphlet form by authority of the Board of Trustees of the Village of La Grange, County of Cook, State of Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

WHEREAS, Lisa and Jon Froemel, owners of the property commonly known as 222 N. Catherine, La Grange, Illinois, and legally described as follows:

Lot 4 in Block 4 in Mc Williams and Parker's Addition to La Grange, being a Subdivision of part of the Northwest  $\frac{1}{4}$  of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, and lying North of the center line of Ogden and West of the center line of Fifth Avenue in the Village of La Grange in Cook County, Illinois.

have applied for variation from Paragraph 3-110E1 (Maximum Building Coverage) of Chapter 154 of the La Grange Code of Ordinances in order to construct an addition on the above referenced property. The Zoning Board of Appeals, as required by law, has conducted a duly noticed public hearing on this matter on July 16, 2009.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LA GRANGE, COUNTY OF COOK, STATE OF ILLINOIS:

SECTION 1: A variation of 10% from Paragraph 3-110E1 (Maximum Building Coverage) of Chapter 154 of the La Grange Code of Ordinances, to construct an addition, be hereby granted to the owner of the above-referenced property in conformance with the plans submitted to the Zoning Board of Appeals subject to the following condition:

1. The owners of the property engage in a covenant with the Village that the front porch never be enclosed.

SECTION 2: This Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form for review at the La Grange Village Offices and the La Grange Public Library.

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ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Elizabeth M. Asperger, VILLAGE PRESIDENT

ATTEST:

\_\_\_\_\_  
Robert N. Milne, VILLAGE CLERK

5-A.3

**FINDINGS OF FACT**

ZONING BOARD OF APPEALS  
OF THE  
VILLAGE OF LA GRANGE

July 16, 2009

President Asperger and  
Board of Trustees

RE: **ZONING CASE #580 VARIATION LISA & JON FROEMEL 222 N. CATHERINE  
MAXIMUM BUILDING COVERAGE TO AUTHORIZE THE CONSTRUCTION OF  
AN ADDITION WITHIN THE R-4 SINGLE FAMILY RESIDENTIAL DISTRICT.**

The Zoning Board of Appeals transmits for your consideration its recommendations for a request of zoning variation necessary to construction an addition at the property at 222 N. Catherine Avenue.

**I. THE SUBJECT PROPERTY:**

The subject property in question is a residential lot, 50 feet wide with a depth of 125 ft.

**II. CHARACTERISTICS OF THE SURROUNDING AREA:**

The subject property is located within the R-4 Single Family Residential District.

**III. VARIATIONS SOUGHT:**

The applicant seeks a variation from Paragraph 3-110E1 (Maximum Building Coverage) of the La Grange Zoning Code. The applicant wishes to exceed the allowable building coverage by 10%. At the public hearing, the applicant requested a variation to allow for the construction of an addition at the subject property. Paragraph 14-303Ei(c) Authorized Variations allows the increase of a maximum allowable building coverage by no more than 20%. The requested variation falls within the authorized limits of the Zoning Code.

**IV. THE PUBLIC HEARING:**

After due notice, as is required by law, (including legal publication, posting at the subject property and courtesy notices to owners within 250 feet of the subject property) the Zoning Board of Appeals held a public hearing on the proposed variations in the La Grange Village Hall Auditorium on July 16, 2009. Present were Commissioners Nathaniel Pappalardo, Nancy Pierson, Rosemary Naseef, Peter O'Connor (arrived 7:38 p.m.) and Chairperson Ellen Brewin presiding. Also present was Assistant Community Development Director Angela Mesaros. Testimony was given under oath by the applicants. No objectors appeared at the hearing and no written objections have been filed to the proposed variation.

Chairperson Brewin swore in Lisa & Jon Froemel, owners of the subject property at 222 N. Catherine, and Tim Trompeter, Architect, who presented the application and answered questions

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from the Commissioners:

- Mr. Trompeter stated that the subject property is a Victorian home built in 1893. The applicants are only the sixth family to own the home and plan to stay in the house long term. They have been working for almost a year to renovate the existing house through multiple designs to get to the proposed application.
- The application is to take down an existing dysfunctional garage and addition, in order to construct a smaller garage set back to current residential standards and larger addition. Currently the total square footage on the property that is over the current maximum building coverage is 155 square feet. Under petitioner's proposal, the total square footage over would increase from 155 square feet to 187 square feet.
- The application is ten percent above the allowable maximum building coverage. They are increasing what currently exists by 32 square feet to make the space more functional.
- Petitioners' claim that the proposed 11 ft. by 14 ft. family room is by modern standards. They also plan to dig the basement deeper for an eight foot ceiling for additional headroom. The applicants would like to respect the original architecture.
- The Froemels purchased the house in 2004. The existing addition is heated by a space heater, with free flowing air under the structure and a lack of ventilation, so that the air conditioning and space heater do not cool or heat the room adequately.
- According to the petitioners, they want to bring a 19<sup>th</sup> Century house to meet 21<sup>st</sup> Century standards.

Chairperson Brewin solicited questions from the Audience:

- Phil Boggess, 229 N. Catherine, stated that the proposed addition would fit in within the neighborhood and he had no problem with it.

Chairperson Brewin solicited questions from the Commissioners:

- Commissioner Pierson asked about the depth and width of the new project. Answer: They are narrowing the existing mudroom area so that the roofline and windows will match the house and going three to four feet further into the back yard.
- Chairperson Brewin asked how much the property would exceed building coverage. Answer: One hundred and eight-seven square feet, which is ten percent.

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- Commissioner Pierson asked about the ten foot requirement between the new addition and detached garage. Answer: They would not meet it but would be willing to construct a firewall as required by code.
- Commissioner Brewin asked for clarification as to the “unique physical condition” which is a requirement for the granting of a variation request. Petitioners agreed that their lot itself was not unique. Petitioners’ architect later stated that it could be considered unique in that it abutted a Church parking lot.
- Chairperson Brewin asked why it would not be feasible to remodel the existing house. Answer: A fireplace and bathroom are located in the space so it would be hard to move them. They are not proposing enlarging the kitchen but reconfiguring the current layout.
- Commissioner Pappalardo asked about the walk up attic and its condition. Answer: This was finished by previous owners and there is currently an office up there.
- Commissioner Pappalardo further asked about dividing an existing master bedroom into two rooms. Answer: There is a fireplace located midway into the house that would make it difficult to do.
- Commissioner Brewin asked questions about whether or not petitioners had considered alternative configurations and/or options within the current footprint of the house and whether or not it was a “necessity” to have a family room off the back of the house when there is a significant amount of room elsewhere in the house and one of the Code provisions requires a consideration of whether or not there is “no other remedy.” Petitioners were unwilling to consider the option of closing off/eliminating the back stairway, which would open up a considerable amount of space within the current footprint of the house. Petitioners did not feel as though the other options would meet their needs.

**V. COMMISSIONERS’ PUBLIC DISCUSSION and RECOMMENDATION:**

- Commissioner O’Connor stated that he feels that the house might fall into obsolescence without the renovation and addition. He sees this as a unique situation with the open space from the church building behind the property.
- Commissioner Naseef stated that she is also concerned about Victorian houses falling into obsolescence; however, she does not feel that this is a unique situation. The lot is typical and the functionality of other parts of the house leads her to question whether this could be done without a variation. The living room could be divided into two rooms to use as both a family room and a living room. She does not feel that this meets the standard for a hardship. She is also not convinced that a family room is a necessity.

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- Chairperson Brewin stated that she struggles with the unique physical condition standard and is not convinced that this requirement has been demonstrated.
- Commissioner Pierson stated that they are asking for the minimum variation and making the detached garage smaller to have more space. She further stated that the house obviously needs work and that proper heating and cooling is not excessive.
- Commissioner Pappalardo stated that he would recommend a condition that the front porch would remain open, not to be used as living space. He feels that this would be a vast improvement to the property and brings amenities to the house that people would consider more appropriate for today. However, the house currently has quite a bit of living space and amenities and building coverage is an issue as it relates to the hardship. He further stated that he is not sure that this is the minimum variation that petitioners' really need.
- Chairperson Brewin stated that she feels we have moved away from the rigorous review of the minimum variation; however, she is not sure that the applicants have focused on the size of the addition, but they struggled more with configuration when drafting the plans. Generally, it is preferable for petitioners to demonstrate that the proposal is the "minimum" required and that there really were no alternatives to the plan. She was unable to agree that there were no other remedies available.
- Commissioner Naseef stated that she questions whether a family room is a must-have in La Grange. The house has a lot of other living space that could be reconfigured, and tradeoffs are the reality of living with the Zoning Code in an older community.

## VI. FINDINGS of FACT

*Under the provisions of the Zoning Ordinance, no variation shall be granted unless the applicant establishes that carrying out the strict letter of the provisions of this code would create a particular hardship or practical difficulty. Such a showing shall require proof that the variation sought satisfies certain conditions.*

*The following facts were found to be evident:*

### 1. Unique Physical Condition:

This zoning lot is typical of lots in the R-4 Single Family Residential Zoning District. The lot measures 50 feet wide by 125 feet deep. The fact that this abuts a church parking lot does not affect its status in this regard. Based upon the evidence heard, this lot itself is not unique.

### 2. Not Self-Created:

5-A.7

According to the petitioners, the house was constructed in 1893 with several additions over the years that do not comply with the current Codes. They have made no modifications to the property that alter the building coverage.

3. Denied Substantial Rights:

The petitioners believe that the inability to construct the addition would deny them the right to have a properly heated and insulated kitchen eating area and family room with an adequate foundation. Petitioners have not been denied substantial rights in that while they may have a need to have a properly heated and insulated kitchen and eating area to replace the current outdated one, they have not presented a sufficient factual basis upon which to base a similar finding as to the family room inasmuch as other space within the home could be used for that purpose. While a family room is increasingly becoming a given in a modern home and some members of the zoning board agree with the "need" for such, there is no "substantial right" to have that room located in the spot chosen by petitioners when alternative space is available. Based upon the above, there is no denial of substantial rights.

4. Not Merely Special Privilege:

According to the petitioners, they seek to increase the usability of their house.

5. Code and Plan Purposes:

The purpose of the building coverage standard in the Zoning Code is to control "bulk." The petitioners believe that the proposed addition would be consistent with the context of the area and not affect the neighbors' properties with the appearance of bulk. However, the proposed addition does not comply with the minimum spacing requirement of 10 feet between principle and accessory structures. Therefore, the petitioner has agreed to construct the detached garage protected by a fire separation wall subject to approval by the Village Manager as required by the Village's Code.

6. Essential Character of the Area:

Granting a variance would seemingly not adversely affect the character of the neighborhood. Rather, according to the petitioners, it would allow them to make significant improvements to the property. The proposed addition would not impair the light and air of adjacent properties as the proposed addition would replace existing additions.

7. No Other Remedy:

Other remedies for a kitchen and family room expansion would be (1) tear off the roof of the porch to reduce the current coverage ratio to a level which would allow for the kitchen

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addition, or (2) remodel the existing space to accommodate a family room and eat-in kitchen. The facts as presented support a finding that the tear off of the porch roof is not a viable remedy in this situation. On the other hand, many families with similar homes in LaGrange have reconfigured and reworked some rooms in their homes to adapt to modern living and at the same time have stayed within or closer to the code requirements. For example, petitioners could utilize the large current Living Room as a combined Living Room/Dining Room and transform the Dining Room into a Family Room. Petitioners could also find additional space in the kitchen area by closing off/reconfiguring the back stairway that would open up a great deal of space within the house. Petitioners will also have 4/5 rooms on the 2<sup>nd</sup> floor that might be available for this purpose. The facts as presented do not support a finding that there is "no other remedy" other than placing the family room in the location as requested by petitioners.

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Pierson 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 #580, with the added condition that the front porch remain open..

Motion FAILED by a roll call vote (2/3/2).

AYE: O'Connor and Pierson.  
NAY: Pappalardo, Naseef and Brewin.  
ABSENT: Brenson and Schwappach.

BE IT THEREFORE RESOLVED that the Zoning Board of Appeals failed to recommend approval to the Village Board of Trustees of the variation from Paragraph 3-110E1 (Maximum Building Coverage) of the Village of La Grange Zoning Code to allow construction of an addition at 222 N. Catherine Avenue.

Respectfully submitted:

Zoning Board of Appeals of the  
Village of La Grange

BY: Ellen P. Brewin  
Ellen Brewin, Chairperson

5-A.9

## STAFF REPORT

**CASE: ZBA #580 - Lisa & Jon Froemel, 222 N. Catherine - Maximum Building Coverage**

### BACKGROUND

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

The petitioners, Lisa & Jon Froemel, wish to construct a two-story 221 square foot kitchen eating area and family room addition with a master bedroom suite on the second floor. According to the petitioners, construction of the addition would allow them to replace an eat-in area and mudroom that were poorly constructed and to add a family room. In addition, the petitioners propose to replace an existing 552 square foot detached garage with a new smaller 440 sq. ft. detached garage.

A front porch occupies a percentage of the allotted building coverage. Maximum Building Coverage for this lot is 30% or 1,875 square feet. Currently this property, including the house, front porch and detached garage covers 2,030 square feet (32%) of the lot exceeding the maximum allowable coverage by 155 sq. ft. The proposed addition would increase building coverage by 32 square feet to 2,062 square feet, an excess of 187 square feet (10%). A building permit could not be issued for this project, because the addition would bring the house in excess of the allowable building coverage. In order to construct the addition, the petitioners seek a variation.

With the proposed addition the subject property would exceed the Maximum Building Coverage of 30% set forth in Paragraph 3-110E1 by 10%. Subparagraph 14-303E1(c) (Authorized Variations) allows the increase of the maximum allowable building coverage by no more than 20%. The requested variation falls within the authorized limits of the Zoning Code.

### VARIATION STANDARDS

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

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

5-A-10

**Staff Evaluation Criteria**  
**ZBA #580 -222 N. Catherine**  
**Variation - Maximum Building Coverage**  
**Page 2**

This zoning lot is typical of lots in the R-4 Single Family Residential Zoning District. The lot measures 50 feet wide by 125 feet deep.

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

According to the petitioners, the house was constructed in 1893 with several additions over the years that do not comply with the current Codes. They have made no modifications to the property that alter the building coverage.

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

The petitioners believe that the inability to construct the addition would deny them the right to have a properly heated and insulated kitchen eating area and family room with an adequate foundation.

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

According to the petitioners, they seek to increase the usability of their house.

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

The purpose of the building coverage standard in the Zoning Code is to control "bulk." The petitioners believe that the proposed addition would be consistent with the context of the area and not affect the neighbors' properties with the appearance of bulk. However, the proposed addition does not comply with the minimum spacing requirement of 10 feet between principle and accessory structures. Therefore, the petitioner has agreed to construct the detached garage protected by a fire separation wall subject to approval by the Village Manager as required by the Village's Code.

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

- a. *Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or*
- b. *Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or*
- c. *Would substantially increase congestion in the public streets due to traffic or parking; or*
- d. *Would unduly increase the danger of flood or fire; or*
- e. *Would unduly tax public utilities and facilities in the area; or*
- f. *Would endanger the public health or safety."*

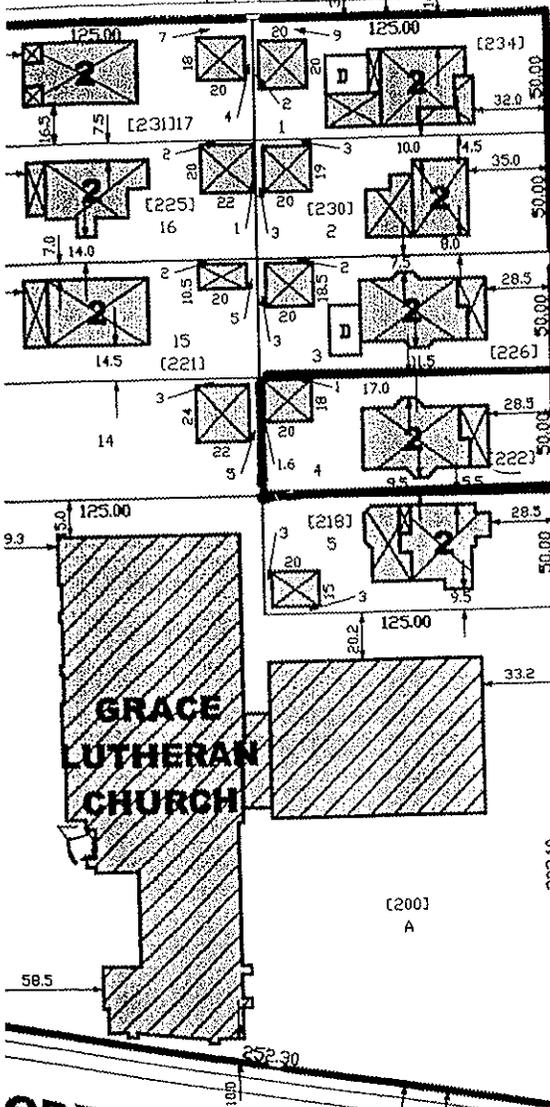
Granting a variance would seemingly not adversely affect the character of the neighborhood. Rather, according to the petitioners, it would allow them to make significant improvements to the property. The proposed addition would not impair the light and air of adjacent properties as the proposed addition would replace existing additions.

**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."*

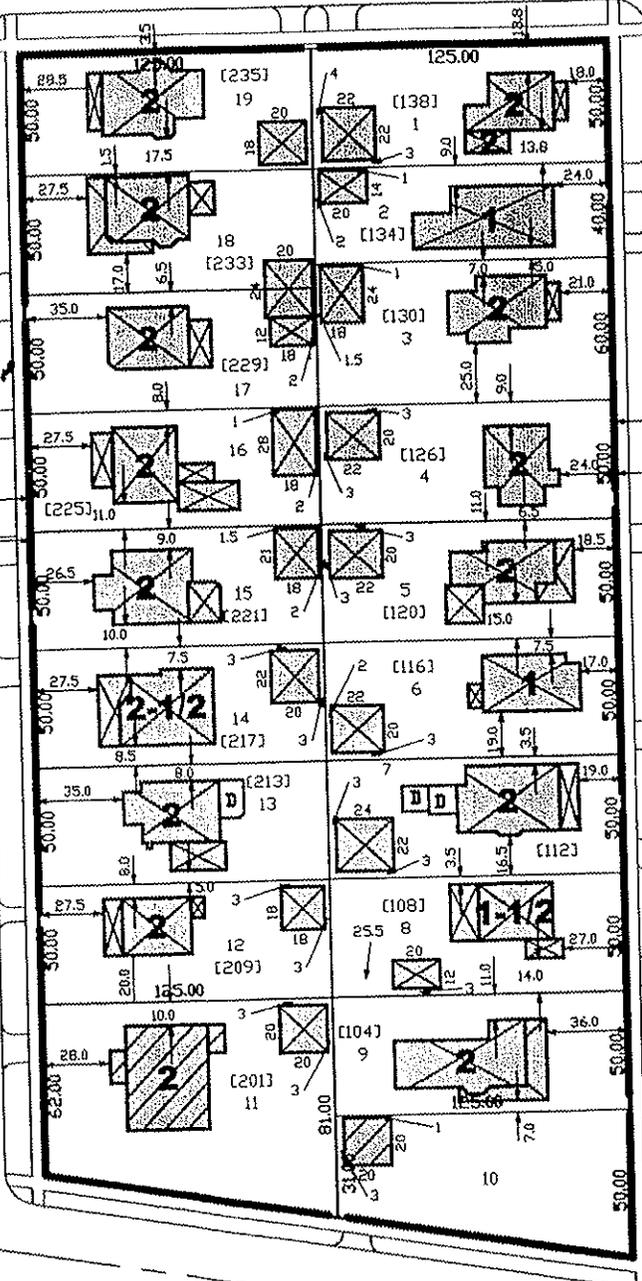
Other remedies for a kitchen and family room expansion would be (1) tear off the roof of the porch to reduce the current coverage ratio to a level which would allow for the kitchen addition, or (2) remodel the existing space to accommodate a family room and eat-in kitchen. The petitioners believe that there are no remedies that would improve the functionality of their house and detached garage while still maintaining the character of a historic Victorian house.

VILLAGE LIMITS

REWATER

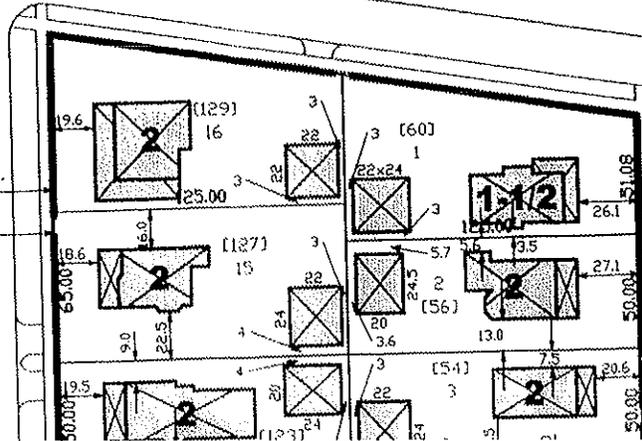
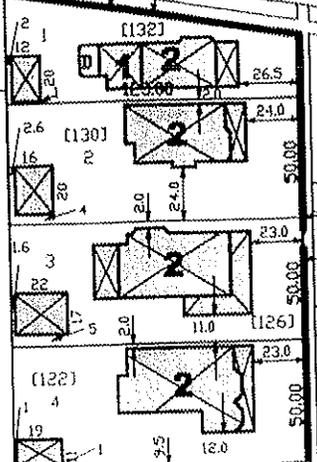
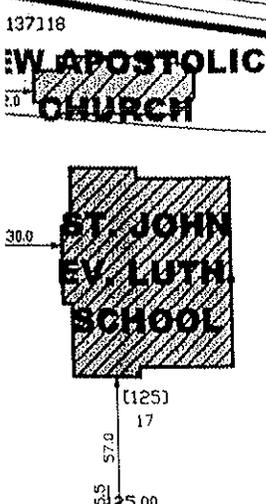


CATHERINE AVENUE



ASHLAND AVENUE

GDEN



5-A-13



APPLICATION FOR ZONING VARIATION

Application # 580  
Date Filed: 6-18-09  
UARCO # 88020

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

Application is hereby made by owner of property: **Lisa & Jon Froemel**

Located at: **222 N. Catherine Ave.  
La Grange, IL 60525**

Permanent Real Estate Index No: **18-04-100-012-0000**  
Present Zoning Classification: **R-4**  
Present Use: **Single Family Residence**

Ordinance Provision for Variation from Article #3-110, E, 1 of Zoning Ordinance, to wit:

**maximum building coverage on an interior lot of 30%.  
Lot size is 50' X 125' = 6,250 sq. feet  
30% = 1,875**

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

**We are requesting a total variance of 32 square feet, which brings us equal to a 10% increase in building coverage. The existing house and garage (2030 sq. ft.) exceed the maximum lot coverage by 155 square feet. We are proposing to remove the existing garage (552 sq. ft.) and rebuild a new smaller garage (440 sq. ft.). In addition we are going to remove an eat-in area and mudroom that were too small and poorly constructed, and apply that square footage to the addition.**

B. The purpose therefore,

**To allow for the reconstruction of a garage that has the proper setbacks from the lot lines, to add a reasonable size Family Room/ Kitchen, to add a Master Bathroom to the Master Bedroom, to add recreation space in the basement, and to add a stairway to the new basement area**

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

**A new two car Detached Garage, Family Room Addition, New Basement below the Kitchen/ Family Room and a Master Bedroom Suite on the 2<sup>nd</sup> floor above the Kitchen/ Family Room.**

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:

**We are faced with the reality of previous additions that were executed in a way that were not**

5-A-15

consistent with the style, scale or quality that this home and the neighborhood require. The small eat-in area of the kitchen and the mudroom lack insulation and an adequate foundation. As a result they are extremely inefficient, if not impossible, to heat. Further, as time passes, the lack of a full foundation could increase already existing problems with the sloping of the floors in these areas. The mudroom already has a jack supporting the flooring.

The garage as currently constructed is incapable of actually fitting two cars. It is also impossible to install an automatic garage door opener.

The garage studio lacks adequate insulation, and the concrete slab supporting it is sloped and cracked. The roof over this area was installed improperly, permitting mold to begin forming.

The access to the basement for appliances and other large furniture items is restricted. We need to take apart removable panels on the deck, open a large heavy wooden door, and walk down crooked wooden steps suffering from rot.

It is our intention to remove the garage that encroaches onto the two adjacent neighbors properties and rebuild per the current setbacks. We have submitted our new design that shows that the new addition is appropriate in scale and materials and will blend in as if it was always there.

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

Under the current limitations, we have exhausted design alternatives to create a viable living space that includes a Family Room and Master Bedroom Suite. We also cannot park two cars in our garage, and cannot have an automatic garage door. We feel that this is a reasonable use of property based on comparisons both within La Grange and suburban communities.

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

We are situated on a block that shares space with a rather large Church/ School. Our request for the increase in square footage will in no way overshadow the scale of the Church building. In addition, our rear yard is adjacent to the school playground directly behind us, which is totally open space. Further, comparable homes in this area generally have a master bedroom suite, usable 2 car garage, first floor family room, and additional basement recreation space.

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

The style of the home is a Victorian with a detached garage. There have been several additions done over the years that were too small or built in a way that makes them very difficult to use, as well as to heat and cool.

5-A-1b

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 home was built in 1893. The various additions likely have been built subsequent to the zoning provisions at issue.**

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.

**By denying the request for variance, we would be denied the ability to have a usable 2 car garage with automatic doors, a master bedroom suite, a heated and insulated kitchen area supported by a proper foundation, and safe access to the basement for appliances and other furniture.**

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.

**This relatively small variance should not provide any disruption to the surrounding community and should substantially increase the usability of the house. By no means are the proposed additions unnecessary or superfluous. The proposed design is in compliance with the most recent lot coverage ordinance. Further, we are not seeking any special privileges, but instead merely to add common features like a usable 2 car garage with automatic doors, and a master bedroom suite.**

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

**The objective of this request is to upgrade to currently existing standards of a single family home in our community. The proposal contains elements that are consistent with the historic district in terms of style, design elements, color, craftsmanship and materials.**

7. Essential Character of the Area.

**The variation would not result in a use or development on the subject property that:**

- (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or**
- (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**
- (c) Would substantially increase congestion in the public streets due to traffic or parking; or**
- (d) Would unduly increase the danger of flood or fire; or**
- (e) Would unduly tax public utilities and facilities in the area; or**
- (f) Would endanger the public health or safety.**

5-A.17

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.

We respectfully submit that this request for 32 square feet for a Family Room and new smaller two car garage over the maximum lot coverage be granted. We have submitted a signed petition of neighbors that serves as documentation of their support for this request. Every neighbor we spoke with supported this request.

As previously mentioned, without the variance, there is no practical way to obtain a usable 2 car garage with automatic doors, a master bedroom suite, a first floor family room, or sufficient access to the basement.

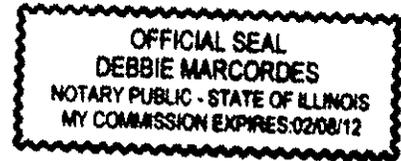
I, the undersigned, do hereby certify that I am the owner, or contract purchaser (Evidence of title or other interest you have in the subject property, date of acquisition of such interest, and the specific nature of such interest must be submitted with application.) and do hereby certify that the above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

*Jonathan P. Froemel*

Jon Froemel  
222 N. Catherine Ave.  
La Grange, IL 60525

*Elizabeth D. Froemel*

Lisa Froemel



Subscribed and sworn to before me this 17<sup>th</sup> day of June, 2009.

Enclosures:

(FOR VILLAGE USE ONLY)

1. Filed with Office of the Community Development Director: 6-18, 2009.
2. Transmitted to Zoning Board of Appeals at their meeting held: July 16, 2009
3. Continuation (if any):
4. Notice of hearing published in: Sub Life on: 6/24/2009
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:

5-A-18

7. Payment of expenses satisfied:

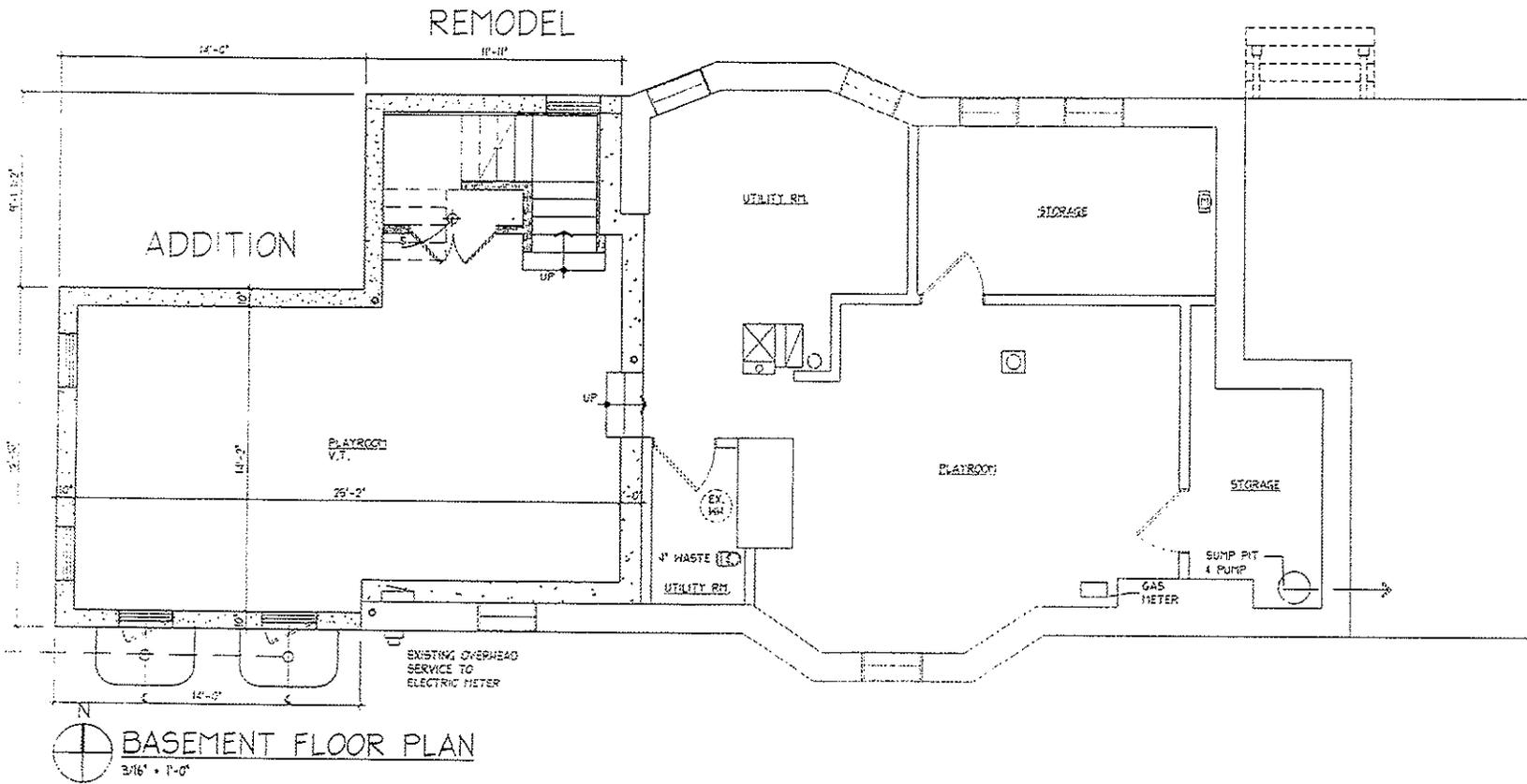
Conditions Imposed:

F:\USERS\COMMONDATA\SYF VLM-forms and Applications\Application for Zoning Variation.wpd

5-A.19



1.2.19.5



 **BASEMENT FLOOR PLAN**  
3/16" = 1'-0"

TIMOTHY J. TROMPETER - ARCHITECT  
 TIMOTHY J. TROMPETER A.T.A.  
 318 S. BURLINGAME AVE  
 LA GRANGE, IL 60525  
 (708) 393-7146

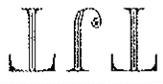
**TJT**

NEW GARAGE & ADDITION FOR:  
 LISA J. ION PROSHEL  
 222 N. CATAPING AVE  
 LA GRANGE, IL 60525  
 (708) 403-7809

**A2**  
 06/15/09  
 T A

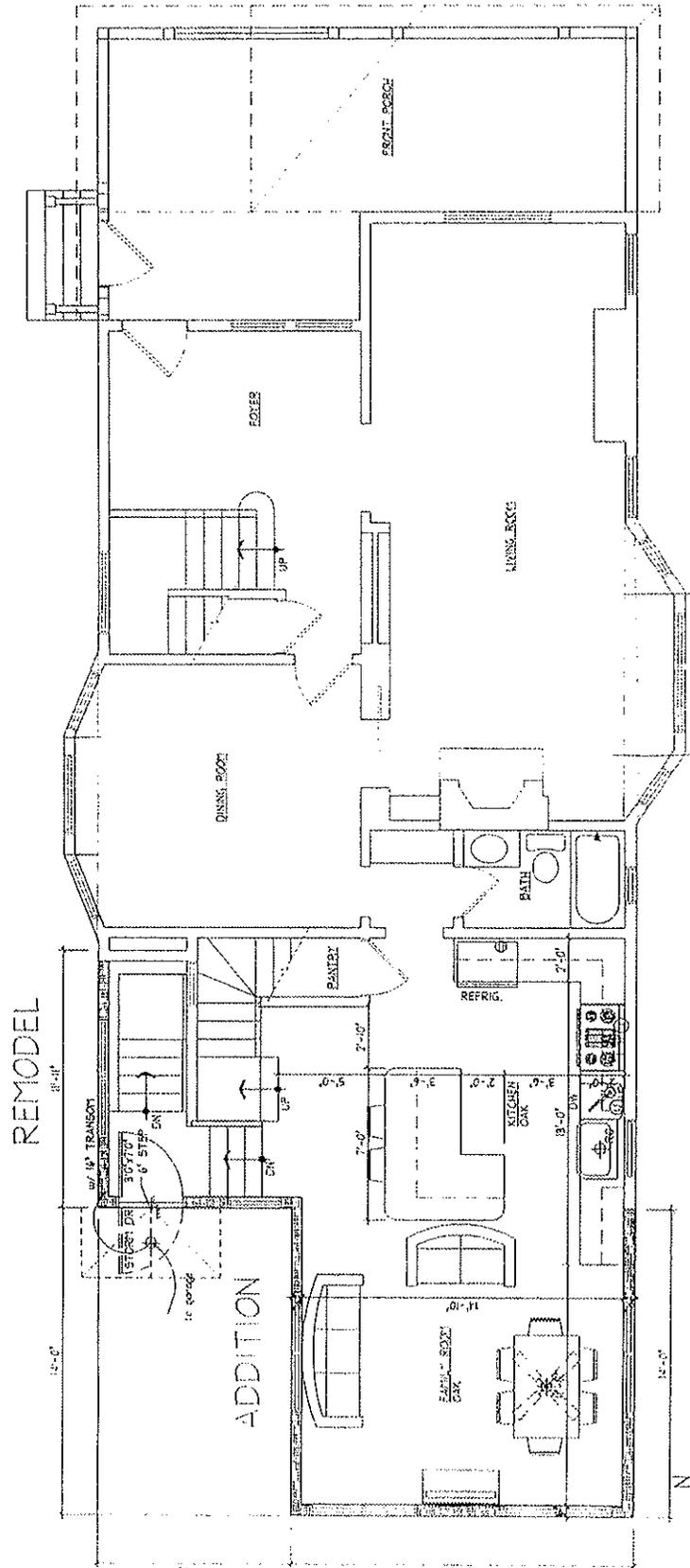
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TIMOTHY J. TROMPETER - ARCHITECT  
TIMOTHY J. TROMPETER A.P.A.  
819 S. ASHLAND AVE.  
LA GRANGE, IL 60525  
(708) 352-7446



NEW GARAGE & ADDITION FOR  
LISA & JON FROEHL  
222 W. CATERINE AVE.  
LA GRANGE, IL 60525  
(708) 352-7446

A3  
06/16/20



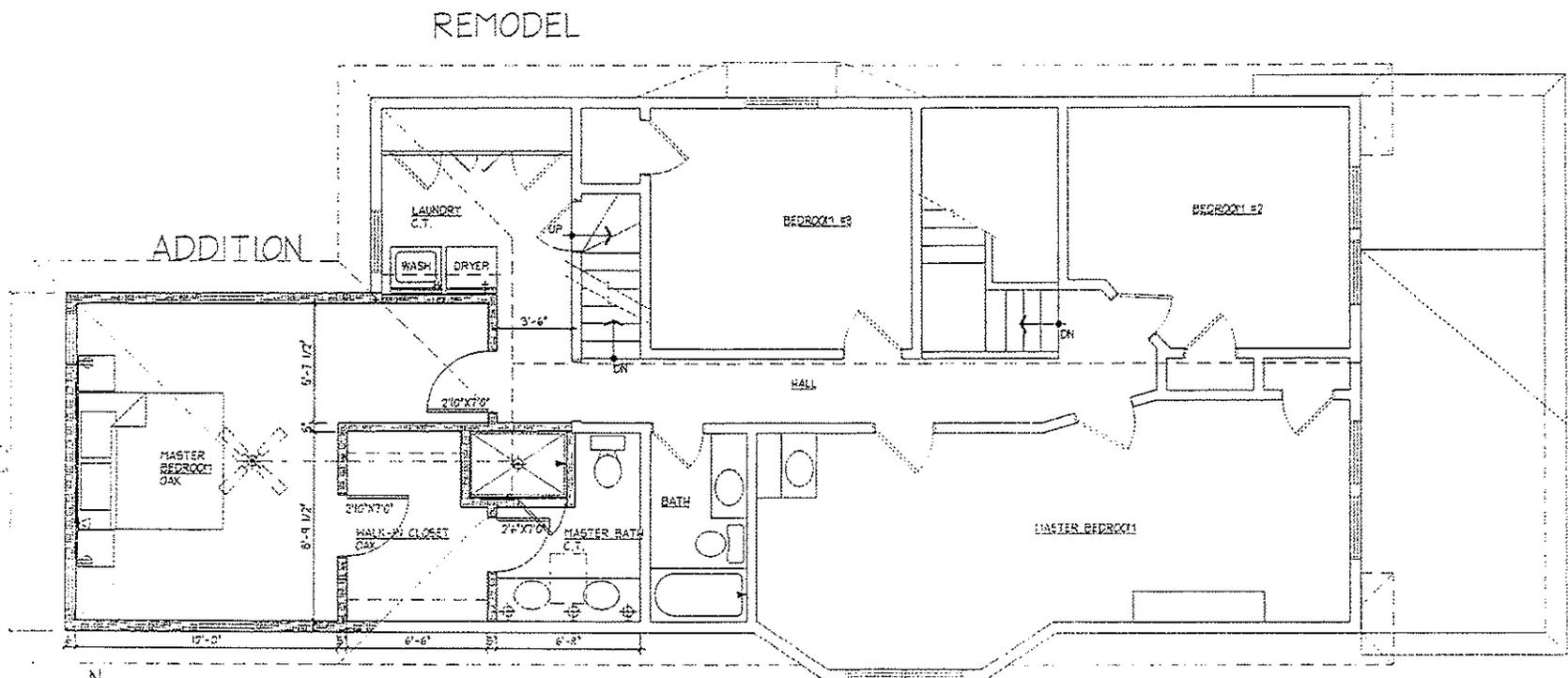
REMODEL

ADDITION

N  
FIRST FLOOR PLAN  
5/16" = 1'-0"

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327-5



N  
 3/4" = 1'-0"  
**SECOND FLOOR PLAN**

TIMOTHY J. TROMPETER - ARCHITECT  
 TIMOTHY J. TROMPETER A.I.A.  
 227 COLUMBIA AVE.  
 P.O. BOX 100  
 WASHINGTON, MO 65753  
 (708) 352-1446

**TJT**

NEW GARAGE & ADDITION FOR:  
 LISA & JON TROMPETER  
 227 COLUMBIA AVE.  
 WASHINGTON, MO 65753  
 (708) 352-1446

**A4**  
 06/15/09  
 OF 8

5-A-5



EAST ELEVATION

3/16" = 1'-0"

TIMOTHY J. TROMPETER - ARCHITECT  
 TIMOTHY J. TROMPETER A.P.C.  
 23 BRANDE AVENUE  
 GRANVILLE, OHIO 43032  
 (603) 362-7444

TJT

NEW GARAGE & ADDITION FOR:  
 LISA & JON PROEPEL  
 BRIMMEY PLACE  
 23 BRANDE AVENUE  
 GRANVILLE, OHIO 43032

A5  
 06/15/09

5-19-12



NORTH ELEVATION

3/16" = 1'-0"

EXISTING ——— NEW

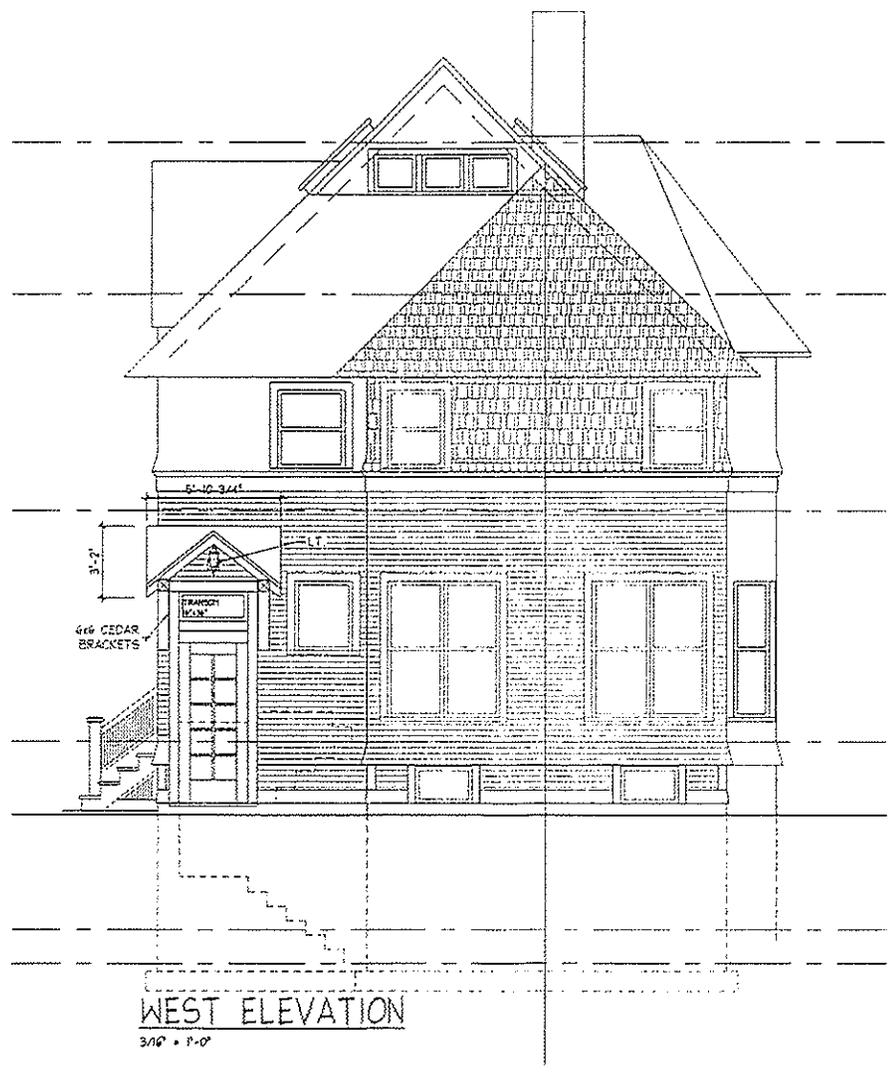
TIMOTHY J. TROMPETER - ARCHITECT  
 TIMOTHY J. TROMPETER A.I.A.  
 919 S. ASHLAND AVE  
 L.A. GRANGE, N. 60526  
 (714) 352-7446

TJT

NEW GARAGE & ADDITION FOR:  
 USEA & DON PROEMEL  
 727 N. CALIFORNIA AVE  
 L.A. GRANGE, N. 60526  
 (714) 402-7057

A6  
 06/15/09  
 OF 8

2024-5



TIMOTHY J. TROMPETER - ARCHITECT  
 TIMOTHY J. TROMPETER A.P.A.  
 318 S. ASHLAND AVE.  
 L.A. GRANGE, IL. 60628  
 (708) 353-7446

TJT

NEW GARAGE & ADDITION FOR:  
 LISA & JON FROENIEL  
 227 N. CATHERINE AVE.  
 L.A. GRANGE, IL. 60625  
 (708) 353-1621

A7  
 06/15/09  
 R R

5-19-27



**SOUTH ELEVATION**

NEW ——— 3/16" = 1'-0" ——— EXISTING

TIMOTHY J. TROMPETER - ARCHITECT  
TIMOTHY J. TROMPETER A.I.A.  
310 S. GILBERT AVE.  
LOS ANGELES, CA 90025  
(310) 357-7446

TJT

NEW GARAGE & ADDITION FOR:  
LISA & JON PROFFEL  
222 N. CATHERINE AVE.  
LOS ANGELES, CA 90025  
(310) 457-1828

A8  
06/15/09  
OF 8

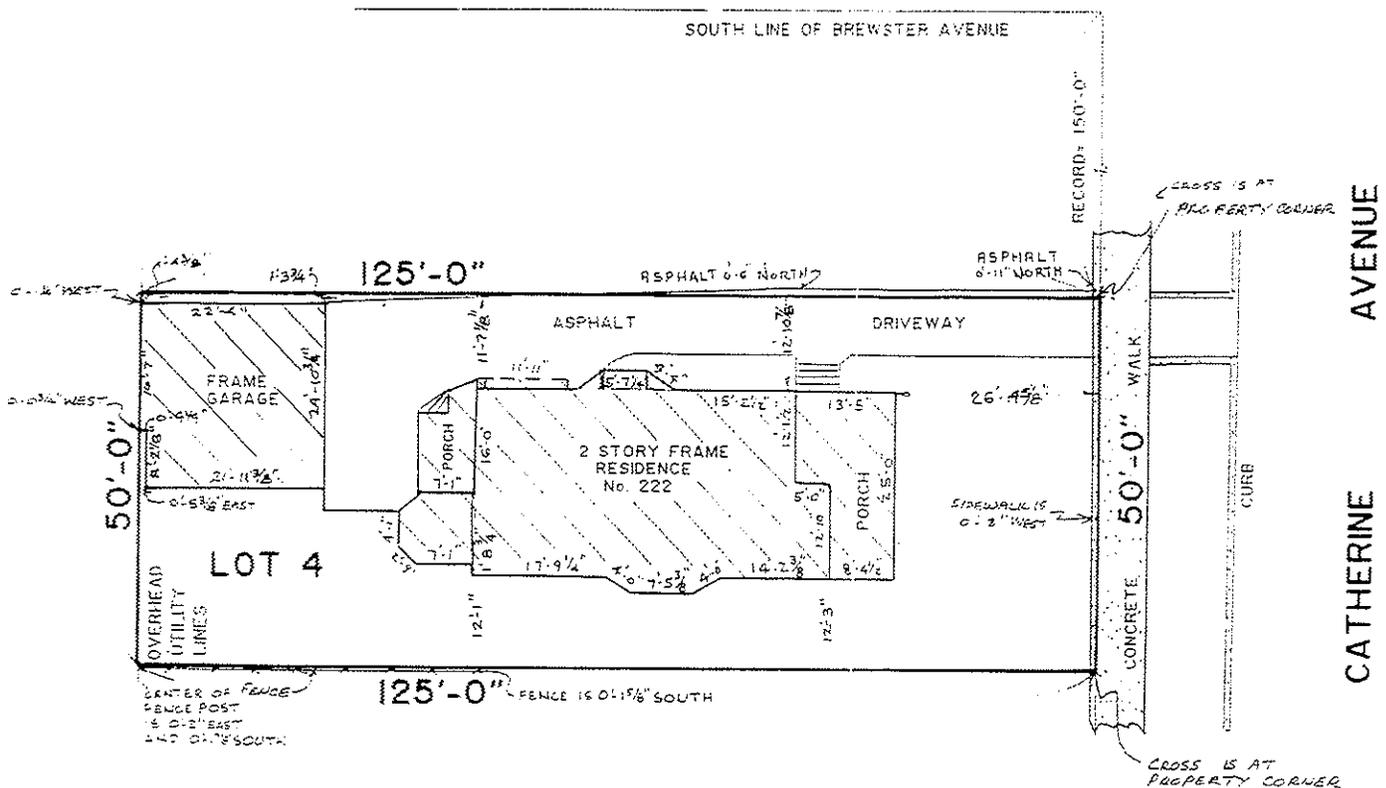
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**VANDERWALKER**  
LAND SURVEYORS  
PROFESSIONAL DESIGN FIRM  
No. 2886 EXPIRES 04/30/05

# Plat of Survey

5521 W. 110th STREET UNIT 7  
OAK LAWN, ILLINOIS 60453  
PHONE 708-423-8202  
FAX 708-423-8232

Lot 4 in Block 4 in Mc Williams and Parker's Addition to La Grange, being a Subdivision of part of the Northwest 1/4 of Section 4, Township 39 North, Range 17 East of the Third Principal Meridian and lying North of the center line of Ogden and west of the center line of Fifth Avenue in the Village of La Grange in Cook County, Illinois.



ORDERED BY SCOTT JENSEN (CITY)  
ORDER No. 04A-67

NOTES: CHECK RECORDS FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS IF ANY NOT SHOWN.  
DO NOT ASSUME THAT PROPERTY STAKES ARE AT PROPERTY CORNERS UNLESS SHOWN HEREON ALSO DO NOT ASSUME THAT PROPERTY STAKES REMAIN IN PLACE.  
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE.

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.  
I, FRANK T. VANDERWALKER, A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ON THE HEREON DRAWN PLAT.  
GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF SEPTEMBER 2004  
Frank T. Vanderwalker  
ILLINOIS LAND SURVEYOR No. 1925  
To insure an authentic copy surveyor's seal must be impressed.  
EXPIRES 04/30/04

# Variance Petition

## Lisa & Jon Froemel

222 N. Catherine Ave., LaGrange, IL. 60525

I have reviewed the proposed design drawings for a Kitchen and Family Room addition and I am in support of the Froemel Addition and have no objection to the approval of a variance for a Lot Coverage increase of 10%.

NAME	ADDRESS
1. Dan Bushy	226 N. Catherine La Grange
2. Joyce Anderson	233 N. Catherine La Grange
3. Ken Anderson	233 N. Catherine La Grange
4. Dick & Delany	209 N. " " "
5. Ann Boregan	201 N. Catherine La Grange
6. Louis & Mary	218 N. Catherine La Grange IL 60525
7. [Signature]	226 N. Catherine La Grange IL 60525
8. Matt Kovalshu	234 N. Catherine La Grange IL 60525
9. [Signature]	234 N. Catherine La Grange IL 60525
10. Stephen J. [Signature]	229 N. Catherine La Grange IL 60525
11. Paul Burgess	229 N. Catherine La Grange IL 60525
12. Sylvia Kraus	225 N. Catherine La Grange IL 60525
13. Kelly [Signature]	225 N. Catherine La Grange IL 60525
14. Janet [Signature]	221 N. Catherine La Grange IL 60525
15. Rich [Signature]	217 N. Catherine La Grange IL 60525
16. [Signature]	213 N. Catherine La Grange IL 60525
17. Bob [Signature]	230 N. Catherine La Grange IL 60525
18. LaGrange C. [Signature]	235 N. Catherine La Grange IL
19.	
20.	
21.	

5-A-29

# TJT

## TIMOTHY J. TROMPETER - ARCHITECT

318 S. Ashland Avenue, LaGrange, IL. (708) 352-7446  
fax (708) 352-7446, email: ttromp4@sbcglobal.net

Lisa & Jon Fromcl  
222 N. Catherine Ave.  
LaGrange, IL. 60525  
H (708) 482-7809



5-A-30

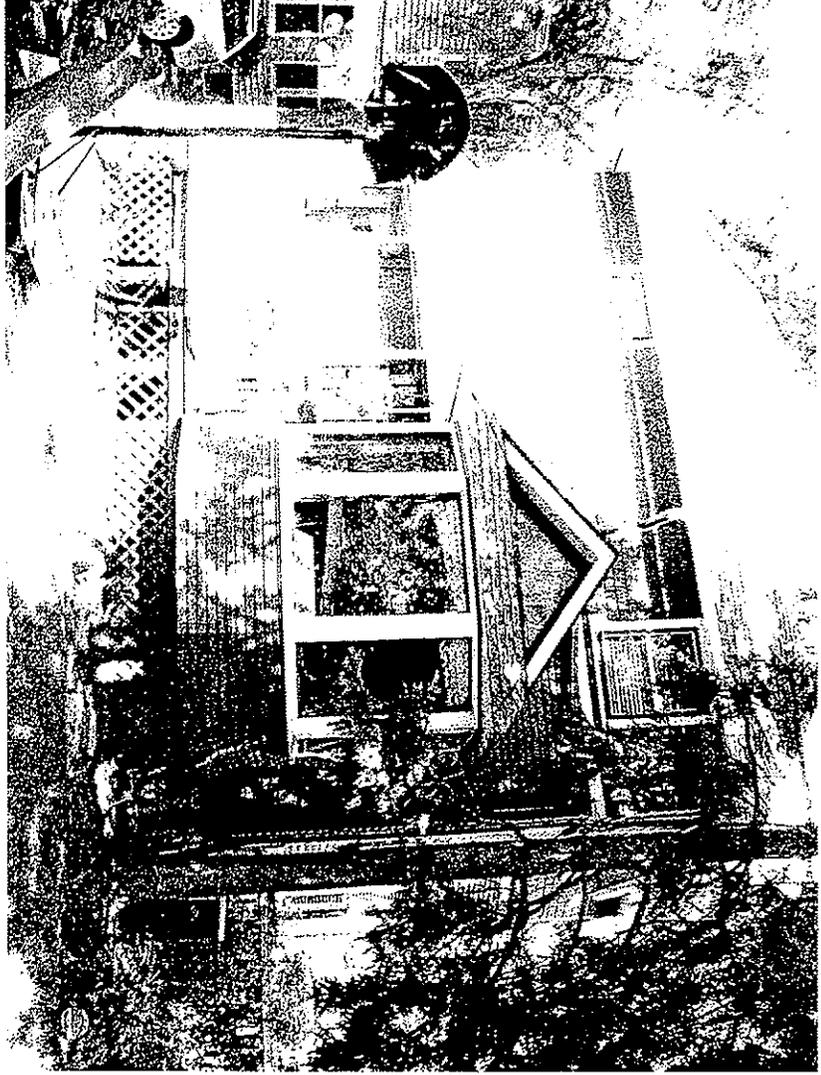
# Variance Petition - Photos

**Lisa & Jon Froemel**

222 N. Catherine Ave., LaGrange, IL. 60525

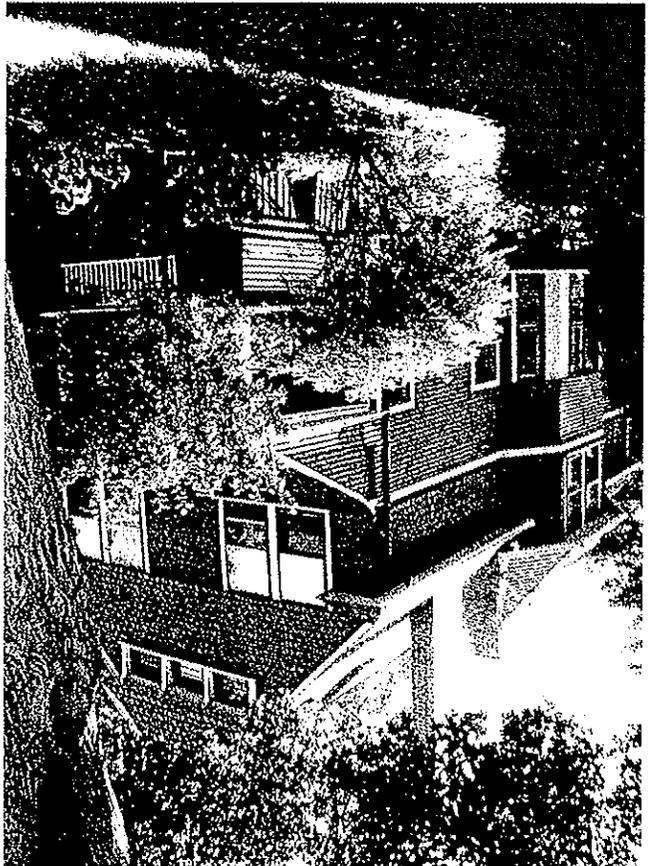
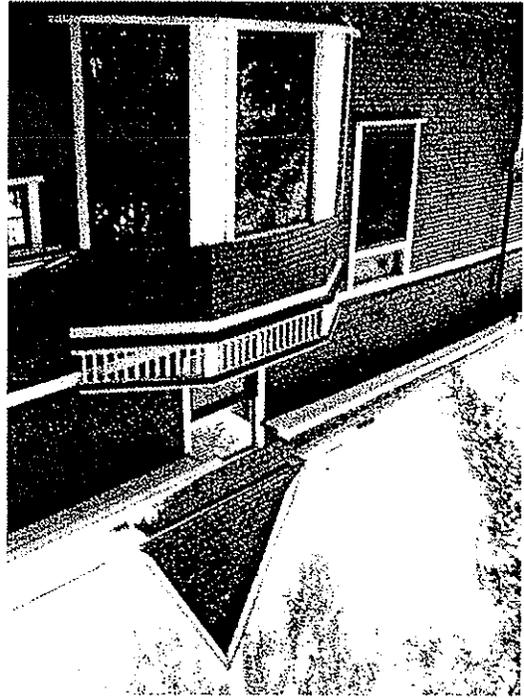


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5-A-32

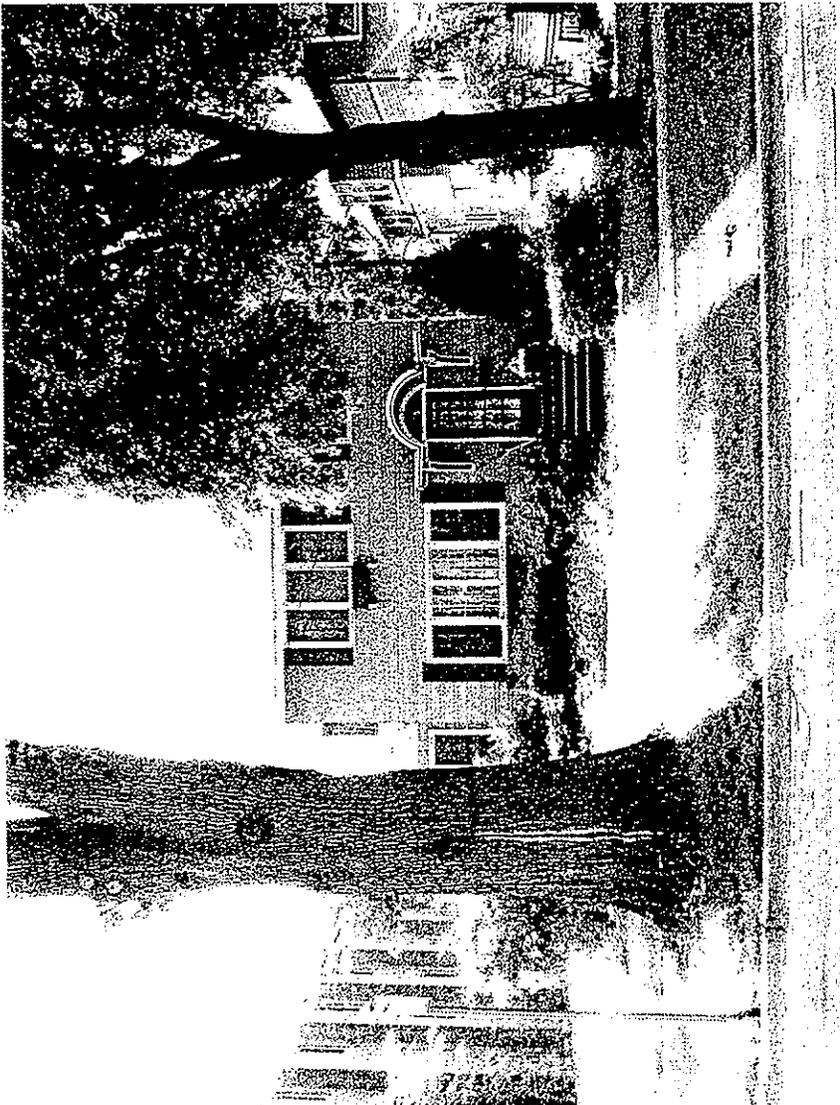
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5-A.34

5-A.35



5-A.36





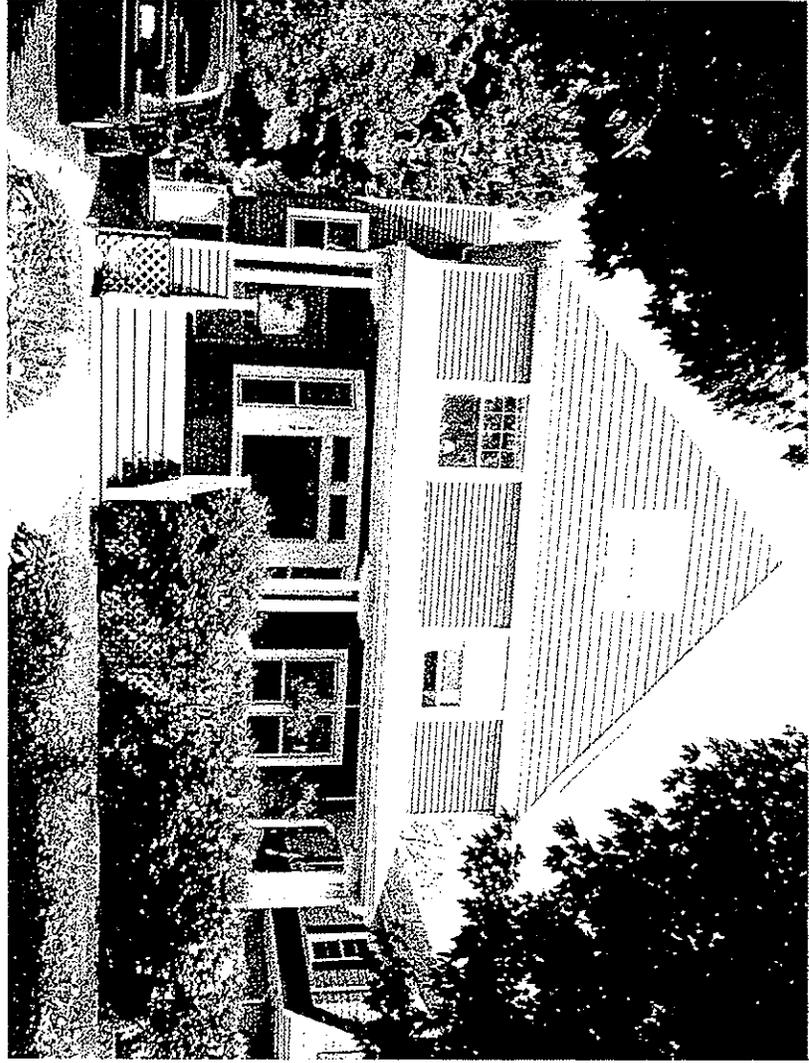
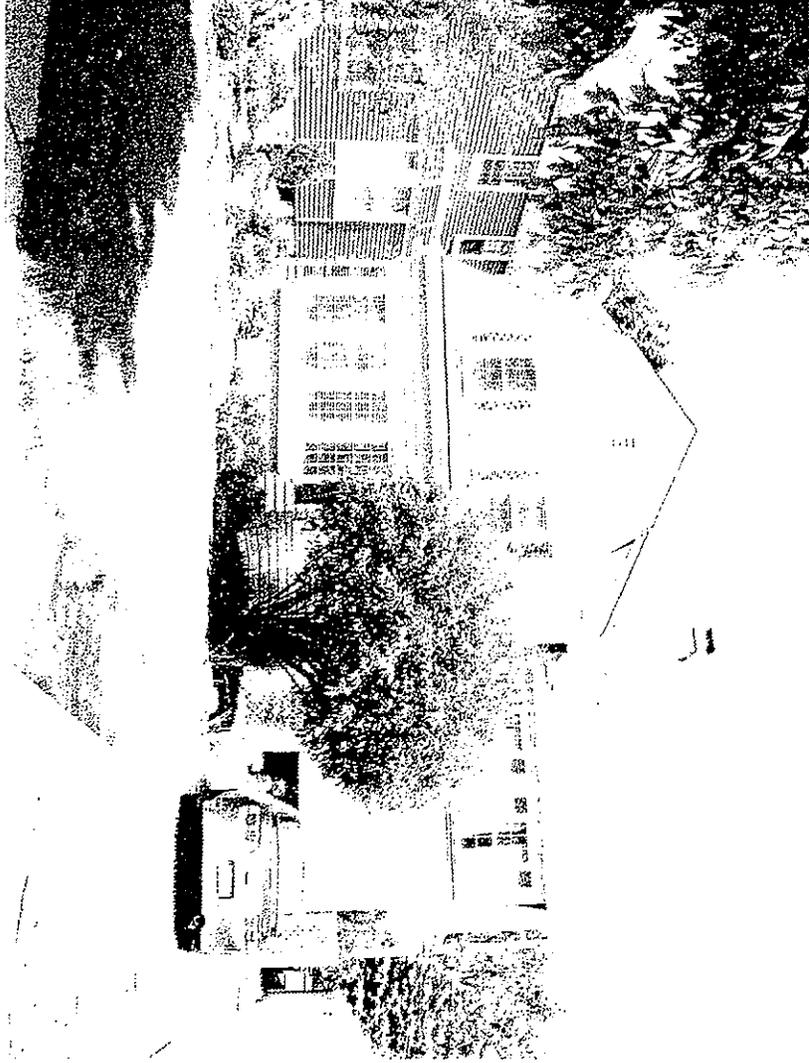
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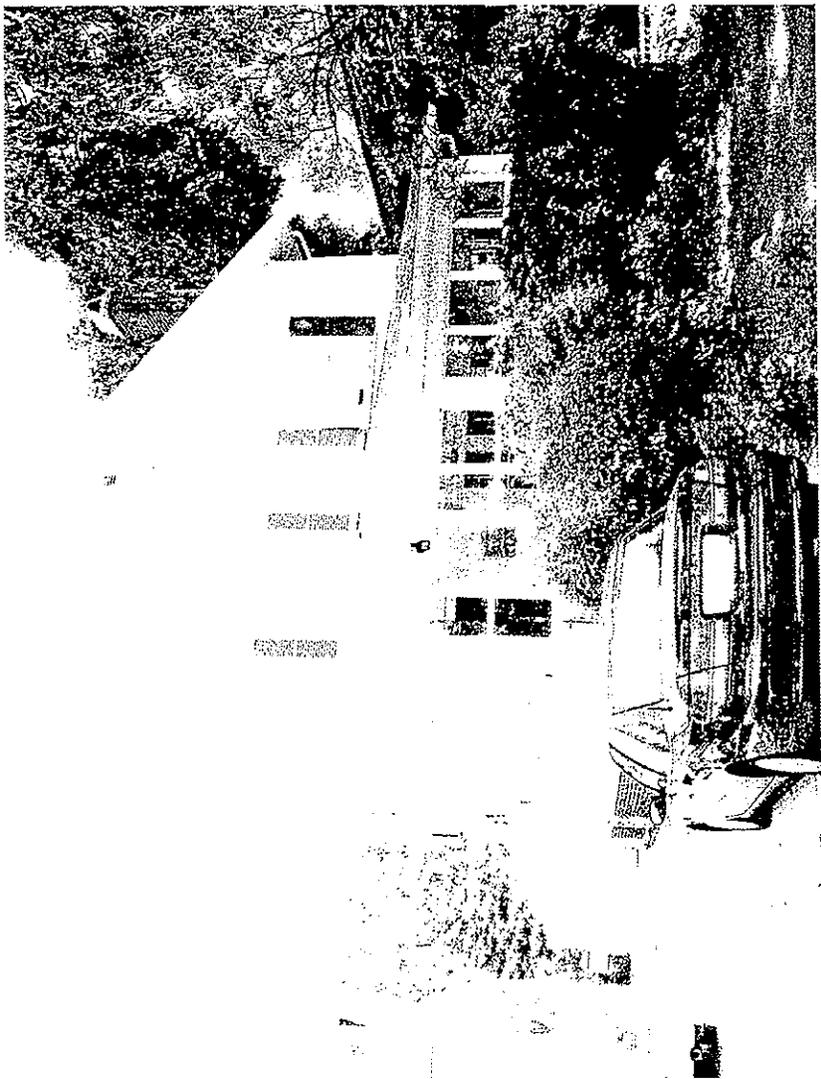
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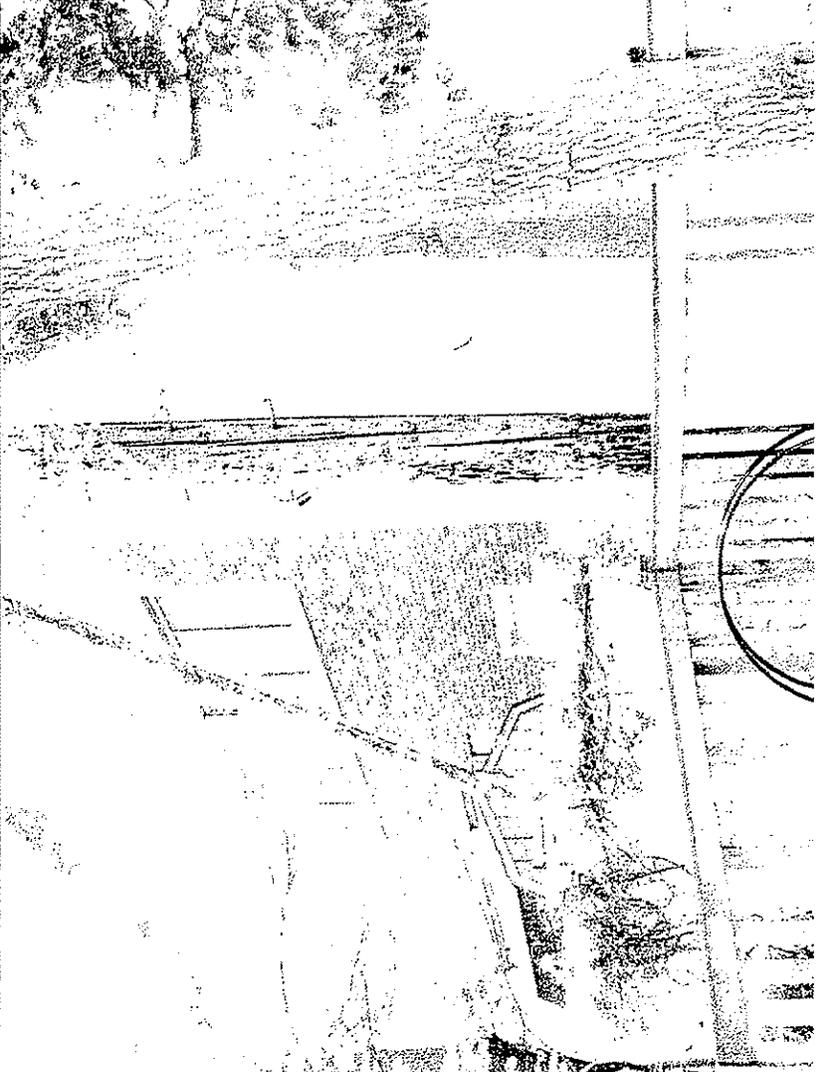
5-A.39



57-A.40



14-A-5



5-A.H.2