

# Village of La Grange

## AGENDA

PLAN COMMISSION  
of the  
VILLAGE OF LA GRANGE

Village Hall Auditorium

53 S. La Grange Road, La Grange, IL

**Tuesday, June 9, 2015 - 7:30 p.m.**



1. Call to Order and Roll Call of the Plan Commission
2. Approval of Minutes – March 10, 2015
3. Business at Hand:

**PLAN COMMISSION CASE #224 –Special Use Permit and Site Plan Approval to allow a fitness studio within the C-3 General Commercial District 1045 S. La Grange Road, Right Fit Sport Fitness Wellness, LLC.**

**PLAN COMMISSION CASE #223 – To consider (1) Amendments of various sections of the La Grange Zoning Code: district use lists, definitions, accessory uses, fences, and various other standards; and (2) Amendments to the Zoning Map for a portion of Denning Park into the OS Open Space District, Village of La Grange.**

4. Old Business:
5. New Business:
6. Adjournment

(Commissioners: Please call 579-2320 to confirm your attendance.)

Individuals with disabilities and who require certain accommodations to participate at this meeting are requested to contact the ADA Coordinator at 579-2315, to allow the Village to make reasonable accommodations.

## MINUTES

Plan Commission of the  
Village of La Grange  
March 10, 2015

### I. CALL TO ORDER AND ROLL CALL:

Chairman Kardatzke called the meeting to order on March 10, 2015, at 7:30 p.m. in the Village Hall Auditorium, 53 S. La Grange Road, La Grange, IL.

Present: Commissioners Egan, Paice, Reich, Stewart, Weyrauch, Williams, with Chairman Kardatzke presiding.

Absent: None.

Also Present: Community Development Director Patrick Benjamin, Assistant Community Development Director Angela M. Mesaros, Fire Chief Don Gay and Village Attorney Mark Burkland.

### II. APPROVAL OF MINUTES:

The Minutes of the March 10, 2015, Plan Commission meeting were presented for approval. It was moved by Commissioner Weyrauch seconded by Commissioner Egan, that the Minutes be approved. Motion carried unanimously by voice vote.

### III. BUSINESS AT HAND:

**CONTINUATION OF PLAN COMMISSION CASE #222 – To consider an application for zoning amendment, planned development, special use, site plan and design review approval to permit the construction of a three story mixed use building and to operate individual and family services and residential care facility at 9601 W. Ogden Avenue, Beds Plus Care, Inc.**

Chairman Kardatzke read the rules/procedures of the hearing, introduced the case and swore in all members of the applicant's team.

Tina Rounds, Executive Director of BEDS Plus Care, Inc., Rashmi Ramaswamy, architect with Shed Studio, and Steve Friedland, Attorney with Applegate and Thorne-Thomsen representing BEDS Plus addressed each of the concerns from the last meeting and presented additional information, revisions to the design of the building and the project generally in response to discussion at the first hearing session, including BEDS' agreement to move at least two emergency overnight shelters out of La Grange, BEDS' plan not to substantially grow the number of clients, BEDS' goal to shift the emphasis to eventually end chronic homelessness by employing alternate strategies of prevention in housing.

Audience comments and questions included the demonstrated need for supportive, affordable housing in the community, the level of security to be provided for the facility, potential impacts on Village services providers, neighborhood safety, police presence in the area, environmental remediation, potential undue adverse economic impact on neighboring property, separating the zoning application from the issue of homelessness – “homelessness is not a crime,” where clients go after they leave the facility, and client selection process (See Findings of Fact).

Discussion by Commissioners included suitability of the site, which currently is vacant and zoned for commercial development, ingress and egress from the site and parking and circulation, site lighting and landscaping, any undue adverse impacts on the neighborhood or community, availability of police, fire, and public infrastructure for the site, environmental conditions on the property, effect on nearby commercial and industrial businesses, and viability of the site for commercial development under its current zoning.

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Reich, seconded by Commissioner Stewart that the Plan Commission recommend to the Village Board of Trustees Approval of the application for amendment to the Zoning Map special use, planned development, site plan, and design plans as outlined in the Staff memorandum dated February 10, 2015 with PC Case #222.

Motion to APPROVE carried by a roll call vote 4 to 3:

AYE: Reich, Stewart, Weyrauch, and Chairman Kardatzke

NAY: Egan, Paice, and Williams

ABSENT: None

**IV. OLD BUSINESS:**

None.

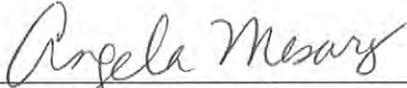
**V. NEW BUSINESS:**

None.

**VI. ADJOURNMENT:**

There being no further questions or comments from the audience or Commissioners, a motion to adjourn was made by Commissioner Reich, seconded by Commissioner Egan. The meeting adjourned at 11:34 p.m.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Angela Mesaros".

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Angela Mesaros, Assistant Community Development Director

VILLAGE OF LA GRANGE

PC Case #223

TO: Plan Commission

FROM: Patrick D. Benjamin, Community Development Director  
Angela M. Mesaros, Assistant Community Development Director  
Mark E. Burkland, Village Attorney

DATE: June 9, 2015

RE: ZONING CODE AMENDMENTS – (1) Zoning Map Amendment and (2) Text Amendments related to accessory uses, institutional buildings, craft breweries, parking standards, subdivision code, tobacco stores, personal training facilities, office district, fences and other uses, Village of La Grange

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**I. BACKGROUND**

As part of the Village’s comprehensive, phased review of the Zoning Code, we are reviewing regulations related to several sections of the Code. Staff recommendations also include an amendment to the Zoning Map.

Staff has created an inventory of existing uses in the zoning districts. With the existing uses as a guide, we reviewed the permitted and special use lists to determine whether the currently authorized uses best serve the intent and purposes of each district and the general welfare of the Village as a whole.

**II. ZONING MAP AMENDMENT**

Rezoning of Denning Park into the OS Open Space District from the R-2 Single Family Residential District

A small part of the south end of Denning Park was acquired by the Park District of La Grange to increase the size of Denning Park. This parcel was zoned in the R-2 Single Family Residential District when the Park District acquired it, and this parcel is now used exclusively for park purposes. The Zoning Map amendment would rezone this parcel into the OS Open Space District along with the rest of Denning Park. The Park District supports the zoning change. (See attached email from Park District Director for additional details on the subject property.)

Amendment Criteria

As set forth in Section 14-605 of the Zoning Code, the standards applicable to an amendment to the Zoning Map for specific parcels of property are as follows:

- (a) *The existing uses and zoning classifications for properties in the vicinity of the subject property.*
- (b) *The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.*
- (c) *The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.*
- (d) *The extent, if any, to which any such diminution in value is offset by an increase in public health, safety, and welfare.*
- (e) *The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.*
- (f) *The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.*
- (g) *The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.*
- (h) *The suitability of the subject property for uses permitted or permissible under its present zoning classification.*
- (i) *The availability, where relevant, of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.*
- (j) *The availability, where relevant, of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.*
- (k) *The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.*

Staff believes the proposed amendment is consistent with the use of the property, the character of the area, and the goal of the Comprehensive Plan.

#### Recommendation

The Staff recommends that the Plan Commission consider **amending the Zoning Map by rezoning the described area of Denning Park into the OS Open Space District.**



## Angela Mesaros

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**From:** Dean Bissias <deanbissias@pdlg.org>  
**Sent:** Tuesday, June 02, 2015 2:17 PM  
**To:** Angela Mesaros; Pat Benjamin  
**Cc:** Pat Benjamin (Pbenj1@aol.com)  
**Subject:** RE: Denning Park

### Denning Park

The Park District of La Grange started to develop Denning Park back in 1974. Since then the district has increased the size of the park by purchasing two additional lots to the south of the original property. In 2000 the Park District applied for a OSLAD matching grant in the amount of \$558,050 for the purchasing of the property located at 5000 Willow Springs Road (formerly known as the Bartiga Property) and at 4935 Willow Springs Road (formerly known as the Oelker Property). In 2001 the Park District was awarded the grant for these purchase. In the grant application it is noted that the purchase of this land would increase the park district open space by 2.3 acres. In 2010 the park district was able to obtain a grant from Lyons Township in the amount \$508,000. This money was used along with the park district finances to redevelop the park into what is today. We have included a walking path, 2 half court basketball courts, improved drainage which is benefiting the local community, open space for play new picnic pavilion, and a new handicapped accessible playground with a poured in play soft surface.

For whatever reason these two parcels, 5000 and 4935 Willow Springs road were never rezoned. For whatever reason previous Directors never followed up with village to rezone these two parcels. Now that that has been brought to our attention the Park District would like to see them rezoned as Open Space.

**Dean Bissias**  
*Executive Director*  
*Park District of La Grange*  
[deanbissias@pdlg.org](mailto:deanbissias@pdlg.org)

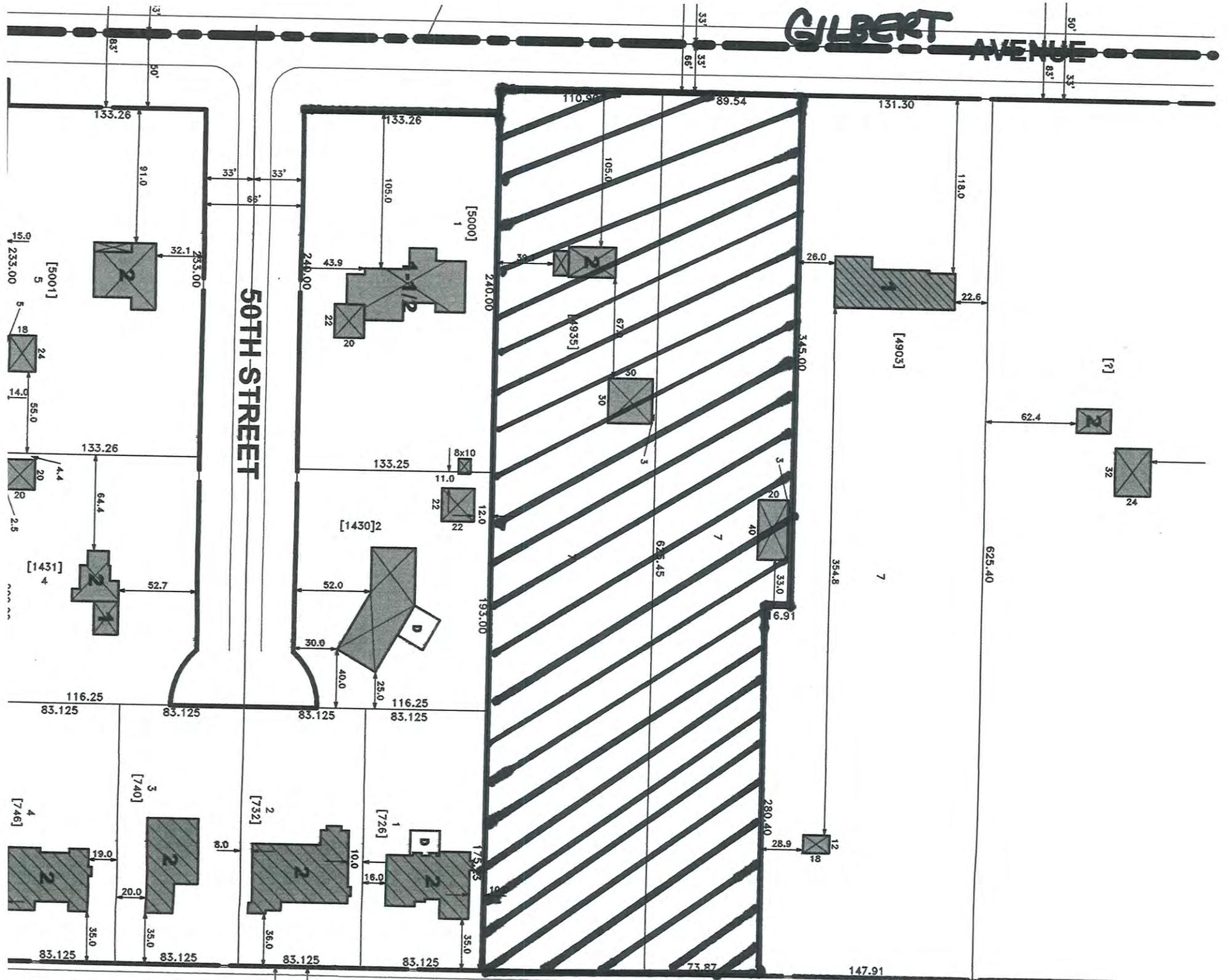
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*Direct 708-588-2204*  
*Fax 708-352-3010*



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# GILBERT AVENUE

# 50TH STREET





### III. ZONING CODE TEXT AMENDMENTS

As we have done in the recent past, Staff has undertaken an examination of the permitted and special use lists in each of the zoning districts along with accessory uses, nonconformities and definitions. We have conducted a thorough survey of existing uses and compared the businesses located in each district with the uses allowed by our Code. (See attached “Proposed Text Amendments” for specific language related to each amendment to the Code.)

#### 1. Commercial Districts, Article V

##### Additions to the Permitted Use List (ZC §5-102)

- *Wine and Beer Boutiques.* Staff recommends adding these uses to the permitted use lists in all four commercial districts. These establishments also would be defined by adding them to the Definitions list. This proposed amendment is consistent with the Village’s Liquor Code and with an existing business, Vino e Birra.

##### Revisions to the Permitted Use List (ZC §5-102)

- *Personal Physical Fitness Training.* In 2006, the Village amended the Zoning Code to allow personal physical fitness training as a permitted use in the commercial districts only if they maintain retail sales in the front of each facility. Staff believes that retail sales is an appropriate requirement in the C-1 and C-2 retail districts. However, staff recommends amending the Code to allow personal physical fitness with no retail component as a permitted use in the C-3 and C-4 Districts. (The retail sales requirement would remain in place in the C-1 core retail district and C-2 west end district).
- *Tobacco Stores & Stands (5993)* – The Village has received several inquiries from persons regarding whether e-cigarette stores and hookah bars are authorized within the Village. They are not authorized as a principal use and Staff recommends adding the following clarifying language: “*but not including e-cigarettes, hookahs, hookah bars, or similar uses as a principal use or as substantial stock in trade of the establishment.*”

#### 2. Office District, Article VI

##### Revisions to the Special Use List (ZC §6-105)

- Delete *flying fields maintained by aviation clubs, gun clubs, shooting clubs (7997)* – As Staff reviewed the use lists, we identified that the SIC category “*Membership Sports and Recreation Clubs*” includes flying fields, and

gun/shooting clubs. We do not believe that these uses are appropriate in the Village's Office District located primarily at Gilbert Avenue and 47<sup>th</sup> Street.

3. I-1 Light Industrial District. Article VII

Additions to the I-1 Permitted Use List (ZC §7-102)

- *Craft Breweries and Craft Distilleries* – Staff has received inquiries about potentially allowing small breweries with tasting rooms in the Village. We believe that this use would be appropriate in the I-1 Light Industrial district. The Liquor Code has been amended to allow this use. We also believe that craft distilleries, which are a use very similar to craft breweries, would be equally appropriate in the I-1 District.

Revisions to the I-1 Special Use List (ZC §7-105)

- Delete *flying fields maintained by aviation clubs, gun clubs, shooting clubs (7997)* – Staff believes that flying fields, gun clubs and shooting facilities are not appropriate uses in the I-1 district. The industrial properties in the Village are not large, isolated sites, rather they are in close proximity to residential neighborhoods.

4. IB Institutional Buildings District, Article VIII

Revision to the IB Special Use List (ZC §8-205)

- *Religious Uses.* Churches throughout the Village seek ways to use their buildings and to allow others to use their buildings both to promote their mission and to increase their revenue. In some cases a particular use does not appear to promote the church's mission and allowing that use may set a precedent for other non-mission uses in that building and for other churches. Churches in the Village are often located directly within single family residential neighborhoods. The uses a church allows in its building may not be compatible with nearby residences, whether it be an independent social services agency, organizations such as Girl Scouts, Cub Scouts, Kiwanis, and others, or something other such as a monthly teen rock-and-roll battle of the bands competition.

5. Accessory Uses and Structures Regulations

Additions to the Accessory Uses and Structures List (ZC §9-101)

- *Donation Boxes.* Donation boxes appear to have become more common, are not always maintained properly, and can be subject to vandalism. More recently new for-profit companies place donation boxes, through lease arrangements with the

property owner, but with no permission from the Village. These for-profit uses are not permitted and clarifying language should be added to the Zoning Code. Donation boxes should be limited to boxes that relate to the principal use on a property. Also, Staff recommends tight regulations on where donation boxes may be placed to avoid risks to public safety and proliferation of boxes within the Village.

- *Playhouses and Tree Houses.* Recently there has been publicity about large treehouses and playhouses in Chicago suburbs, including a person who rents out a room in his house along with a giant treehouse through Airbnb. The Village carefully regulates the number and size of accessory structures on zoning lots and these uses should be regulated specifically. The Village recently received a request for approval of structures that included a large shed as part of a “tree house” (see attached image). Staff suggests that a maximum size should be established for playhouses and tree houses and that regulations should be placed on tree houses preventing them from habitation other than for play.
- *Small Cell Sites.* Cellular telecommunications companies are turning more and more to what have become known as “small cell sites.” These installations often are affixed to existing utility cells, but they also are installed on rooftops, light poles, and similar “every-day” structures around a municipality. Some of them are not particularly small and many people find them to be unsightly. Staff suggests they be prohibited on all residential structures, utility poles on residential property, streetlights, and within any public right-of-way primarily within a residential area, except arterial roads.
- *Greenhouses* – Staff has received requests for construction of greenhouses accessory to single family residences. We believe that they are appropriate on larger lots with the appropriate limits based on lot size, similar to current regulations for gazebos and pergolas.

6. Fence Regulations

Revision to the Fence Regulations (ZC §9-105B)

- *Prohibit certain materials, such as woven mesh and temporary, incomplete fences*—Staff believes that particular materials such as woven mesh and construction-style materials do not fit the character of the Village’s residential neighborhoods (see attached image).

7. Parking and Loading Regulations

Addition to the Required Spaces List (ZC §10-101)

- *Craft Breweries.* Microbreweries are growing in popularity and number. Staff suggests that microbreweries have a separate off-street parking standard because of their particular employee and customer mix.

8. Comprehensive Sign Plans Regulations

Comprehensive Sign Plans (ZC §11-110)

- Include industrial areas as allowable: New businesses in the industrial areas, particularly along Shawmut Avenue, are more commercial in character such as Life Storage and Divine Consign. Staff suggests that the design review process for commercial buildings be amended to include the Industrial District.

9. Nonconformities

Amend Subsection (ZC §12-104B)

- *Vertical and Horizontal Extensions* – An extension of a nonconforming structure is currently permitted by the Zoning Code, such as an addition to a house that is closer to a lot line than allowed. However, the regulations do not specifically state what is permitted. Staff recommends adding language to the text to clarify.

10. Definitions

Additions to Definitions (ZC §16-101)

Staff reviewed the definitions for items that need updating and clarifying. Based on our review, we recommend the following new definitions be added:

- *Boutique*
- *Brewpub*
- *Building Line*
- *Craft Brewery*
- *Craft Distillery*
- *Playhouse*
- *Short-Term Residential Rental*
- *Tasting Room*
- *Tree house*

The purpose for most of these additions has been noted above.

The purpose for adding a definition of “building line” is to address recurring questions regarding nonconformities related to side yards and regarding the extension of attached garages beyond a front building line.

The purpose for adding a definition of “short-term residential rental” is to distinguish that rental use from single family detached dwellings. A growing trend around the country and in some places within the Chicago metropolitan area is for homeowners to rent their houses through an internet service such as Airbnb. Occasional rentals should not be considered incompatible with a neighborhood of single family detached houses. A different conclusion may be reached if the rentals are very frequent or even continuous. Staff thus suggests consideration of a separate definition for “short-term residential rental,” which would not be authorized in the single family residential districts.

11. Subdivision Regulations

Amendment to the Subdivision Regulations

- *Minimum depth of lots* – Currently the Subdivision Code requires a minimum depth of a lot to be 125 feet. In some cases, such as the First Church of Christ Scientist parcel at 100 South Catherine, the block has already been platted with depths of slightly less than 125 feet. In order to allow subdivision of individual parcels in these areas, Staff recommends that the Subdivision Code be amended to allow less than 125 feet on previously platted lots. After review of the Village’s land use plat maps, it appears that most prominent shorter depth of any blocks is 123 feet.

Amendment Criteria

As set forth in Section 14-605 of the Zoning Code, the standards applicable to an amendment of general applicability (rather than a specific parcel of property) are as follows:

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

Among the purposes of the Zoning Code as stated in Section 1-102 are (a) to protect and enhance the taxable value of land and buildings and (b) to protect the public health, safety, and morals, and the general welfare of the Village.

The Staff believes the changes it is recommending are consistent with the intent and purposes of the Zoning Code as well as of the zoning districts.

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

Staff has reviewed the intended purposes of each Section of the Zoning Code. The Staff believes the changes it is recommending will cause the use lists in the districts to serve the intent and purposes of each district, thereby protecting and promoting the essential character of the Village.

Recommendation

Therefore, the Staff recommends that the Plan Commission consider **amending the Zoning Code and Subdivision Code as stated in Part III of this Staff Report.**

# VILLAGE OF LA GRANGE

PC Case #223

## Proposed Text Amendments

### Addition and Revisions to Commercial District Permitted Use List (ZC §5-102)

5-102

3. *[revision]* Personal Physical Fitness Training and supervised exercise facilities in conjunction with retail sales (NAICS 713940), subject to the following conditions: (a) the use may not exceed 3,500 square feet of gross floor area on the first floor, (b) the use is permitted only in a storefront space that does not exceed 30 feet in width at the front lot line, (c) in the C-1 District and the C-2 District the full width of the use at the storefront must be devoted exclusively to retail sales and the retail sales area must have an average depth of not less than 25 feet measured from the storefront
16. *[revision]* Eating Places (5812), including Brewpubs and including carry-out, but not including drive-in establishments,
- \_\_\_\_. *[new]* Wine and Beer Boutiques, not including spirits (NAICS 445310) *[in all four commercial districts]*
30. *[revision]* Tobacco Stores & Stands (5993), but not including e-cigarettes, hookahs, hookah bars, or similar uses as a principal use or substantial stock in trade of the establishment

### Revision to Office District Special Use List (ZC §6-105)

6-105(D)

3. *[revision]* Membership Sports and Recreation Clubs (7997) but not including flying fields maintained by aviation clubs, gun clubs, or shooting clubs.

### Addition to I-1 Permitted Use List (ZC §7-102)

7-102G

5. *[revision]* Craft Breweries and Craft Distilleries, as defined and regulated by Illinois law and the Illinois Liquor Control Commission, including Tasting Rooms

Revisions to I-1 Permitted Use List (ZC §7-102)

7-102(I)

11. Miscellaneous Repair Services (76), but not including gun parts made to individual order

7-105(E)

10. *[revisions]* Membership Sports and Recreation Clubs (7991), but not including flying fields maintained by aviation clubs, gun clubs, or shooting clubs
11. *[revisions]* Amusement and Recreation Services not elsewhere classified (7999), but not including bookies, bookmakers, card rooms, gambling establishments, gambling machines, lotteries, lottery clubs, shooting galleries, shooting ranges, skeet shooting facilities of any kind, or trapshooting facilities of any kind

Revision to IB Special Use List (ZC §8-205)

8-205(S)

- S. *[revision]* Religious Organizations, including core mission activities but not including the following as part of a religious organization's facility: (i) independent social services agencies administering to the general public, (ii) other independent services agencies, (iii) retail trade, (iv) personal services or other services to the general public.

Revisions to fence regulations (ZC §9-105)

9-105(B) & (D)

- B. *[revisions]* Prohibited Materials. No fence shall be constructed of the following materials:
  1. Any electrically charged element.
  2. Barbed wire, razor wire, or concertina wire.
  3. Chain link if located between the building line and a corner side lot line, or front lot line.
  4. Woven mesh.

5. Temporary or incomplete structural members, such as non-rigid plastic, stakes, or un-framed chained link.
- D. *[revisions]* Prohibited Locations. No fence shall be constructed or maintained (1) between the front building line of the principal structure and the front lot line or (2) in the corner side yard except under the following circumstances: *[remainder of Subsection D unchanged]*

Additions to Accessory Uses and Structures (ZC §9-101)

9-101(C)

13. *[new]* Donation Boxes. A donation box is authorized as an accessory use only if all of the following standards are met:
  - (a) The donation box must be related to, and serve, the principal use on the property.
  - (b) The donation box must be customarily found as an incident to the principal use.
  - (c) The donation box must be kept in good repair, clean, and free of graffiti or other effects of vandalism at all times.
  - (d) The donation box must be located not less than five feet away from any lot line.

Donation boxes are prohibited as a principal use everywhere within the Village.

14. *[new]* Tree houses. A tree house is authorized as an accessory use only if all of the following standards are met:
  - (a) Support. A tree house must be supported solely by the tree within which it is located. No tree house may be supported in any way directly by the ground.
  - (b) Location. A tree house may not be located in any required yard except the rear yard.
  - (c) Habitation. A tree house may not be constructed or used as a dwelling unit fit for human habitation.

Tree houses are prohibited as a principal use everywhere within the Village.

15. *[new]* Playhouses. A playhouse must satisfy all of the following conditions:
- (a) Floor Area. A playhouse may not exceed 10 square feet of floor area.
  - (b) Height. The maximum height of a playhouse is 10 feet above grade at any point.
  - (c) Separation from Principal Structure. A playhouse must be separated from the principal structure (house) by a minimum of 10 feet. A playhouse may not be physically connected to the principal structure.
  - (d) Habitation. A playhouse may not be constructed or used as a dwelling unit fit for human habitation.

Playhouses are prohibited as a principal use everywhere within the Village.

16. *[new]* Greenhouses. Greenhouses must satisfy all of the following conditions:
- (a) Size. No greenhouse in any single family residential district may exceed the following gross floor area maximums:
    - (i) Lots 6,500 square feet or less in total lot area: 120 square feet;
    - (ii) Lots 6,501 to 10,000 square feet in total lot area: 144 square feet;
    - (iii) Lots 10,001 to 15,000 in total lot area: 250 square feet.
    - (iv) Lots greater than 15,000 square feet in total lot area: 400 square feet.
  - (b) Height. No greenhouse may exceed *[15]* feet in maximum height.

#### Revisions to General Applicability (ZC §15-101)

##### 15-101(E)

##### E. Exempt Uses.

1. Certain Utility Facilities. Except as provided in the next sentence of this Paragraph 1, the following uses are exempt from the provisions of this Code: public utility poles, wires, cables, conduits, vaults, laterals, pipes, mains, and valves for the distribution of electricity, gas, or water, or the collection of sewage or surface water, or for telephone, cable television, or other communications. Pole-mounted or other above-ground telecommunications installations including without limitation small cells

and other radio access nodes of all types are not exempt from the provisions of this Code and are not authorized except by approval of a special use permit.

2. **Railroad Right-of-Way Uses.** Railroad rights-of-way, track, and passenger stations existing on the effective date of this Code are exempt from the provisions of this Code. All other railroad rights-of-way, facilities, or uses, or any change of an existing facility, is subject to all of the provisions of this Code.

#### Addition to List of Required Parking Spaces (ZC §10-101)

10-101(F)(1)

Craft Brewery or Craft Distillery with Tasting Room: 1 for each two employees plus one for each \_\_\_ square feet of Tasting Room floor area.

#### Revisions to Comprehensive Sign Plans (ZC §11-110)

11-110:       COMPREHENSIVE SIGN PLANS

- A. *[revisions]* Comprehensive Building Sign Plan. A Comprehensive Building Sign Plan (“*CB Sign Plan*”) is a set of one or more drawings, specifications, and design criteria for all signs on a single commercial or industrial building in a commercial or industrial zoning district. An approved CB Sign Plan establishes the number, locations, sizes, general design theme and guidelines, and other criteria for all current and future exterior signs on the building.

*[similar changes throughout this section]*

#### Revision to Nonconforming Structure regulations (ZC §12-104(E))

12-104(B)

- B. Repair, Maintenance, Alternations, and Enlargement. Any nonconforming structure may be repaired, maintained, altered, or enlarged; provided, however, that no such repair, maintenance, alteration, or enlargement shall either create any additional nonconformity or increase the degree of the existing nonconformity of all or any part of such structure. The vertical or horizontal extension of an existing exterior wall of a single family detached dwelling that is nonconforming with respect to a minimum required yard side yard will not be considered to increase the degree of that nonconformity so long as the extension does not encroach further into the required side or rear yard.

Additions and Revisions to Definitions (ZC §16-102)

16-102

Insert in proper alphabetical order:

- *Boutique:* A small retail shop that specializes in a particular product such as women's clothes, food, or wine, for example.
- *Brewpub:* An establishment where beer is brewed or manufactured primarily for distribution and consumption in an adjoining full-service restaurant.
- *Building Line:* Stated generally, the average distance between a lot line the exterior wall of the principal structure facing that lot line. The building line is drawn parallel to the lot line at the average distance from the lot line of the exterior wall.
- *Craft Brewery:* A small-production beer manufacturing facility operated in accordance with Illinois law regarding production limits.
- *Craft Distillery:* A small-production facility in which where alcoholic liquors are made by distillation in accordance with Illinois law regarding production limits.
- *Playhouse:* See Section \_\_\_ of this Code.
- *Short-term residential rental*
- *Tasting Room:* A room accessory to a Craft Brewery or a Craft Distillery in which food and the products produced in the brewery or distillery are offered to the public.
- *Tree house:* See Section \_\_\_ of this Code.

Miscellaneous "Housekeeping" Items

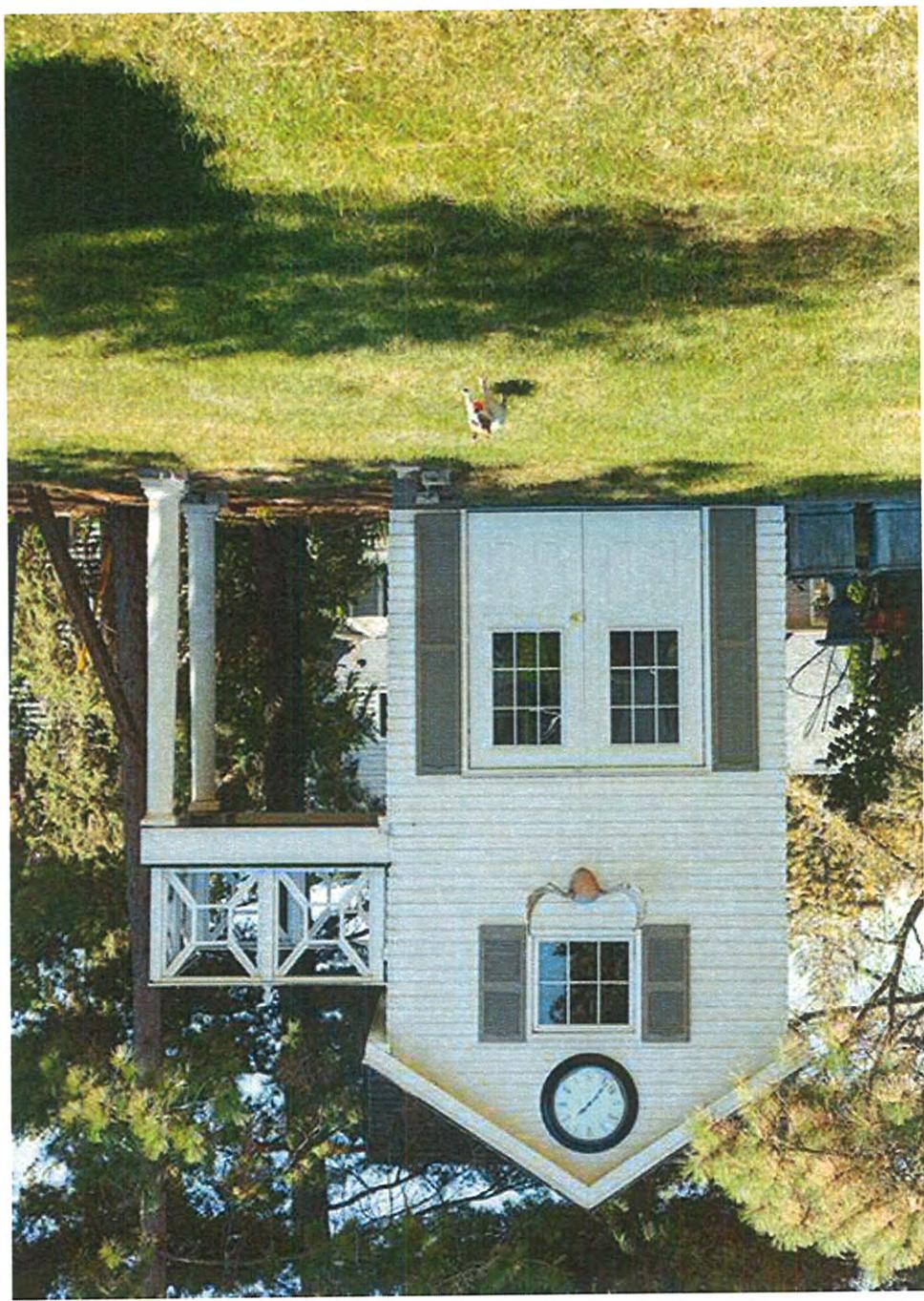
Various minor revision of a clerical or typographical nature.

Amendment to the Subdivision Regulations of the Village Code of Ordinances

PC #223  
Fence Regulations  
6-9-15



PC #223  
Playhouses and Treehouse  
6-9-15



## **STAFF REPORT**

**PC Case #224**

TO: Plan Commission

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

DATE: June 9, 2015

RE: **SPECIAL USE/SITE PLAN APPROVAL TO ALLOW A PHYSICAL FITNESS FACILITY IN THE C-3 GENERAL SERVICE COMMERCIAL DISTRICT, Right Fit Sport Fitness Wellness, LLC., 1045 S. La Grange Road, La Grange, IL.**

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### **I. BACKGROUND:**

The applicant, Right Fit Sport Fitness, wishes to operate group personal training/fitness center at 1045 S. La Grange Road in the C-3 General Service Commercial District. The proposed use falls within the broad SIC category of Exercise Centers, Fitness Salons, and Spaces (NAICS 713940). A Fitness Center is a Special Use in the C-3 District. Therefore, a Special Use Permit/Site Plan Approval is required for the proposed fitness facility.

### **II. APPLICATION:**

#### **1. SPECIAL USE TO ALLOW PHYSICAL FITNESS FACILITY IN THE C-3 GENERAL SERVICE COMMERCIAL DISTRICT**

Right Fit Sport Fitness has filed an application with the Community Development Department to obtain a Special Use Permit and Site Plan Approval to conduct a group training/fitness center at 1045 S. La Grange Road. The applicant would occupy a commercial unit comprising approximately 2,500 square feet (including exercise equipment, lockers, assessment area and bathrooms). This special use would involve renovations to the inside of the existing building.

#### **SPECIAL USE**

##### **SPECIAL USE STANDARDS:**

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

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

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

According to the La Grange Zoning Code, *the C-3 General Service Commercial District is intended to provide areas for the development of service, commercial, and retail uses requiring direct vehicular access.* The proposed use would be located within an existing commercial building, and is allowed as a special use in the C-3 district.

The Comprehensive Plan, adopted in 2005, identifies this property within the “*Community Commercial*” category defined as *a commercial area which provides services extending beyond daily living needs.* The Plan also states that “*Commercial areas should not adversely impact adjacent residential areas. Screening and buffering should be provided, including landscaped setbacks, high quality fencing, and open space areas. Commercial operations, including traffic and parking, should not be allowed to affect neighborhood quality. Noise, safety, and overall maintenance of commercial properties should be carefully controlled.*” The subject property is directly adjacent from single family residential to the east (with an alley separating properties). Otherwise properties directly to the north, south and west (across La Grange Road) are commercial uses, zoned C-3.

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

The applicant proposes to operate a physical fitness center within a commercial building. According to the applicant, sessions would be on the hour from 5:00 a.m., to 8:00 p.m. Sessions are 60 minutes in length. Training sessions would be conducted *indoors* by a certified trainer. Target class size is 8.

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

According to the applicant, renovations to the facility would occur only inside the studio – internal dry wall destruction, new flooring and painting. The only work to exterior of the building is new signage, which is permitted separately. They propose no outdoor storage at this facility.

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

The proposed use would be serviced by existing utilities at the subject property. Because this is a commercial use, there would be no increase in population. Therefore, the proposed use would have minimal effect on the parks, libraries and schools. Police and Fire protection would be comparable with other uses permitted in the C-3 district.

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

The proposed fitness center will be located within a commercial building directly next door to an auto body shop to the south and multiple family residential to the north (both zoned C-3 commercial), across La Grange Road from 53<sup>rd</sup> Street and a gas station in Countryside, IL. The applicant plans to utilize an existing private parking lot with access off of La Grange Road.

The proposed facility will offer sessions of approximately 8 members that should not cause undue traffic congestion. According to the applicant, based on experience, they anticipate that their busiest times will be 6:00 a.m. to 9:00 a.m., and 5:00 p.m. to 8:00 p.m.

Staff parking will be located in the private lot directly behind the building with 1-2 staff at all times. Therefore, their estimate is that 10 cars will be the most parked at the facility at any one time. (Attached is the site plan.)

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

The proposed use would be located within an existing structure occupying approximately 2,500 square feet with no outdoor facilities. Right Fit would provide small group training for both adults and children, sports performance training and private personal training services.

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

The applicant has shown a willingness to comply with all applicable provisions of the Zoning Code.

DELIBERATION FACTORS:

Special Uses are defined as such due to some distinctive characteristic that requires careful review of location, design, and impact to determine whether their establishment should be permitted on any given site. They are uses that require weighing their possible impacts and effects on the community against any added benefit they may afford or need they may address. In order to determine their appropriateness on any proposed site and their compliance with proposed standards, the Commissioners should consider these factors as outlined in Paragraph 14-401E3 of the Zoning Code:

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

According to the applicant, the proposed Special Use Permit would allow the applicant to provide a service that enhances the well-being of the community by offering health benefits from its fitness programs.

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

“Fitness Centers” are classified as special uses, because many such facilities offer high impact exercise and recreational programs or cater to large groups of people.

The proposed facility would be used to hold small group training sessions. The facility would not be used as a health club with a large membership base, instead training classes would be in one hour sessions.

According to the applicant, this location is ideal – with exposure on La Grange Road, a major arterial street. La Grange is proximate to their growing clientele of First Alliance Volleyball Club, Grace Lutheran Church of La Grange and training athletes from Lyons Township High School and Nazareth Academy Sports (in La Grange Park). The space also provides adequate square footage, ceiling height and width to accommodate their layout and training services.

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

At the public hearing, the Plan Commission can assess any concerns that adjacent users may have regarding this potential use.

## **SITE PLAN**

A requirement of a Special Use Permit is also to submit information proving that the proposed use will not have undue adverse impacts on adjacent property, the character of the area, public health and safety; it must also include information regarding parking and proposed hours of operation for the facility. As the proposed Special Use will be located in an existing building, there is minimal information that we have required the applicant to provide.

### Noise Control

Subsection 5-109B of the Zoning Code states, *No use shall produce noise of such volume or pitch as to cause a nuisance in any residential district at any time or within any residential dwelling unit located in any district between the hours of 10:00 p.m. and 7:00 a.m.*

According to the applicant, all sessions would be conducted indoors. The facility will be located within a commercial building directly in-line with an auto body shop to the south, multiple family residential structure to the north, and across La Grange Road from 53<sup>rd</sup> Street and a gas station in Countryside, IL.

### Parking

Paragraph 10-101F1 (e) (iv) of the Zoning Code states, *Physical Fitness Facilities* are required *1 for each 200 square feet of gross floor area*. The facility is approximately 2,500 square feet for a total of 13 required spaces (2,500 square feet/ 200 = 12.5).

The Site Plan as submitted by the applicant has ten spaces marked. The State of Illinois Accessibility Code requires that one space be accessible parking, 16 feet wide with either five feet or 8 feet wide diagonally striped access aisle. This would eliminate one space – with 9 spaces provided in their private parking lot including the accessible space.

The applicant has indicated that they would not need more than six spaces at any one time. However, they could request up to 6 spaces from the landlord (located on the east side of the building on the other side of the fence.) Staff recommends that the applicant reserve 4 spaces to meet the required amount of spaces, if needed.

### **III. RECOMMENDATION:**

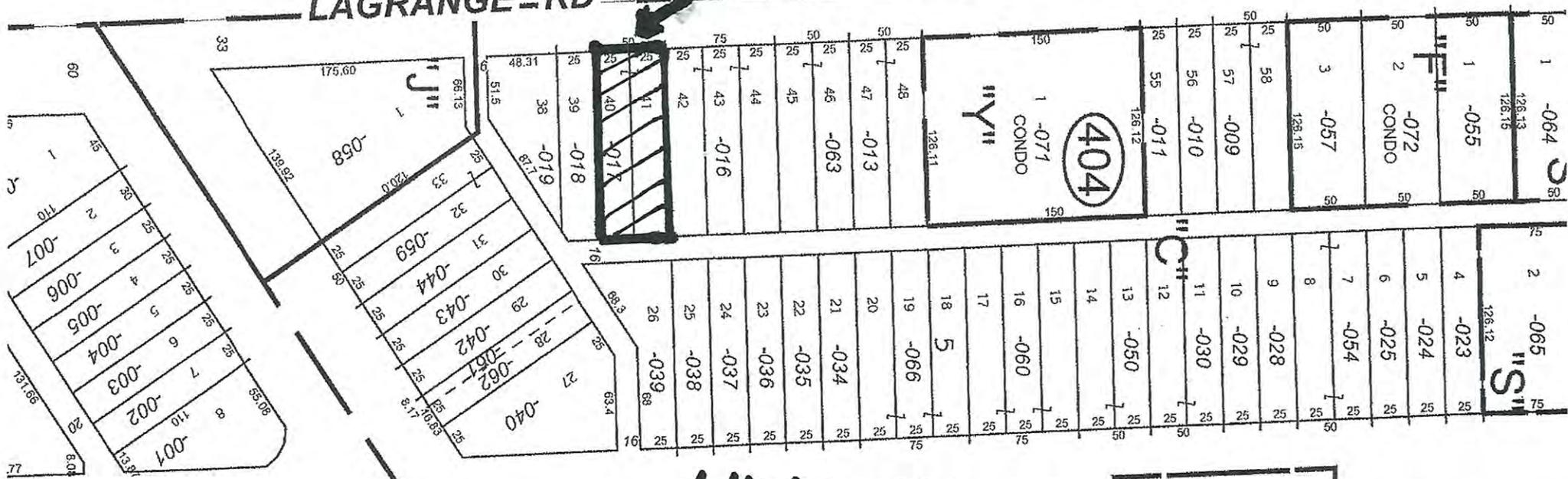
Should the Plan Commission find that the Special Use Standards have been achieved, **the Plan Commission may wish to recommend to the Village Board of Trustees granting a Special Use Permit and the Site Plan Approval for the property legally described in Plan Commission Case #224 and commonly referred to as 1045 S. La Grange Road, to operate a Fitness Center (NAICS 713940) in the C-3 General Service Commercial District, with the following condition:**

1. **Noise Control.** The use or operation of the fitness center shall not cause the emission of sound from the leased space, which exceeds 55 dB (A) during daytime hours or 45 dB (A) during nighttime hours.
2. **Parking.** Applicant secure agreement from the landlord for access to four additional parking spaces east of the building on the other side of the fence if needed.



1045 S. Lagrange Rd.

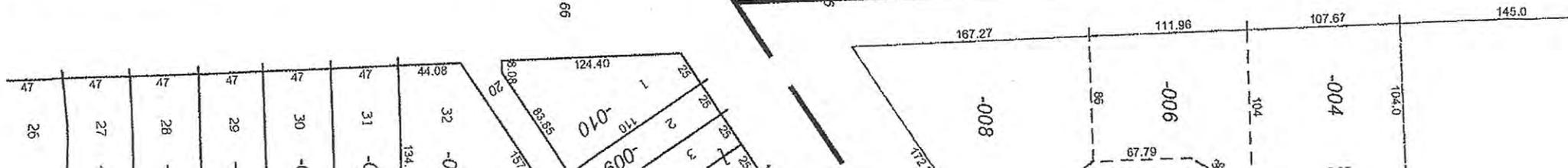
LAGRANGE RD



6th Avenue



PLAINFIELD RD



# Village of La Grange

53 S. La Grange Road, La Grange, IL 60525

Phone (708) 579-2320 Fax (708) 579-0980

## SPECIAL USE APPLICATION

TO THE PRESIDENT AND  
BOARD OF TRUSTEES  
VILLAGE OF LA GRANGE

Application No.:

Date Filed:

UARCO No.:

(Please Type or Print)

Application is hereby made by Right Fit Sport Fitness Wellness

Address: 7101 S. Adams Unit #7 Phone: 630-850-4050

Owner of property located at: 1045 S. Lagrange Rd., Lagrange, IL 60525

Permanent Real Estate Index No.: 18677063

as set forth by plat of survey attached hereto

Present Zoning Classification: C-3 General Service Commercial

### **PROPOSED SPECIAL USE: Fitness Center**

(Specify from list of allowable Special Uses pursuant to the Zoning Ordinance of the Village of La Grange)

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

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

- The office/retail/commercial property on 1045 S. LaGrange Rd. is currently registered as a C-3 general service property, and will be used by Right Fit LLC to provide fitness and wellness services to LaGrange and surrounding communities. The 2,500 sq. ft. building will be used by Right Fit, and its team of trainers, to professionally train adults, youths, and seniors in a small group or personal setting. 1045 was previously occupied by Physiotherapy and Associates, specializing in offering physical therapy services, which would be categorized as medical health and wellness. While we do not offer medical services, we do have trainers that specialize in corrective exercise, and pride ourselves on offering professionally designed programs to service all populations of the community. We hope LaGrange will value the service we have been providing for 10+ years, and welcome its presence at 1045 S. LaGrange Rd.

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

- If Right Fit is approved to open and operate in LaGrange, no major development to current structure will have to be completed. Current building is in great condition after inspection by Right Fit LLC contractor, and only would require internal dry wall destruction, new flooring, and painting for Right fit to create its business model and floor plan. Garage door on east end of building enables Right Fit to put dumpster in east wing of building to properly dispose of all debris and garbage accumulated from internal construction. Currently, only planned external work will include lit Right Fit signage on LaGrange Rd., if proper approvals can be obtained.

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

- As previously stated, no additions will be made to current unit on 1045 S. LaGrange, with all construction being completed internally. Once unit becomes fully operational, all Right Fit services are conducted in 2,500 sq. ft. facility, and would not interfere with any business or residence in the area. 1045 is a fully enclosed unit, which will prevent sound and music from affecting neighboring businesses and residences (Right Fit LLC will always monitor and ensure "noise" will never become an issue with surrounding neighbors). Right Fit LLC will also ensure that clients safely and respectfully enter and exit the premise before and after their scheduled appointments.

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

- Unit on 1045 currently has two fully operational bathrooms that will be used to service Right Fit clients. Right Fit offers training programs on the hour throughout the day from 5:00 - 8:00 p.m., but will never have a volume that surpasses eight, making the current facilities adequate for daily/hourly traffic. Right Fit will also ensure that one of the bathrooms is fully handicap accessible for clients that require assistance while using facilities. Right Fit LLC will handle and remove all snow from parking lot and surrounding sidewalks to ensure client and pedestrian safety when traveling around unit. Fully operational alarm and security system will be installed on premise, to protect Right Fit LLC and all of its assets. Right Fit will also install a fully operational fire detection system, to ensure alerts to fire department are made in the event of fire or gas leak. One, fully functional fire extinguisher will be kept on premise at all times, as well as serviced and inspected by local fire officials annually. Right Fit also always keeps a working AED machine on site, with certified individuals in place to operate if situation required. A waste disposal company will be contracted by Right Fit LLC, to remove all accumulated garbage and trash from premise on weekly basis. Right Fit LLC will work with unit ownership to ensure that the building and surrounding plumbing and sewage have been reviewed by professional, ensuring their effectiveness, and bringing up to code.

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

- Right Fit daily business operations will not cause increased traffic to surrounding residential communities or undue congestion. Building 1045 provides two employee parking spots on east corner of building that will be utilized by 1-2 staff members on duty. Property also features ten parking spots on south side of building, to be utilized by clients attending their one hour or thirty minute session. Right Fit small groups do not exceed eight people per class, allowing one parking spot for each individual in class on property. Property features one main entrance off Lagrange Rd. that can legally be entered by individuals traveling north or south on LaGrange Rd. There are no additional/back entrances to property, preventing from people possibly using an alternative route unsafely, to reach their destination.

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

- All planned Right Fit renovations to current property include internal upgrades, and would not damage or destroy surrounding area. All waste accumulated from renovations will be disposed of properly. External upgrades, only include addition of new signage to current fixed structure, and again, would not be a new development. Right Fit will work with ownership of 1045 to contract lawn and external upkeep completed on regular basis, ensuring the professional integrity and beauty of current property.

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

- Right Fit has started and continues to correspond with the LaGrange office of development to ensure all standards for obtaining a business license are followed. Commercial unit on 1045 S. LaGrange Rd. has been zoned as a commercial service property that Right Fit seeks to occupy. After correspondence with village, it was deemed necessary that Right Fit apply for a special use permit, based on its categorization as a fitness center, and hopes to bring its services to LaGrange Community. Right Fit has also included a plat of survey, highlighting various requirements for village's approval. All construction permits will be applied for and architectural sketches submitted, prior to starting remodeling at 1045 S. LaGrange Property (flooring, painting, and drywall destruction).

\* \* \*

**NOTICE:** This application must be filed with the office of the Community Development Director together with seventeen (17) 11 x 17 or 8 ½ x 11 copies of any required drawings, plats of survey, etc., and an electronic copy if available, the necessary data called for above and the required filing fee escrow a minimum of thirty days in advance of the public hearing date. The escrow will be utilized to cover all costs incurred by the Village as outlined in Paragraph 14-101D2 of the Zoning Code:

- (a) Legal Publication (direct cost);
- (b) Recording Secretarial Services (direct cost);
- (c) Court Reporter (direct cost);
- (d) Administrative Review and Preparation (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);
- (e) Document Preparation and Review (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);
- (f) Professional and Technical Consultant Services (direct cost);
- (g) Legal Review, Consultation, and Advice (direct cost);
- (h) Copy Reproduction (direct cost); and
- (i) Document Recordation (direct cost); and
- (j) Postage Costs (direct cost).

The escrow for the application is as follows:

**Special Use Application - \$1,500**

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

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

I, the undersigned, do hereby certify that I am the owner or contract purchaser (Evidence of title or other interest you have in the subject property, date of acquisition of such interest and the specific nature of such interest must be submitted with application) and do hereby certify that the above statements are true and correct to the best of my knowledge. I also acknowledge that Village staff will prepare a report with a recommendation to the Plan Commission prior to my hearing. I understand that this report will be available for my viewing the Friday prior to my hearing and it is my responsibility to contact the Village to view this report or obtain a copy.

Steve Gray

Digitally signed by Steve Gray  
DN: cn=Steve Gray, o=Right Fit, ou=Right Fit, email=steve@right-fit.com, c=US  
Date: 2015.05.14 12:38:59 -0500

(Signature of Owner or Contract Purchaser)

(7101 S. Adams Unit #7)

(Willowbrook)

(IL)

(60527)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

4th DAY OF May, 2015.

NOTARY PUBLIC



**(FOR VILLAGE USE ONLY)**

1. Filed with the office of the Community Development Director \_\_\_\_\_, 20\_\_\_\_
2. Transmitted to Plan Commission at their meeting held: \_\_\_\_\_
3. Continuation (if any): \_\_\_\_\_
4. Notice of hearing published in: \_\_\_\_\_ on: \_\_\_\_\_
5. Findings and Recommendations of Plan Commission referred to Village Board at meeting of:  
\_\_\_\_\_
6. Final action of Village Board for adoption of amending ordinances or denial of applicant's request at meeting held: \_\_\_\_\_
7. Payment of expenses satisfied: \_\_\_\_\_

REMARKS:

**Village of La Grange**

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

**APPLICATION FOR SITE PLAN APPROVAL**

Case No.:  
Date Filed:  
UARCO:

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

Application is hereby made by **Right Fit Sport Fitness Wellness LLC**  
(Please Type or Print)

Address: **7101 S. Adams Unit #7, Willowbrook, IL 60527**  
(City) (State) (ZIP)

Phone: **(630) 850-4050**

Owner of Property Located at: **1045 S. LaGrange Rd., LaGrange, IL 60525**

Permanent Real Estate Index No.: **18677063**

Present Use: **Vacant** Present Zoning Class.: **C-3 Commercial Service**

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

Design Review Permit \_\_\_\_\_ Special Use Permit  Planned Unit Development

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

\* \* \*

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

**Steve Gray**

Digitally signed by Steve Gray  
DN: cn=Steve Gray, o=Right Fit, ou=Right Fit,  
email=steve@rightfit.com, c=US  
Date: 2015.05.14 12:46:58 -0500

(Signature of Owner or Contract Purchaser)

(Address) **7101 S. Adams Unit #7**

(City) **Willowbrook**

(State) **IL**

(Zip) **60527**

Subscribed and sworn to before me this **14** day of **May**, 20**15**.

(Notary Public)

(Seal)

Whenever an application filed pursuant to any provision of this code involves any use, construction, or development requiring the submission of a site plan pursuant to section 14-402 of this Code, seventeen (17) 11 x 17 copies of a site plan illustrating the proposed use, construction, or development, and **providing at least**

**the following data and information**, on one or more sheets, shall be submitted as part of the application:

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

to be used for fencing or screening.

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

If possible, please submit electronic copies of plans.

\* \* \*

Enclosures:

**(FOR VILLAGE USE ONLY)**

1. Filed with the Office of the Community Development Director: \_\_\_\_\_, 20  
.
2. Site Plan reviewed: \_\_\_\_\_, 20 \_\_\_\_\_.
3. In terms of the standards established by Subsection F of Section 14-402 of the Zoning Code the proposed site plan has been:
  - (i) Approved as submitted:
  - (ii) Approved subject to specific modifications:

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

\* \* \*

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

5. Transmitted to Plan Commission at their meeting held:
6. Continuation (if any):
7. Notice of hearing published in: \_\_\_\_\_ on
8. Findings and Recommendations of Plan Commission referred to Village Board at meeting of
9. Final action of Village Board for adoption of amending ordinances or denial of applicant's request at meeting held:

Permanent Real Estate Index No.:

Present Use: No Occupancy Present Zoning Class.:

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

Design Review Permit \_\_\_\_\_ Special Use Permit  Planned Unit Development \_\_\_\_\_

PLAT OF SURVEY must be submitted with application.

\* \* \*

I, the undersigned, do hereby certify that I am the owner, or contract purchaser (evidence of you have in the subject property, date of acquisition of such interest, and the specific nature of such interest 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)

*Alan Frazee (Property Owner)*

(City)

(State)

(Zip)

Subscribed and sworn to before me this 29th day of April, 2015

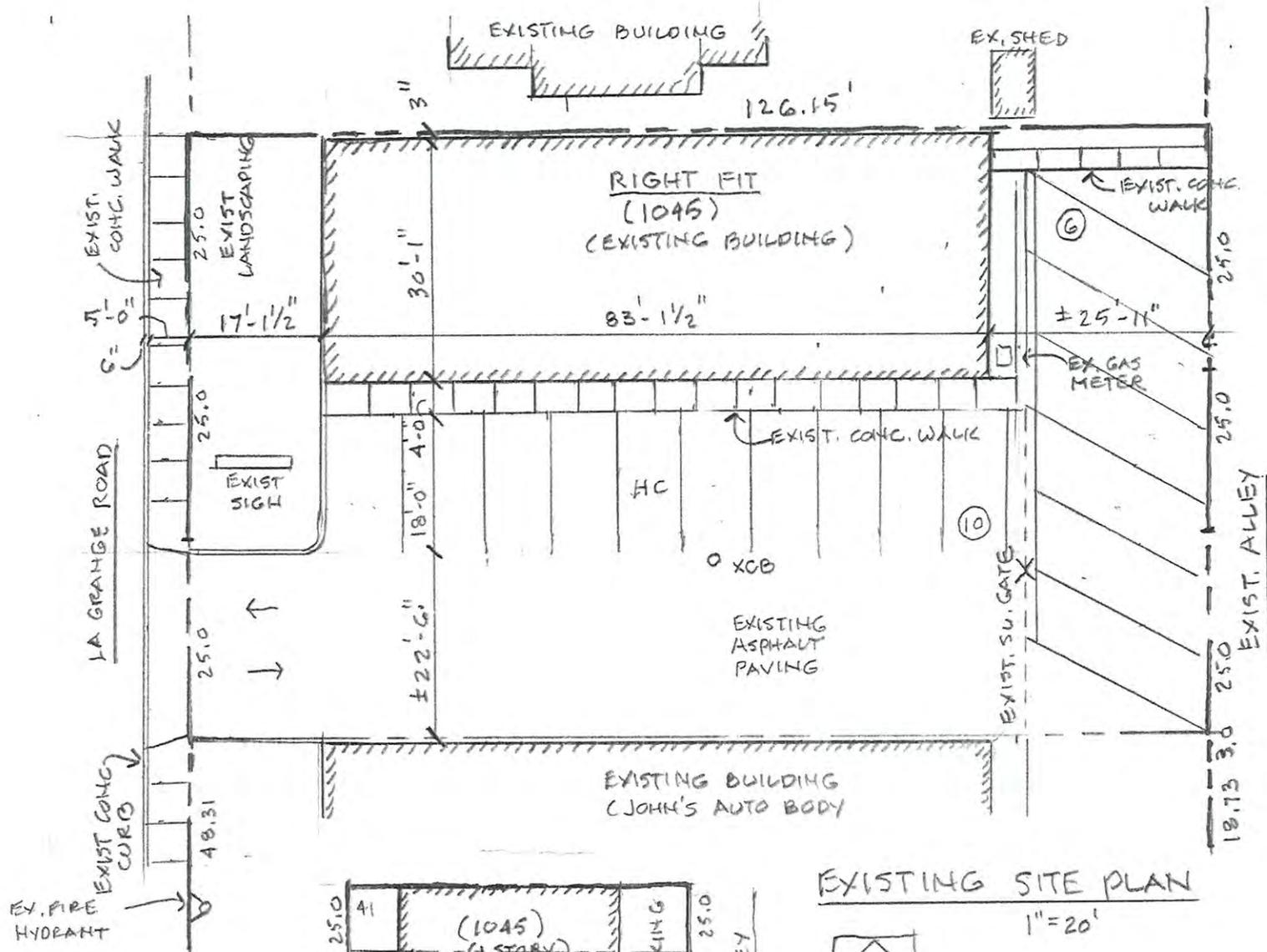
(Notary Public)

(Seal)

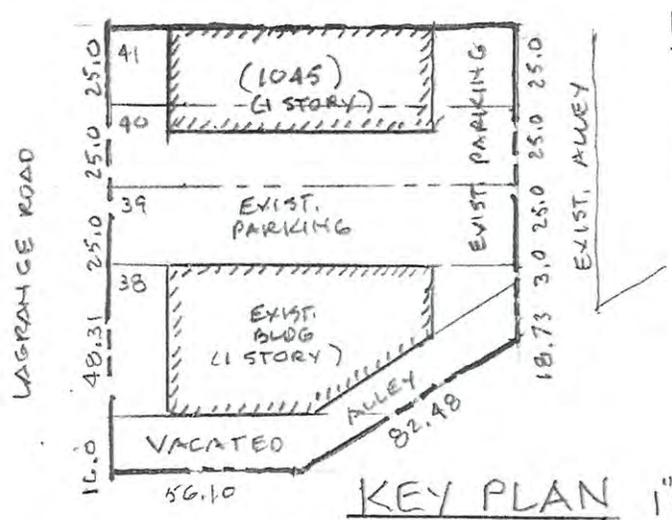
Whenever an application filed pursuant to any provision of this code involves any use, construction, or development requiring the submission of a site plan pursuant to section 14-402 of this Code, the applicant shall submit 11 x 17 copies of a site plan illustrating the proposed use, construction, or development, as

the following data and information, on one or more sheets, shall be submitted as part of the application:

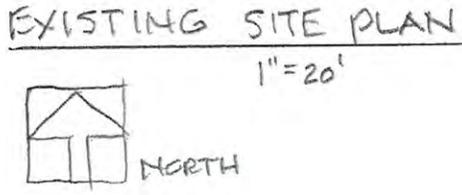
1. **A GRAPHIC RENDERING** of the existing conditions, which depicts:
  - a. All significant natural, topographical, and physical features of the subject property and contours at 1-foot intervals;
  - b. The location and extent of tree cover including single trees in excess of 8 inch breast height;
  - c. The location and extent of water bodies and courses, marshes and special flood base flood areas and floodways on or within 100 feet of the subject property;
  - d. Existing drainage structures and patterns; and



KEY PLAN DATA  
 TAKEN FROM  
 PLAT OF SURVEY  
 PREPARED BY:  
 SCHOMIG LAND SURVEYORS  
 LAGRANGE PARK, IL  
 PLAT NO. 90NG29-1  
 DATED 7-23-93



KEY PLAN 1"=60'



CRAIG A. PODALAK ARCHITECTS, LTD  
 PALOS HEIGHTS, IL  
 PH 1503, 5-7-15

PE #224  
Right FT Spots  
1045 S. La Grange

CROSSTRAINERS

TREADMILLS

BIKES ->

FRONT

DRYWALL

ROGUE SLEDS

FOAM BOXES

(10) JAM BALL

(10) MED BALL

15-55 DUMBBELLS

15-55 DUMBBELLS

06-09 DUMBBELLS

ASSESSMENT ROOM

LOCKERS

RESTROOM

RESTROOM

UTILITY

KB STORAGE AGAINST WALLS  
SSP TESTING STORAGE

(3) POWER RACK STA-  
PLATE TREES

AERODYNE

ELECTRIC

74' - 13'

20YD DASH

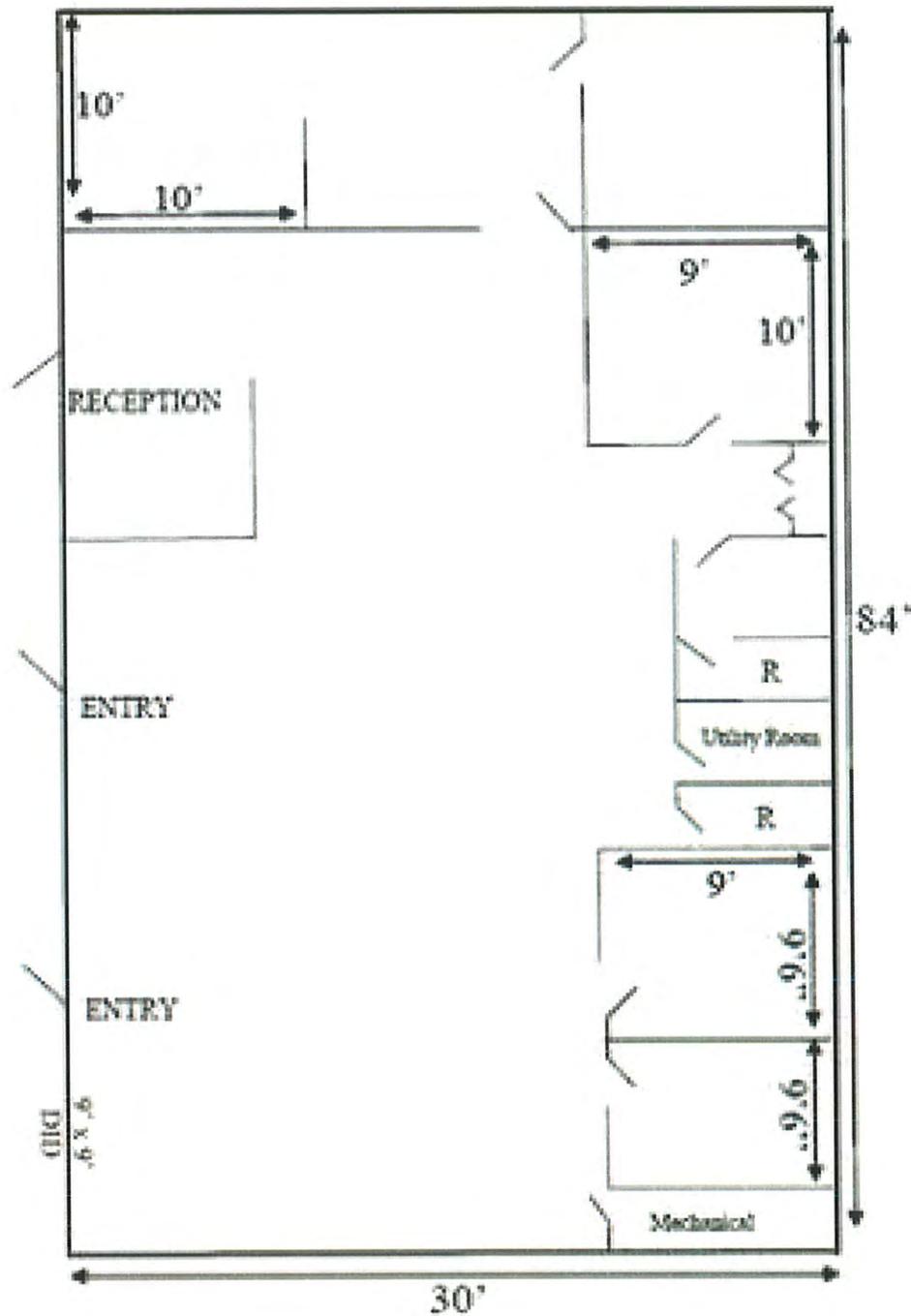
BENCH

BENCH

BENCH

# 1045 S. LaGrange Rd.—LaGrange, IL

LaGrange Road



NOTE: THIS DRAWING NOT TO SCALE.



*Exclusively Offered by:*

**Daniel Chopp**

**(708) 387-2640**

[dan@choppcommercial.com](mailto:dan@choppcommercial.com)

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# Plat of Survey

PARCEL 1: LOTS 38, 39, 40 AND 41 IN BLOCK 5 IN A. A. ADAIR'S SUBDIVISION OF BLOCKS 5, 6, 7 AND 8 IN FIRST ADDITION TO WEST CHICAGO, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 9, LYING NORTH OF VIAL ROAD, SO CALLED, IN TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PORTION OF A PUBLIC ALLEY LOCATED IN BLOCK 5 IN A. A. ADAIR'S SUBDIVISION OF BLOCKS 5, 6, 7 AND 8 IN FIRST ADDITION TO WEST CHICAGO, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, LYING NORTH OF VAIL ROAD, SO CALLED, IN TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PORTION OF ALLEY LYING EAST OF THE WEST LINE OF SAID BLOCK 5 AND LYING WEST OF THE WEST LINE OF THE NORTH/SOUTH ALLEY LINE IN SAID BLOCK 5 EXTENDED SOUTH TO THE SOUTHERLY LINE OF THE ALLEY RUNNING NORTHEASTERLY THROUGH SAID BLOCK 5, ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1101 SOUTH LA GRANGE ROAD

