

MINUTES  
VILLAGE OF LA GRANGE  
EXECUTIVE COMMITTEE WORKSHOP

Lower Level Conference Room  
53 South La Grange Road  
La Grange, IL 60525

Monday, May 21, 2007

1. CALL TO ORDER AND ROLL CALL

An Executive Committee Workshop of the Board of Trustees of the Village of La Grange was held on Monday, May 21, 2007 and called to order at 7:30 p.m. in the Lower Level Conference Room of the Village Hall.

PRESENT: Trustees Horvath, Kuchler, Langan, Livingston and Palermo with President Asperger presiding.

ABSENT: Trustee Wolf

OTHERS: Robert Milne, Village Clerk  
Robert Pilipiszyn, Village Manager  
Andrianna Peterson, Assistant Village Manager  
Mark Burkland, Village Attorney  
Angela Mesaros, Assistant Community Development Director / Planner

2. PROPOSED ZONING CODE AMENDMENTS

A. Continued Discussion of Proposed Amendments

President Asperger welcomed new Board members to this workshop setting and explained that the purpose of the meeting is to discuss the proposed Zoning Code amendments and to provide direction to staff. President Asperger gave a brief, yet thorough, review of the historical process leading up to this evening's workshop, noting that review of the Zoning Code has been on-going for the last two years. The process has consisted of the establishment of a Zoning Code Review Committee in order to receive public input, perform a fact finding initiative, research other municipalities, conduct public hearings, and resulted in a recommendation to the Plan Commission.

In order to facilitate the discussion, the Board was provided with information which listed current regulations; recommendations by the Plan Commission; and a status of items currently being discussed by the Village Board. Board members have also had the opportunity to participate in "field trips" to visualize the need and potential impact of some of the changes being recommended. President Asperger requested feedback from the Village

Board as to which items lack support, which items have support, and which items require further discussion.

Reduce Height and Increase Side Yard Setback

Considerable discussion ensued. Trustee Livingston indicated that a zoning district should be considered, whereby height reduction changes would occur in the area south of 47<sup>th</sup> Street, however not in the Historic District. Trustee Horvath was in agreement with the concept of an overlay district.

President Asperger inquired if the Board wished to compromise by allowing variations under certain circumstances.

Trustee Kuchler did not believe that height should be changed. He believes the issue is design-oriented and expressed concerns with a historic district overlay district. He suggested a correlation between increasing side yard setbacks and an allowance for height. Trustee Kuchler also expressed concerns with drainage issues.

Trustee Palermo was in favor an overlay district since height is not the only item to be considered. He noted that in the historic district a house was typically narrower with detached garages. He concurred with Trustee Kuchler's suggestion regarding an allowance for setback relief.

Trustee Langan suggested 35' maximum height with a 12' side yard setback and 38' maximum height with a 15' setback.

It was the consensus of the Village Board to vary maximum height with increased side yard setbacks and / or design.

Reduce Maximum Building Coverage

Considerable discussion ensued. Trustee Horvath believes that the majority seeks larger homes and detached garages which would help to reduce bulk. He would like to review additional statistics of homes built, comparing them to the proposed allowances.

President Asperger asked staff to re-evaluate the allowance for detached garages. It was the consensus of the Village Board that continued discussion would be appropriate pending receipt of additional information on the increased allowance for detached garages.

Discussion also ensued regarding drainage. It was the consensus of the Village Board that this item is a priority (goal to protect adjacent properties); directed staff to review and improve upon this matter operationally; and, if necessary and appropriate, recommend legislative action.

Maximum Lot Coverage

Brief discussion ensued. It was the consensus of the Village Board to support the proposed amendment subject to further definition of impervious surface by the Village Attorney.

Minimum Setback for Window Wells and Roof Line Extensions

It was the consensus of the Village Board to support the proposed amendments.

Front-Loading Garages

Brief discussion ensued. It was the consensus of the Village Board to support the proposed amendment, and to also apply the amendment to side-loading garages.

Curb Cuts

It was the consensus of the Village Board to support the proposed amendment.

Building Coverage Exceptions – Detached Garages, Lot Coverage Exceptions – Detached Garages, Allowances for Front Porches

Discussion ensued. It was the consensus of the Village Board to direct staff to re-calculate the allowance for a detached garage such that it is equivalent to the living space gained on the second story of a home with an attached garage.

The Village Board further requested a re-calculation of the maximum building coverage samplings provided in the past with a 25% coverage standard, with the increased allowance.

It was noted during the Village Board's discussion that re-setting the allowance in such a manner may increase lot coverage. The Village Board requested that staff consider this in its analysis.

It was the consensus of the Village Board to support the proposed amendment for front porches.

Eaves

It was the consensus of the Village Board to support the proposed amendment.

General Discussion

Trustee Livingston referred back to the need for an overlay district, however Village Attorney Burkland noted that in order to consider an overlay at this time, specific legal requirements would have had to be part of the publication of the public hearing.

President Asperger reviewed this evening's Village Board discussion and consensus where it was rendered. President Asperger requested that staff work towards preparing zoning code text for Village Board consideration at its regular meeting on June 11.

Trustee Livingston inquired when any amendments to the Zoning Code would become effective and Attorney Burkland noted 30 days after enactment was typical. Trustee Livingston feels the Board should have adequate time to review the items being discussed and the public should have an opportunity to comment on the recommendations. President Asperger recommended continued discussion on June 11, with anticipated Board action on June 25.

Trustees suggested that staff review issues related to storm water and drainage by assessing engineering standards and enforcement protocols and possibly strengthening them.

3. ADJOURNMENT

At 9:40 p.m. it was moved by Trustee Langan and seconded by Trustee Horvath to adjourn the Executive Committee Workshop.

Respectfully submitted,



Ellie Elder  
Administrative Secretary

Approved: 06-11-07