



**Planning & Zoning Commission**

December 18, 2018

La Grange Park Village Hall

447 N. Catherine Avenue

La Grange Park, IL

7:00 P.M.

**Agenda**

1. Chairman to Convene Meeting
2. Public Comment
3. Approval of Minutes – November 6, 2018
4. Public Hearing #2018-09 to consider an Application for a Zoning Variation for 1143 Robinhood Lane, La Grange Park
5. Adjournment

The Village of La Grange Park 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 in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Emily Rodman, Assistant Village Manager, at 708-354-0225 x108 promptly to allow the Village of La Grange Park to make reasonable accommodations for those persons.

Website <http://www.lagrangepark.org/>



## **RULES FOR PUBLIC COMMENT**

### **Village Meetings**

1. Please step up to the microphone before speaking, and announce your name before beginning your comments.
2. After announcing your name for the record, you will be allowed to speak for three (3) minutes.
3. You may not use profane or obscene language and you may not threaten any person with bodily harm, or engage in conduct which amounts to a threat of physical harm.
4. (a) Agenda-related comments: The Village Chairperson reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to agenda items.  
  
(b) Non-agenda-related comments: The Village Chairperson reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to Village business, Village services or Village governance.
5. The Village of La Grange Park complies with the Americans with Disabilities Act of 1990. If you require accommodations in order to observe or participate in the meeting, please contact Ms. Emily Rodman at (708) 354-0225 between 9:00 and 5:00 before the meeting so that the Village can make reasonable accommodations for you.

# Planning & Zoning Commission Agenda Memo

**Date:** December 18, 2018

**To:** Eric Boyd, Planning & Zoning Commission Chair  
Members of the Planning & Zoning Commission

**From:** Emily Rodman, Assistant Village Manager 

**RE:** 1143 Robinhood - ZONING VARIATION REQUEST [#2018 - 09]

## GENERAL BACKGROUND

The subject property is located at 1143 Robinhood. The property fronts both Robinhood Lane and 30<sup>th</sup> Street, with the home oriented toward 30<sup>th</sup>. The property is zoned R-1 Single Family and conforms to the required minimum lot area, minimum lot width, and minimum lot depth per the Zoning Code. The subject property is a corner lot, with the front yard along Robinhood and the corner side yard along 30<sup>th</sup>. The property is improved with a single-story single-family home and an attached two-car garage. There is an existing concrete patio located to the southeast of the home. The property is bordered to the east by Robinhood Park. There is an existing non-conforming fence at the southwest corner of the home which extends into the front yard and along the south property line.

The petitioner is requesting a variation from Section 153.193(D)(2)(a)1, which prohibits fences in front yards from extending beyond the front building line and thus the petitioner's request requires a zoning variation.

If granted, the variation would allow the petitioner to install a four foot open fence in a front yard, approximately 24' east of the west property line and 14' south of the north property line.

## ANALYSIS

In evaluating this request, the Planning and Zoning Commission should apply the following standards:

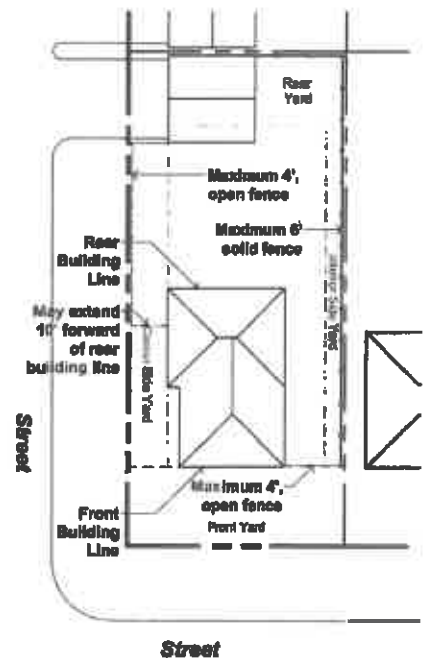
- a. Undue Hardship
- b. Unique Circumstances
- c. Essential Character of the Locality

According to the Zoning Code, a variation request must meet each of the following criteria in order for a variance to be granted.

- a. Undue Hardship

***Will the strict application of the terms of the Zoning Code result in undue hardship unless specific relief is granted?***

FIGURE 12-2: PERMITTED FENCE LOCATION



The subject property is located on a corner lot with the primary access located on 30<sup>th</sup> Street. Per the Zoning Code, the front yard of the home is located along Robinhood. Due to the placement of the home on the property, the front yard is approximately 50' in length; the rear yard is less than 6' deep; and the interior side yard of the home is 11' wide. The home is set approximately 25' further back on the property than the remaining homes on the block face. Consequently, the majority of the useable yard on the property is located in the front yard.

Due to the lack of a rear and interior side yards and the pedestrian traffic utilizing the adjacent park and baseball fields, the applicant has very limited yard space which could be enclosed with a fence. (The current non-conforming fence extends approximately 7' into the front yard.) The applicant is proposing to fence a portion of the front yard, not the entire width of the front yard. Per the Zoning Code, the applicant would be permitted to construct a building addition onto the home and bring the west wall of the home to the average of the block face – which is approximately the same distance as the proposed fence.

b. Unique Circumstances

*Is the plight of the owner due to unique circumstances inherent to the subject property and not from the personal situation of the owner?*

Due to the placement of the home on the property, the front yard is approximately 50' in length; the rear yard is less than 6' deep; and the interior side yard of the home is 11' wide. The home is set approximately 25' further back on the property than the remaining homes on the block face. Consequently, the majority of the useable yard on the property is located in the front yard. The configuration of the home was existing at the time the applicant purchased the property.

c. Essential Character of the Locality

*Would the variation, if granted, alter the essential character of the locality?*

The installation of fence in the front yard is not typical in the community. However, the installation of a fence along the side of a home (as opposed to in front of the home) is common. Since the home is oriented toward 30<sup>th</sup>, the fence will function as a corner side yard fence. The proposed fence is a 4' open, wrought iron style fence which is consistent with other fences installed in the community. Aside from the location, the proposed fence adheres to the Zoning Code specifications.

**STAFF RECOMMENDATION**

Staff believes that the standards have been met with regard to the variation request from Section 153.193(D)(2)(a)1, and recommends that the Planning and Zoning Commission recommend approval of a variation from this Section to allow the applicant to install a four

foot open fence in the front yard, approximately 14' from the north property line and east to the average of the block face (approximately 24' east of the west property line). If the Planning and Zoning Commission is supportive of the variation, staff will recommend the applicant obtain a block face survey to confirm the average of the block face calculation prior to the variation request being considered by the Village Board.

**DOCUMENTATION**

- Application for Zoning Variation
- Letter to Adjacent Property Owners
- Public Hearing Notice

C: Jason Vitell - Petitioner  
Julia Cedillo, Village Manager  
Dean Maggos, Director of Fire & Building  
Cathy Keating, Village Attorney



COPY

APPLICATION FOR ZONING VARIATION

ADDRESS OF SUBJECT PROPERTY: 1143 Robinhood Lane

NAME OF APPLICANT(S): Jason Vitell

INTEREST IN PROPERTY: Owner

ADDRESS: 1143 Robinhood Lane

CITY, STATE, ZIP: LaGrange Park, IL 60526

EMAIL: \_\_\_\_\_ PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

NAME OF PROPERTY OWNER/TRUSTEE(S): SAME

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

NAME OF ATTORNEY (IF APPLICABLE): N/A

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

NAME OF ENGINEER (IF APPLICABLE): N/A

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

NAME OF ARCHITECT (IF APPLICABLE): N/A

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**VILLAGE PERSONNEL:** Provide the following information for any officer or employee of the Village with an interest in the Owner, Applicant, Consultant or the Subject Property and the nature and extent of that interest.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

NATURE/EXTENT OF INTEREST: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



PERMANENT INDEX NUMBER OF SUBJECT PROPERTY (TAX ID NO.): 15-28-425-042-0000

CURRENT ZONING CLASSIFICATION: 2-03

ADJACENT ZONING CLASSIFICATION:

NORTH: \_\_\_\_\_

SOUTH: \_\_\_\_\_

EAST: \_\_\_\_\_

WEST: \_\_\_\_\_

**ZONING STANDARDS/STATEMENT OF COMPLIANCE:**

REQUIREMENT	CODE SECTION	CODE REGULATION	PROPOSED
MIN. LOT AREA			
MIN. LOT WIDTH			
MIN. LOT DEPTH			
MIN. FRONT SETBACK			
MIN. INTERIOR SIDE SETBACK			
MIN. CORNER SIDE SETBACK			
MIN. REAR YARD SETBACK			
BUILDING COVERAGE			
IMPERVIOUS SURFACE COVERAGE			
BUILDING HEIGHT			
BUILDING HEIGHT SETBACK PLANE			
LOADING*			
PARKING*			

*\*If there are parking or loading requirements for the Subject Property, please provide detailed calculation of both the required and proposed number of spaces.*

**REQUIRED DOCUMENTATION:** All required documents must be submitted in hard copy (2 copies) and in digital form (1 copy).

- STATEMENT OF AGREEMENT TO REIMBURSE COSTS (separate document)
- PROOF OF OWNERSHIP (current title policy report or deed and current title search)
- LEGAL DESCRIPTION
- PLAT OF SURVEY (certified by registered land surveyor)
- DRAWING (TO SCALE) DEPICTING PROPOSED IMPROVEMENTS
- NEIGHBORING OWNERS/AFFIDAVIT OF MAILING\* (see page 3)



\* The Applicant must notify the occupants/tax assessesees (as shown on the records of the Proviso Township Assessor) of all properties located within 250 feet of the boundary lines of the Subject Property, excluding public rights-of-way (see §3.3 of Zoning Code) of the date, time, place and purpose of the hearing on the Variation. The Village will prepare a legal Notice of Hearing. Applicant must mail the Notice not less than 15 nor more than 30 days prior to the scheduled hearing date to all occupants/tax assessesees. The applicant/agent must then fill out, sign, and notarize the Affidavit of Mailing form, returning that form and the list of all persons, addresses and PIN numbers to which Notice was sent, to the Village.

**SUMMARY OF PROPOSED VARIATION:** A statement of the precise variation being sought, the purpose therefor, and the specific feature of features of the proposed use, construction, or development.

The "front" yard (as defined by the Zoning Code) of my home faces Robinhood while my front door/entry is oriented facing 30<sup>th</sup> Street. My interior side yard/rear yard (south yard) is 11.14' wide and (east yard) building is only 5.73' from the east lot line. I wish to install a fence on the Robinhood side of the home.

**ORDINANCE PROVISION:** The specific provisions of the Zoning Code from which a variation is sought:

12.4.D.2.a.i

**MINIMUM VARIATION:** A statement of the minimum variation of the provisions of the Zoning Ordinance that would be necessary to permit the proposed use, construction, or development.

A variance to permit a fence on what is zoned as the front yard.

**APPROVAL STANDARDS FOR A VARIATION:** No variation from the provisions of the Zoning Code shall be granted unless the Zoning Board of Appeals and the Village Board of Trustees make specific written findings based upon the standards noted below. Please provide the specific facts you believe support each of the required variation standards (you may attach additional pages if necessary).

a. *The strict application of the terms of the Zoning Code will result in undue hardship unless the specific relief requested is granted.*

We have very limited south side yard and east rear yard, but have adequate yard space along Robinhood. The safety of a fenced space there would allow pets and family use of this space in a more secure manner - especially as it relates to the amount of (foot and auto) traffic being so close to the park.

b. *The plight of the owner is due to unique circumstances inherent to the Subject Property and not from the personal situation of the owner.*

See above. Safety and protection from Robinhood is a unique need of this property and orientation of the home.





c. *The variation, if granted, will not alter the essential character of the locality.*

*As the front door faces 30<sup>th</sup> Street, the variance would preserve the character of our home. We would install a fence that matches the styling cues of our home.*

**EVIDENCE RELEVANT TO STANDARDS FOR A VARIATION:** You may attach a statement, present testimony or evidence and the Zoning Board of Appeals and the Village Board of Trustees may inquire into the following issues, as well as any others deemed appropriate:

- a. The particular physical surroundings, shape or topographic conditions of the Subject Property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the Subject Property.
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the Subject Property is located.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.
- e. The proposed variation is consistent with the spirit and intent of the Zoning Code and the Village's Comprehensive Plan.
- f. The value of the Subject Property will be substantially reduced (as compared with other properties in the same zoning district) if permitted to be used only under the conditions allowed by regulations governing that zoning district.

**OWNER/APPLICANT REPRESENTATIONS:**

The Owner states that he and/or she consent to the filing of this application and that all information contained herein is true and correct to the best of his and/or her knowledge.

Name of Owner (print): Jason A. Vitell Date: 10-14-18

Signature of Owner: Jason A. Vitell Date: 10-14-18

The applicant certifies that all of the information contained in this application is correct to the best of applicant's knowledge. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application.

Name of Applicant (print): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_



### **LIMITATIONS ON VARIATIONS; REVOCATION**

No variation shall be granted for relief prohibited by Section 4.3D of the La Grange Park Zoning Code.

No ordinance granting a variation shall be valid for a period longer than 180 days from the effective date of such ordinance. The Applicant must obtain a building permit for the particular construction or improvement for which the variation was issued and commence the construction or alteration within such 180 day period. The Zoning Board of Appeals may recommend, and the Village Board may grant, one (1) extension of this 180-day period, valid for not more than an additional 180 days, upon written application and good cause shown.

### **CONDITIONS AND RESTRICTIONS ON VARIATIONS**

The Zoning Board of Appeals may recommend, and the Village Board may impose, such conditions and restrictions upon the location, construction, design and use of the Property benefitted by a variation as may be necessary or appropriate to protect the public interest, adjacent properties and property values. Failure to maintain such conditions and restrictions as may be imposed shall constitute grounds for revocation of the variation. The variation granted, as well as any conditions or restrictions on that variation, shall be set forth in the ordinance approving the variation.

### **SIGN REQUIREMENTS FOR ALL PUBLIC HEARINGS**

Under Section 3.3C of the Zoning Code, a sign provided by the Village of La Grange Park must be posted in front of the property at least 15 days, but not more than 30 days prior to the scheduled hearing. The Applicant must maintain the sign during the required time period.

### **APPLICATION FEE**

An application fee of \$500.00, payable to the Village of La Grange Park, must accompany this Application.

### **REIMBURSEMENT OF FEES REQUIRED DEPOSIT AMOUNT**

A deposit in the amount of \$1,000.00, payable to the Village of La Grange Park, must accompany this Application and the executed Reimbursement of Fees Agreement.

*Revised July 2013*

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas G. DiSessa, Jr. and Jennifer F. DiSessa, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 3<sup>rd</sup> day of June, 2016.





*Lauren D Kucera*  
\_\_\_\_\_  
Notary Public

Prepared by:  
Lauren Kucera  
95 Revere Drive Suite J  
Northbrook, IL 60062

Mail to:  
Jason Vitell  
1143 Robinhood Ln.  
LaGrange Park, IL 60526

Name and Address of Taxpayer:  
Jason Vitell  
1143 Robinhood Ln.  
LaGrange Park, IL 60526

REAL ESTATE TRANSFER TAX		21-Jun-2016	
		COUNTY:	171.25
		ILLINOIS:	342.50
		TOTAL:	513.75
15-28-426-042-0000	20160601814057	1-112-845-884	

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL



Doc#: 1619004022 Fee: \$40.00  
RH&P Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/08/2016 10:01 AM Pg: 1 of 2

FIRST AMERICAN TITLE  
FILE # 2745994

FATIC No.: 2745994

THE GRANTOR(S) **Thomas G. DiSessa, Jr. and Jennifer F. DiSessa**, husband and wife, of the Village of LaGrange Park, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) **Jason Vitell**, of 819 N. Spring Avenue, LaGrange Park, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

THE WEST 1/2 OF LOT 90 IN ROBIN HOOD ESTATES, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT RECORDED IN SUCH COUNTY, THE 2ND DAY OF JULY, 1945 AS DOCUMENT 13541788, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2014 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 15-28-425-042-0000

Address(es) of Real Estate: 1143 Robinhood Lane  
LaGrange Park, IL 60526

Dated this 3<sup>rd</sup> day of June, 2016

By: Thomas G. DiSessa, Jr.  
Thomas G. DiSessa, Jr.

Jennifer F. DiSessa  
Jennifer F. DiSessa

S Y  
P 2  
S N  
SC Y  
INT AS



1143 Robinhood Lane: Fence Variation Request (2018) – 4 pictures

This is a sample image of the style of fencing and brick column we would like to install at our home.



Below is the actual property indicating the side where the fence would be.



**1143 Robinhood view from 30<sup>th</sup> Street looking South down the block face – demonstrating the uniquely large “front yard.”**



**Compared to the view of the “rear yard” – demonstrating how small it is.**





The red line through the properties above is intended to give an idea as to how far back 1143 Robinhood's front building wall is compared to the block face.

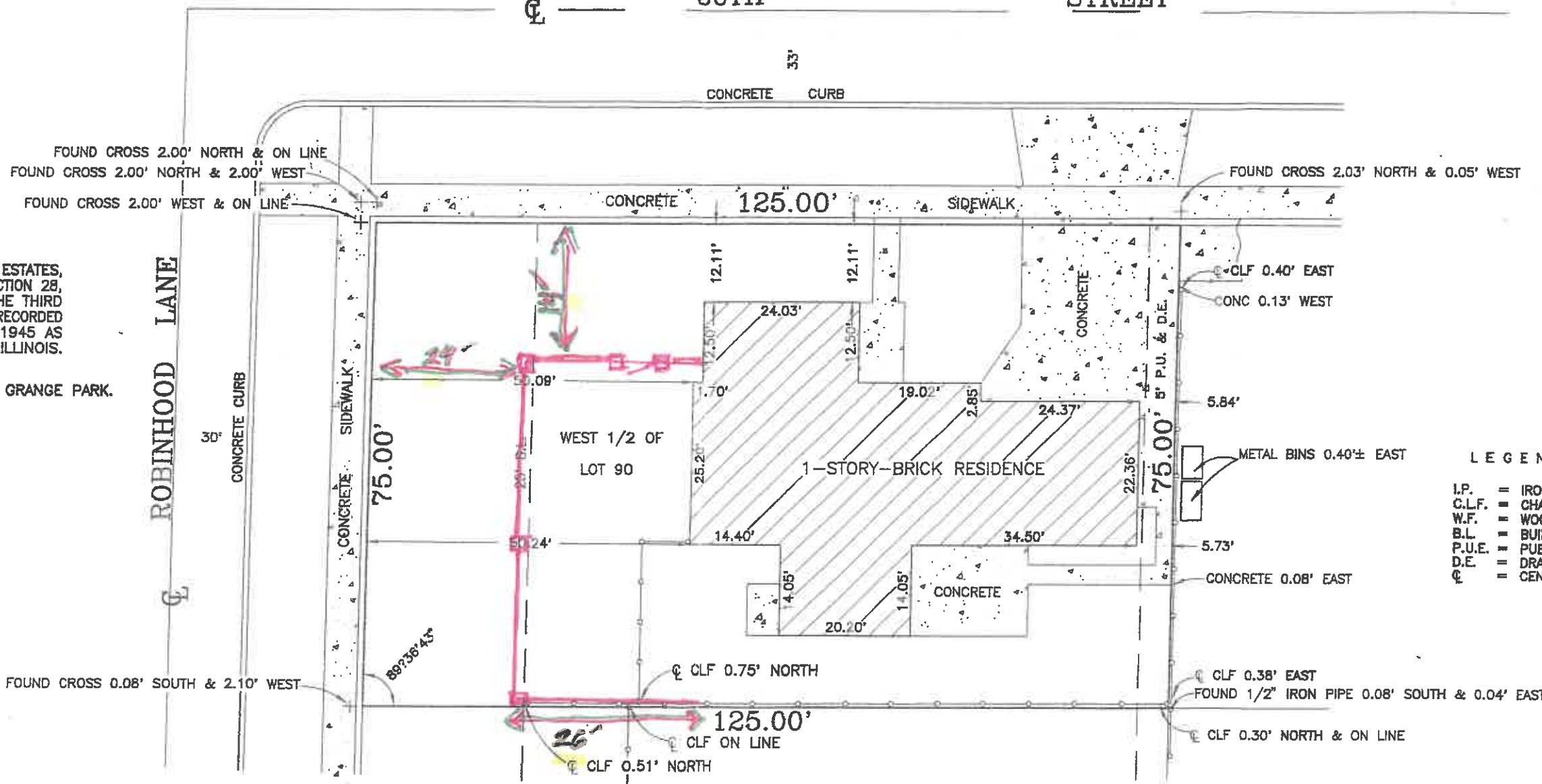


• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

# SCHOMIG LAND SURVEYORS, LTD. Plat of Survey

909 EAST 31st STREET  
LA GRANGE PARK, ILLINOIS 60526  
SCHOMIG-SURVEY@SBCGLOBAL.NET  
WWW.LAND-SURVEY-NOW.COM  
PHONE (708) 352-1452  
FAX (708) 352-1454

30TH STREET



THE WEST 1/2 OF LOT 90 IN ROBIN HOOD ESTATES, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT RECORDED IN SUCH COUNTY, THE 2ND DAY OF JULY, 1945 AS DOCUMENT 1354178B, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1143 ROBINHOOD LANE, LA GRANGE PARK.



- LEGEND
- I.P. = IRON PIPE
  - C.L.F. = CHAIN LINK FENCE
  - W.F. = WOOD FENCE
  - B.L. = BUILDING LINE
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - CL = CENTER LINE

THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS, LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: APRIL 23, 2014

BUILDING LOCATED: APRIL 23, 2014

ORDERED BY: CINDY O'KEEFE- ATTORNEY

PLAT NUMBER: 87H61 & 140711 SCALE: 1" = 20'



LOT AREA: 9,375 Sq. Ft.

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AFFIXED TO THIS PLAT.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED, AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: *Russell W. Schomig*  
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002448





**November 26, 2018**

**Dear Property Owner:**

**Please find enclosed a copy of a legal notice of public hearing regarding an Application for Variation for the property located at 1143 Robinhood Lane. The applicant is Jason Vitell. The applicant is requesting a variation to allow for the installation of a fence in a front yard.**

**The Planning and Zoning Commission will convene a public hearing on Tuesday, December 18, 2018 at 7:00 p.m. in the Board Room of the Village Hall, 447 North Catherine Avenue, La Grange Park, Illinois, to consider the application.**

**A copy of the application is available for review at Village Hall during normal business hours; Monday through Friday, 8:30 a.m. – 5:00 p.m. The application will also be posted on the Village website one week prior to the hearing date. If your schedule does not permit your attendance at the hearing and you wish to present comments, you may do so by submitting them in writing to the undersigned.**

**If you have any questions concerning this matter, please contact me at (708) 354-0225 or at [erodman@lagrangepark.org](mailto:erodman@lagrangepark.org).**

**Sincerely,**

A handwritten signature in black ink, appearing to read "ERODMAN".

**Emily Rodman, AICP  
Assistant Village Manager  
Village of La Grange Park**

**NOTICE OF PUBLIC HEARING BY THE  
PLANNING & ZONING COMMISSION  
OF  
LA GRANGE PARK, ILLINOIS**

Notice is hereby given that on December 18, 2018, a public hearing will be held before the Planning & Zoning Commission of La Grange Park, Illinois, in the Village Hall at 447 North Catherine Avenue, at 7:00 p.m. or soon thereafter for the purpose of considering an application for a zoning variation on property zoned as R-1A Residential District located at 1143 Robinhood Lane, La Grange Park, Illinois, and legally described as:

**THE WEST ¼ OF LOT 90 IN ROBIN HOOD ESTATES, A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT RECORDED IN SUCH COUNTY, THE 2<sup>ND</sup> DAY OF JULY, 1945 AS DOCUMENT 13541788, IN COOK COUNTY, ILLINOIS.**

The petitioner is requesting a variation to allow for the construction of a fence in a front yard.

The Application for Zoning Variation and description of proposed use are available for examination during normal office hours at the La Grange Park Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

All interested persons are invited and welcome to attend the hearing. All persons interested in providing testimony at the hearing are welcome to do so.

**PLANNING & ZONING COMMISSION  
VILLAGE OF LA GRANGE PARK**

**Eric Boyd, Chairman**