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Doc# 2202647070 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/26/2022 12:47 PM PG: 1 OF 6

After recording return to:

Village of La Grange  
Community Development Dept.  
La Grange, Illinois 60525

PIN # 18-09-223-010-0000  
Common address:  
840 S. 12th Ave.  
La Grange, IL 60525

VILLAGE OF LA GRANGE  
OFFICE OF THE VILLAGE MANAGER

DECISION ON APPLICATION FOR ADMINISTRATIVE ADJUSTMENT

Kevin Mickle  
840 S. 12<sup>th</sup> Ave.  
La Grange, IL 60525

Re: October 26, 2021, Decision on Application for Administrative Adjustment, 840 S. 12th Ave.

Dear Mr. Mickle:

You filed an application on August 19, 2021, under Article XIV, Part VII of the La Grange Zoning Code requesting the following minor adjustment of a standard under the Zoning Code:

An adjustment of 5.4 feet from the required front yard, Zoning Code Subparagraph 3-110G8(a), to authorize the construction of a new covered front porch on an existing single family detached home, resulting in a setback of 27.48 feet.

This letter is the Village's decision on your application.

A. Findings.

We have reviewed your application and have determined the following matters related to your application:

1. The application satisfies the requirements applicable to applications under Section 14-704 of the Zoning Code.

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Decision on Application for Administrative Adjustment  
840 S. 12<sup>th</sup> Ave. October 26, 2021

2. The proper notices have been given to adjoining property owners under Section 14-705 of the Zoning Code, and more than 15 days have passed since the date that the notices were given to those adjoining property owners.

3. The Village received one response to your application commenting in favor of the adjustment you have requested.

4. The application satisfies the general criteria set forth in Section 14-706 of the Zoning Code for an administrative adjustment and any specific criteria related to the adjustment you have requested.

5. The legal description of the property for which the administrative adjustment was requested is:

LOT 4 IN BLOCK 7 IN LEITCHMOOR, A SUBDIVISION OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

B. Decision.

Your application for an administrative adjustment is approved as follows: A reduction of the required front yard, Zoning Code Paragraph 3-110C1, to authorize the construction of a new front porch as depicted in Exhibit A ("Mickle Residence, 2<sup>nd</sup> Floor Addition" prepared by Thomas Architects, dated 10/22/2021).

The front porch must be located and built strictly in accordance with the approved plans and the front porch may not be enlarged and must always remain open and may never be enclosed with walls, windows, screening or any other structures or objects.

This decision will be recorded by the Village with the Cook County Recorder of Deeds against the property legally described above.

Please contact Heather Valone, Village Planner, if you have any questions about this matter.

Sincerely,



Andrianna M. Peterson  
Village Manager

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## PROJECT DATA

PROJECT LOCATION: 840 12th AVE, LA GRANGE, IL

ZONING DISTRICT: R-2  
 LOT AREA: 13,428 SF  
 PIN: 18-09-223-010-0000

MAX LOT COVERAGE: 6,042 SF (45%)

**PROPOSED LOT COVERAGE**

BUILDING FOOTPRINT: 1,698 SF  
 ADDITION: 1,373 SF  
 DRIVEWAY: 434 SF  
 REAR PORCH: 197 SF  
 REAR PATIO: 225 SF  
 WALK & STOOP: 205 SF  
 FRONT PATIO: 155 SF  
 ETC: 41 SF

TOTAL PROP. COVERAGE: 4,329 SF

MAX BUILDING COVERAGE: 3,357 SF (25%)

**PROPOSED BUILDING COVERAGE**

BUILDING FOOTPRINT: 3,072 SF  
 REAR BAY: 9 SF  
 REAR COVERED PORCH: 197 SF

TOTAL PROP. BLDG COVERAGE: 3,278 SF

MAX BUILDING HEIGHT: 35 FEET

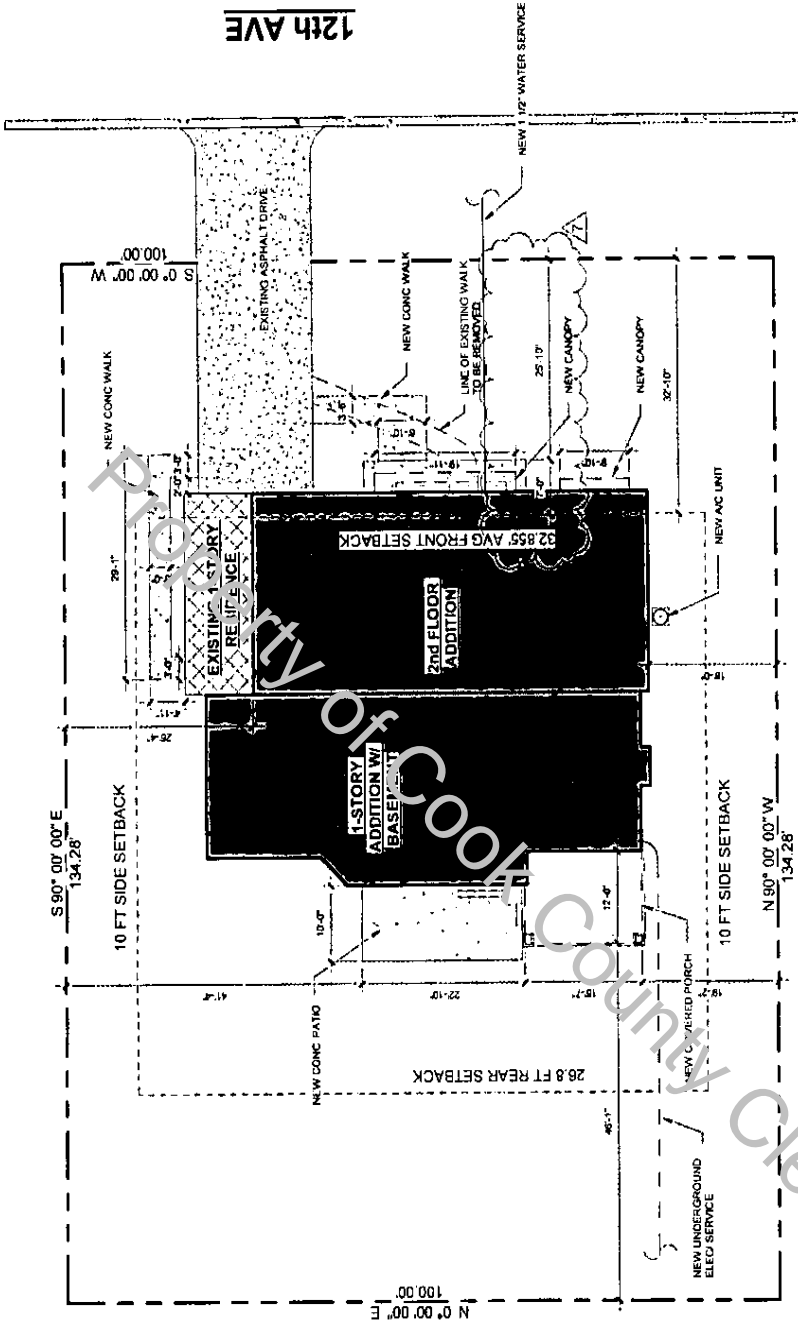
PROP. BUILDING HEIGHT: 28 FEET

**APPLICABLE BUILDING CODES:**

- 1996 BOCA BASIC NATIONAL BUILDING CODE (COMMERCIAL, INDUSTRIAL, MULTI-FAMILY)
- 1996 SBCC SUBURBAN BUILDING OFFICIALS CONFERENCE (1 AND 2 FAMILY RESIDENTIAL)
- 1996 NATIONAL ELECTRICAL CODE
- 2014 IL PLUMBING CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE

ALL AS AMENDED

- LA GRANGE MUNICIPAL CODE
- LA GRANGE ZONING ORDINANCE

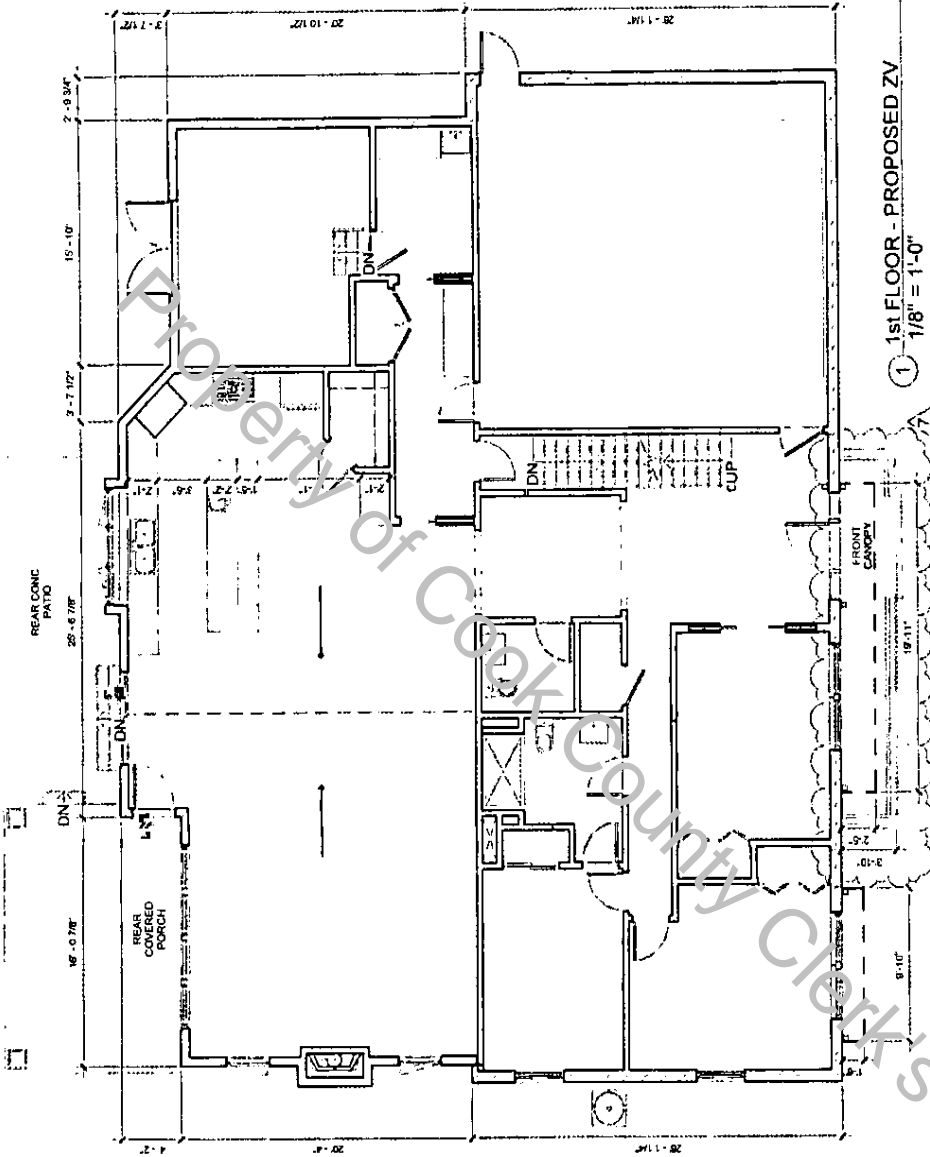


1 SITE PLAN  
 1/16" = 1'-0"

<b>THOMAS ARCHITECTS</b> 2800 S RIVER RD #105 DES PLAINES, IL 60018 O: 877.205.3799 F: 877.260.7209 THOMAS@THOMASARCH.COM	<b>THOMAS ARCHITECT</b> THOMAS BLAZEK 001-019133 THOMAS ARCHITECT Professional Seal Professional Engineer ESP 11720	Project Name and Address <b>MICKLE RESIDENCE</b> <b>2nd FLOOR ADDITION</b>	Project No. <b>21014</b> Description <b>SITE PLAN</b> Sheet <b>A.1</b>
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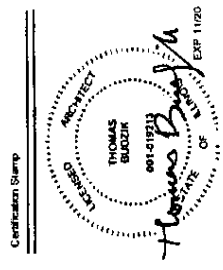
No.	Description	Date
5	ADMIN VARIANCE	10.3.19.2021
7	ADMIN VAR REV	10.22.2021

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1 1st FLOOR - PROPOSED ZV  
1/8" = 1'-0"

Project No.	21014
Description	1ST FLOOR PLAN
Sheet	A.2

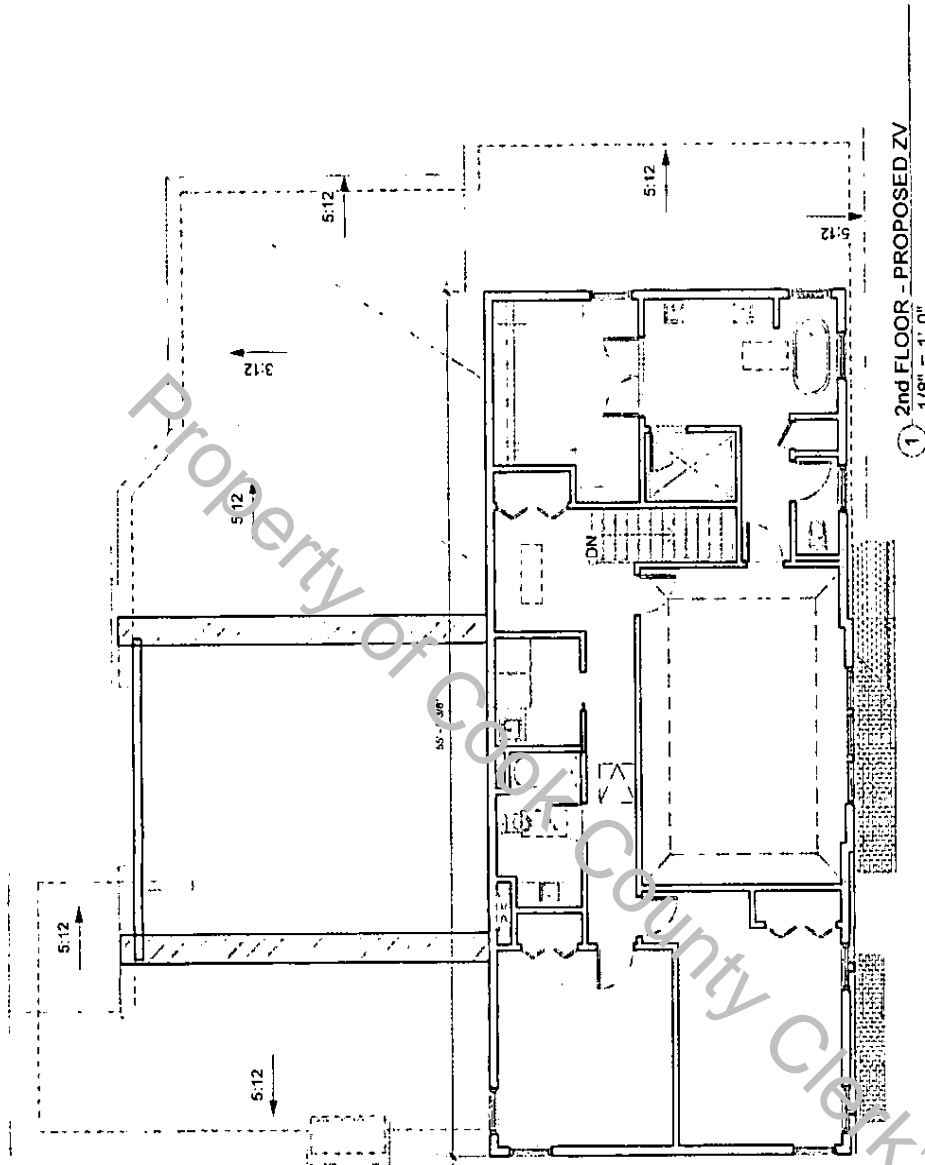


Project Name and Address  
**MICKLE RESIDENCE**  
**2nd FLOOR ADDITION**  
 840 S 12th AVE  
 LA GRANGE, IL

No.	Description	Date
5	ADMIN VARIANCE	03.19.2021
7	ADMIN VAR REV	10.22.2021

**THOMAS ARCHITECTS**  
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 DES PLAINES, IL 60018  
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 F: 877.260.7209  
 THOMAS@THOMASARCH.COM

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① 2nd FLOOR - PROPOSED ZV  
1/8" = 1'-0"

Property of Cook County Clerk's Office

<b>No.</b>	<b>Description</b>	<b>Date</b>	
5	ADMIN VARIANCE	08.19.2021	

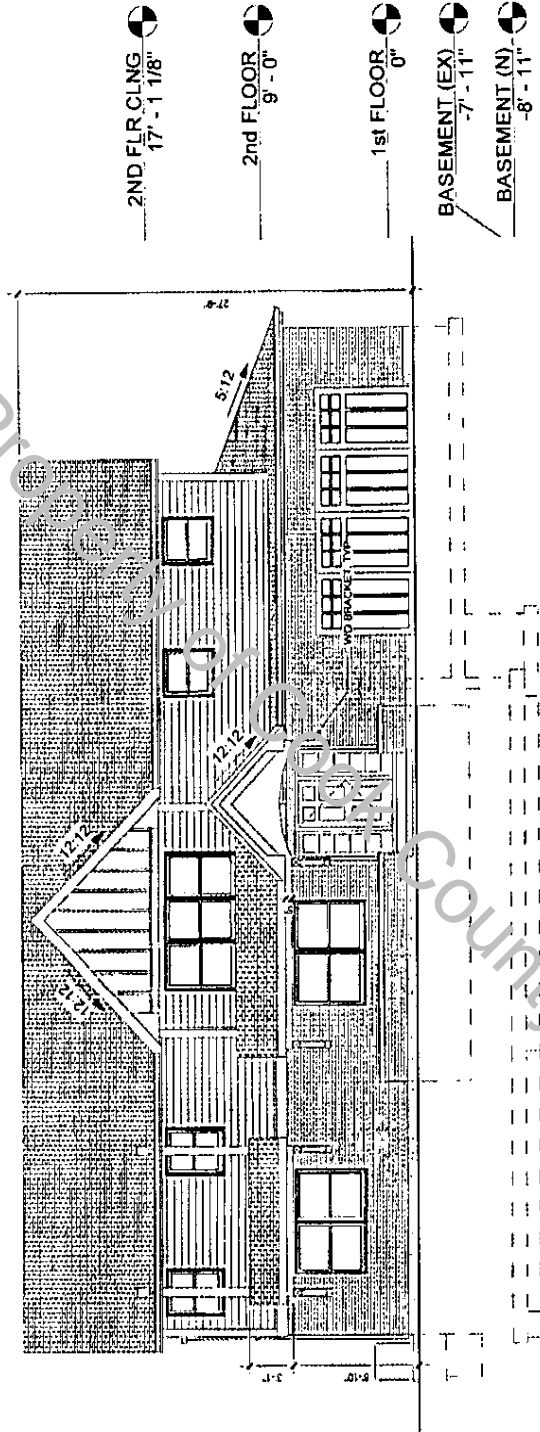
  

<p><b>THOMAS ARCHITECTS</b> 2800 S RIVER RD # 105 DES PLAINES, IL 60018 O: 877.205.3799 F: 877.260.7209 THOMAS@THOMASARCH.COM</p>	<p><b>Project Name and Address</b> <b>MICKLE RESIDENCE</b> <b>2nd FLOOR ADDITION</b>  840 S 12th AVE LA GRANGE, IL</p>	<p><b>Project No.</b> 21014 <b>Description</b> 2ND FLOOR PLAN  <b>Sheet</b> A.3</p>
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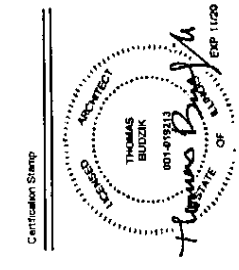
<b>Certification Stamp</b>	<b>EXP 1/28</b>
	<p><i>Thomas Blazek</i> Professional Engineer</p>

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① FRONT (EAST) ELEVATION ZV  
1/8" = 4'-0"

Project No.	21014
Description	FRONT ELEVATION
Sheet	A.4



Project Name and Address  
**MICKLE RESIDENCE**  
**2nd FLOOR ADDITION**  
 840 S 12th AVE  
 LA GRANGE, IL

No.	Description	Date
5	ADMIN VARIANCE	03.19.2021

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PROPOSED  
 County Clerk's