

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, August 11, 2015 - 7:30 p.m.



1. Call to Order and Roll Call of the Plan Commission
2. Approval of Minutes – June 9, 2015
3. Business at Hand:

PLAN COMMISSION CASE #225 - Application for Amendments to the Zoning Map IB to R-4 and Re subdivision of lots, 100 S. Catherine Avenue, Greyson Custom Homes.

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
June 9, 2015

I. CALL TO ORDER AND ROLL CALL:

Chairman Kardatzke called the meeting to order on June 9, 2015, at 7:30 p.m. in the Village Hall Auditorium, 53 S. La Grange Road, La Grange, IL.

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

Absent: None.

Also Present: Village Trustee Liaison Mark Langan, Village Clerk John Burns, Assistant Community Development Director Angela M. Mesaros 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 Reich seconded by Commissioner Weyrauch that the Minutes be approved. Motion carried unanimously by voice vote.

III. 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.

Chairman Kardatzke swore in Stephen Gray, Right Fit Sport, who presented the application and answered questions from the Commissioners.

There were no comments from the Audience. Commissioners stated that this use is appropriate at this location, a good use of space and meets the standards for a special use permit.

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 special use and site plan with PC Case #224.

Motion to APPROVE Carried by a roll call vote (7/0/0):

AYE Egan, Paice, Reich, Schwartz, Stewart, Weyrauch, and Chairman Kardatzke.
NAY: None.
ABSENT: None.

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.

Village Staff presented the application for zoning map amendment. The Park District agrees with this amendment and this is a housekeeping map amendment.

A member of the audience spoke in support of the amendment and stated that she believes it is appropriate that this portion of Denning Park be zoned as Open Space District. The Park District has received State (OSLAD) funding as well as funding from Lyons Township for improvements to this park.

Commissioners agreed that the proposed amendment is consistent with the use of the property, character of the area and meets the zoning standards for a map amendment.

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Stewart, seconded by Commissioner Paice that the Plan Commission recommend to the Village Board of Trustees Approval of the application for zoning map amendment with PC Case #223.

Motion to APPROVE Carried by a roll call vote (7/0/0):

AYE Egan, Paice, Reich, Schwartz, Stewart, Weyrauch, and Chairman Kardatzke.
NAY: None.
ABSENT: None.

Village Staff presented text amendments to several sections of the Zoning Code including hookah/e-cigarette regulations, religious uses, wine & beer boutiques, craft breweries/distilleries, donation boxes, gun/shooting clubs, playhouses/treehouses, greenhouses, small cell sites, fences, and short term rental housing,

Audience comments and questions included concerns about the proposed amendments to regulation of religious uses (See Findings of Fact).

After discussion, Commissioners stated that they would like to see religious uses removed from consideration. Commissioners requested additional information on short term rental housing, and clarification on a number of issues including small cell sites.

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Reich, seconded by Commissioner Egan that the discussion of the text amendments be tabled to a workshop meeting on July 14, 2015.

Motion carried by a roll call vote (7/0/0):

AYE	Egan, Paice, Reich, Schwartz, Stewart, Weyrauch, and Chairman Kardatzke.
NAY:	None.
ABSENT:	None.

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 Weyrauch. The meeting adjourned at 9:21 p.m.

Respectfully Submitted:



Angela Mesaros, Assistant Community Development Director

VILLAGE OF LA GRANGE

PC Case #225

TO: Plan Commission

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

DATE: August 11, 2015

RE: AMENDMENT TO THE ZONING MAP FROM IB TO R-4 SINGLE FAMILY RESIDENTIAL, 100 S. CATHERINE, Joseph F. Greybar.

I. BACKGROUND

The applicant, Joseph Greybar, recently purchased the property at 100 S. Catherine from the Church of Christ Scientist. The subject property served as a religious organization and has been vacant since August 2014. Mr. Greybar proposes to demolish the building, re-subdivide the property and construct three single family residences. The property is currently zoned IB Institutional Buildings District. Under the current zoning classification, public and quasi-public uses are permitted. The existing facility is deficient on parking spaces and is in need of maintenance that would be costly to operate. The applicant has requested an amendment to the Zoning Map to reclassify the property from IB Institutional Buildings District to the R-4 Single Family Residential District and a re-subdivision in order to construct single family residences.

II. ZONING MAP AMENDMENT

Rezoning of 100 S. Catherine into the R-4 Single Family Residential District from the IB Institutional Buildings District.

Mr. Greybar has filed an application with the Community Development Department for a Zoning Map Amendment to reclassify the subject property at 100 S. Catherine from its current classification of I-B Institutional Buildings District to R-4 Single Family Residential District. The First Church of Christ Scientist has been vacant since August 2014. According to the application, the property has deferred maintenance to the extent that the facility is not operational for an institutional use, and the property is more suited for single family residential use.

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:

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

According to the Zoning Code, the purpose of R-4 Single Family Residential District is to “*perpetuate the existing high quality residential character of the village by preserving established neighborhoods.*” The rezoning of the subject property would allow for the conversion of an existing institutional building into single-family residences.

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

(a) *The existing uses and zoning classifications for properties in the vicinity of the subject property.*

The surrounding area is zoned R-4 and the properties are single family residences. This is consistent with the application.

(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.*

The trend of development near the subject property has been the refurbishment and maintenance of existing single-family residential properties.

(c) *The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.*

An existing institutional building would have limited uses as zoned in an established residential neighborhood.

(d) *The extent, if any, to which any such diminution in value is offset by an increase in public health, safety, and welfare.*

A vacant building would not be a desirable use.

(e) *The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.*

The proposed zoning reclassification and new single family residences would have less impact on the surrounding area. Institutional uses may impact residential neighborhoods with traffic and parking during activities and events.

(f) *The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.*

Removing a vacant institutional building and replacing with three new single family residences would likely improve property values in the area.

- (g) *The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.*

Reclassification of this property would not impact the development of adjacent properties.

- (h) *The suitability of the subject property for uses permitted or permissible under its present zoning classification.*

The subject property is located within a single family residential district. The entire block has been platted for single family residences.

- (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.*

The proposed single family residences would be have less impact on traffic than an institutional use. Site plans would be reviewed for compliance by the zoning, public works and engineering staff prior to issuance of building permits for compliance with Village Codes.

- (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.*

The existing public utilities and police & fire protection would adequately serve the properties.

- (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.*

The subject property has been vacant since August 2014.

Staff believes the proposed amendment is consistent with the character of the area and the goals of the Comprehensive Plan. The immediate area is zoned R-4 Single Family Residential with single family residences on lots of similar size as the proposed properties.

Recommendation

The Staff recommends that the Plan Commission consider **amending the Zoning Map by rezoning 100 S. Catherine into the R-4 Single Family Residential District.**

STAFF REPORT

RESUBDIVISION CASE #163

TO: Plan Commission

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

DATE: August 11, 2015

RE: **RESUBDIVISION OF LOTS, 100 SOUTH CATHERINE**

First Church of Christ Scientist has applied for resubdivision of their property located at 100 South Catherine. The property currently is located within the IB Institutional Buildings District. Staff analysis of the application assumes that the subject property will be re-classified to the R-4 Single Family Residential District. The property currently consists of one zoning lot with underlying lots of record as follows:

Lot 1 (corner lot): 64' width by 124.5' depth.

Lot 2 (middle lot): 50' x 124.5'

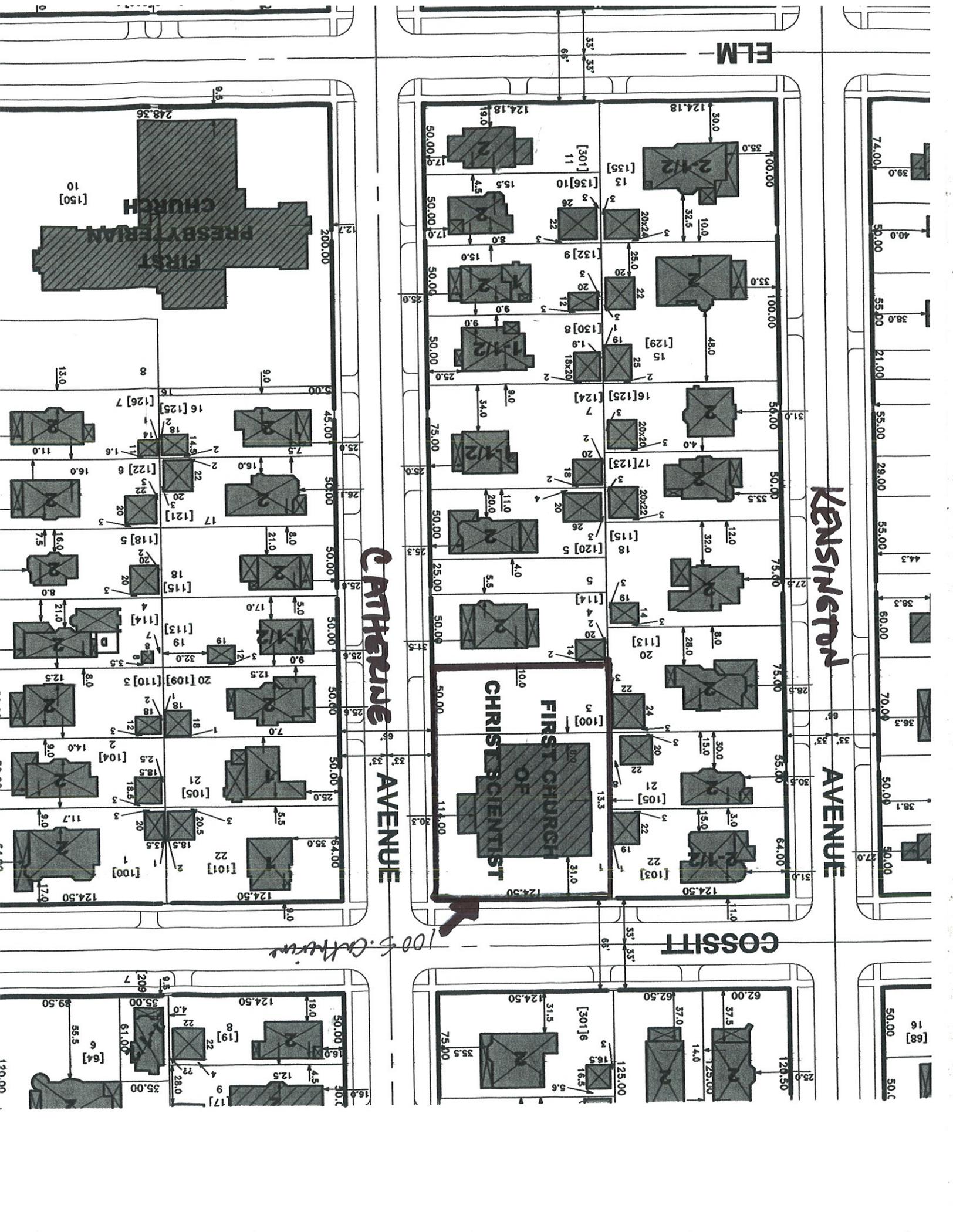
Lot 3 (north lot): 50' x 124.5'

BULK, YARD AND SPACE REQUIREMENTS - R-4 DISTRICT				
Requirement		Proposed Lot #1 (north lot)	Proposed Lot #2 (middle lot)	Proposed Lot #3 (corner lot)
Minimum Lot Area	6,000 ft ²	6,594ft ²	6,596 ft ²	7,200 ft ²
Minimum Lot Width	50 ft.	53 ft.	53 ft.	58 ft.
Minimum Lot Depth	125 ft.	124.5 ft.	124.5 ft.	124.5 ft.

Currently the Subdivision Code requires a minimum depth of a lot to be 125 feet. The entire block on which the First Church of Christ Scientist parcel at 100 South Catherine is located has already been platted with depths of slightly less than 125 feet. In order to allow subdivision of this parcel, Staff recommends the condition that the Village amend the Subdivision Code to allow less than 125 feet on previously platted lots.

RECOMMENDATION

Due to the fact that the three lots created by this resubdivision would conform to the current Zoning Code, staff finds no reason to deny the application and recommends approval be conditioned on the Village Board amending the Subdivision Code to allow lot depth less than 125 feet.



ELM

KENSINGTON AVENUE

CATHERINE AVENUE

COSSITT

FIRST PRESBYTERIAN CHURCH

FIRST CHURCH OF CHRIST SCIENTIST

100 S. Cassitt

[150]

248.36

200.00

8

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[121] 17

[118] 5

[115] 18

[114] 4

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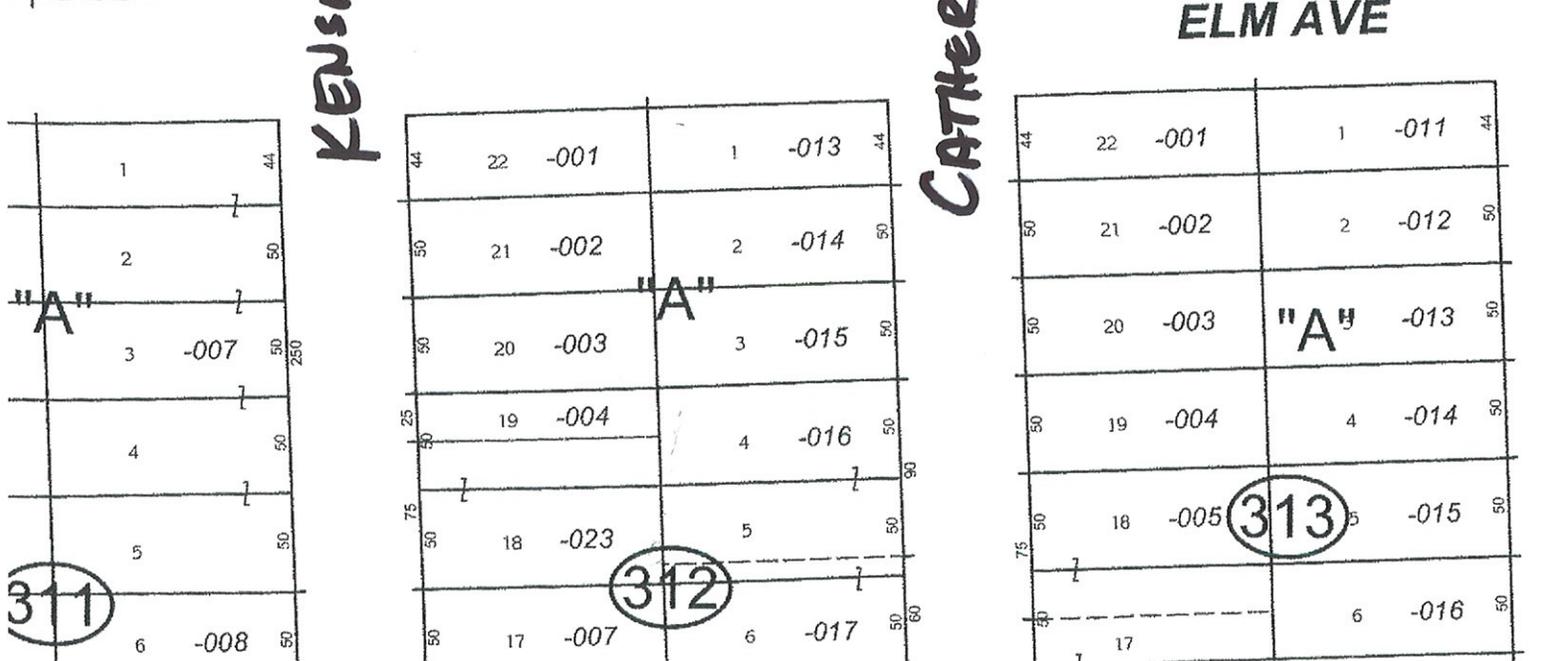
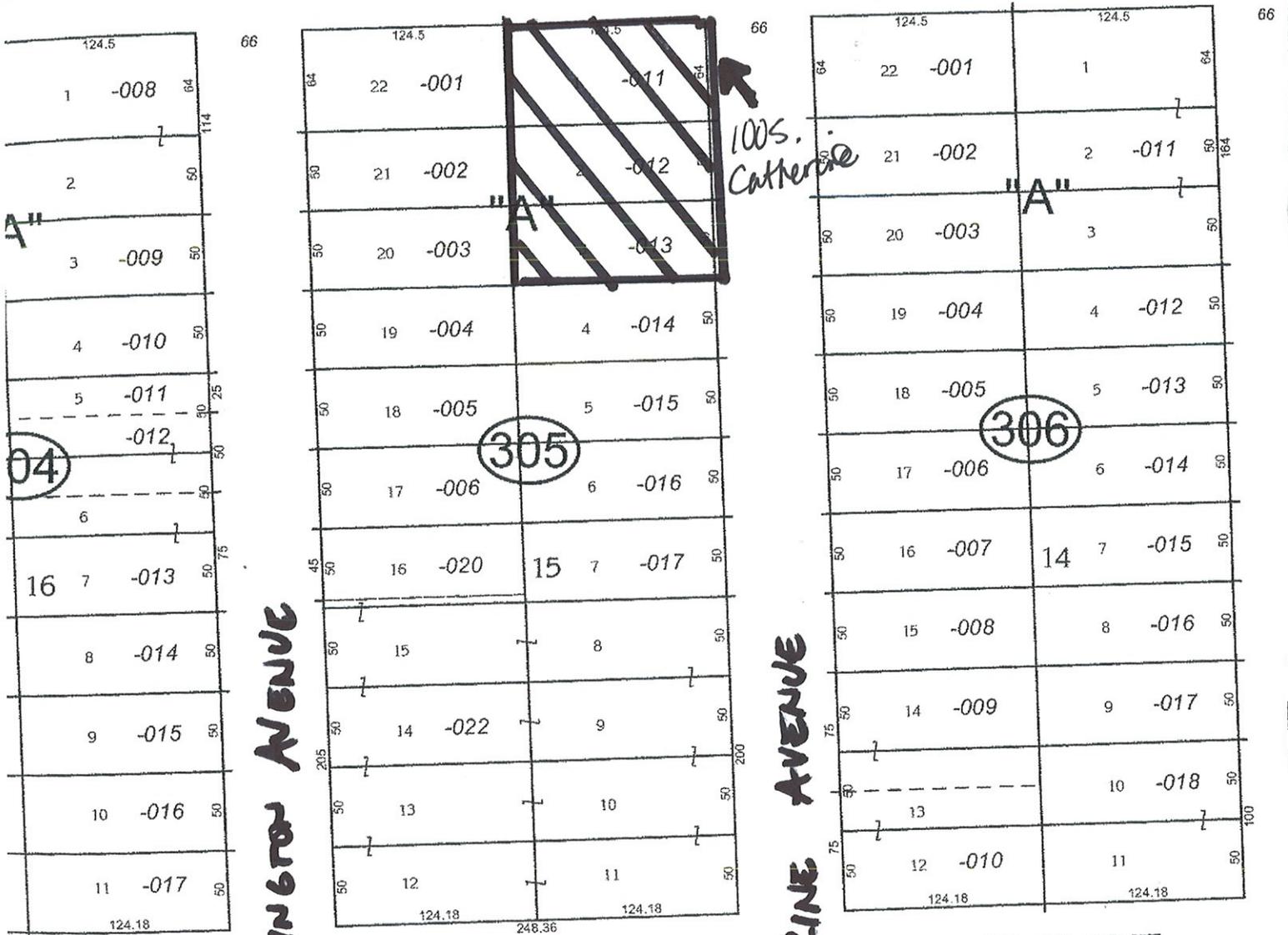
[109] 20

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[103] 22

LYONS

COSSITT AVE





**ZONING APPLICATION
PENDING**

AN APPLICATION FOR ZONING APPROVAL RELATED TO THIS PROPERTY
WAS RECENTLY FILED WITH THE OFFICE OF THE CLERK.
THE APPLICATION AND ASSOCIATED INFORMATION REGARDING THE
PROPERTY AND A PUBLIC HEARING ARE AVAILABLE AT
THE LA PRINCE WILLIAMS HALL, 200 NORTH LA PRINCE ROAD
OR BY CALLING (703) 238-2328.

PC 225

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

APPLICATION for RESUBDIVISION/CONSOLIDATION of LOTS

Application No.: 163

Date Filed: 7-9-15

TO THE PLAN COMMISSION
VILLAGE OF LA GRANGE, ILLINOIS

1. APPLICATION IS HEREBY MADE BY First Church of Christ Scientist
2. Address 100 South Catherine Avenue Phone Work: (708) 354-0564
City La Grange Home: _____
3. For Property Located at: 100 South Catherine Avenue La Grange, IL
4. Permanent Real Estate Index Number(s):
18- 04-304-008-0000 18- _____
18- 04-304-009-0000 18- _____
5. Resubdividing Lot Numbers and Dimensions:
A 164 ft. x 124.5 ft. B _____
C _____ D _____
6. To Lot Numbers and Dimensions:
A 53 ft. x 124.5 ft (southernmost lot) B 53 ft. x 124.5 ft (middle lot)
C 58 feet x 124.5 ft (corner lot) D _____
7. Reason for Resubdivision/Consolidation: Demolition of the First Church of Christ Scientist and the re-zoning of the property
to residential. R-4 from IB

THE FOLLOWING MUST BE SUBMITTED WITH THE APPLICATION IN ORDER TO BEGIN THE PROCESS:

- A. Plat of Survey.
- B. Linen Plat of Consolidation/Resubdivision (including consent of mortgagee, if applicable).
- C. If Property is in Trust, letter of direction from Trustee to Trust Company approving resubdivision/consolidation.
- D. Applicable fee - \$50.00

I 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.

Joseph P. Greifman
SIGNATURE

I am being represented by: Peter Coules, Jr.
Donatelli & Coules, Ltd.
15 Salt Creek Lane, Suite 312
Hinsdale, IL 60521
Phone: (630) 920-0406
Fax: (630) 920-1338
peter@donatellcoules.com

FOR VILLAGE USE ONLY:

Filed with the Community Development Department July 9, 2015.

Transmitted to Plan Commission at Meeting Held: August 11, 2015.

Findings and Recommendations of Plan Commission referred to Village Board at meeting of _____, _____.

_____ **APPROVED**

_____ **DENIED**

Original Returned to Owner to be Filed with Cook County Recorder of Deeds:

Date: _____, _____.

Copies to Community Development Director, Village Engineer and Village Clerk's Office

Date: _____, _____.

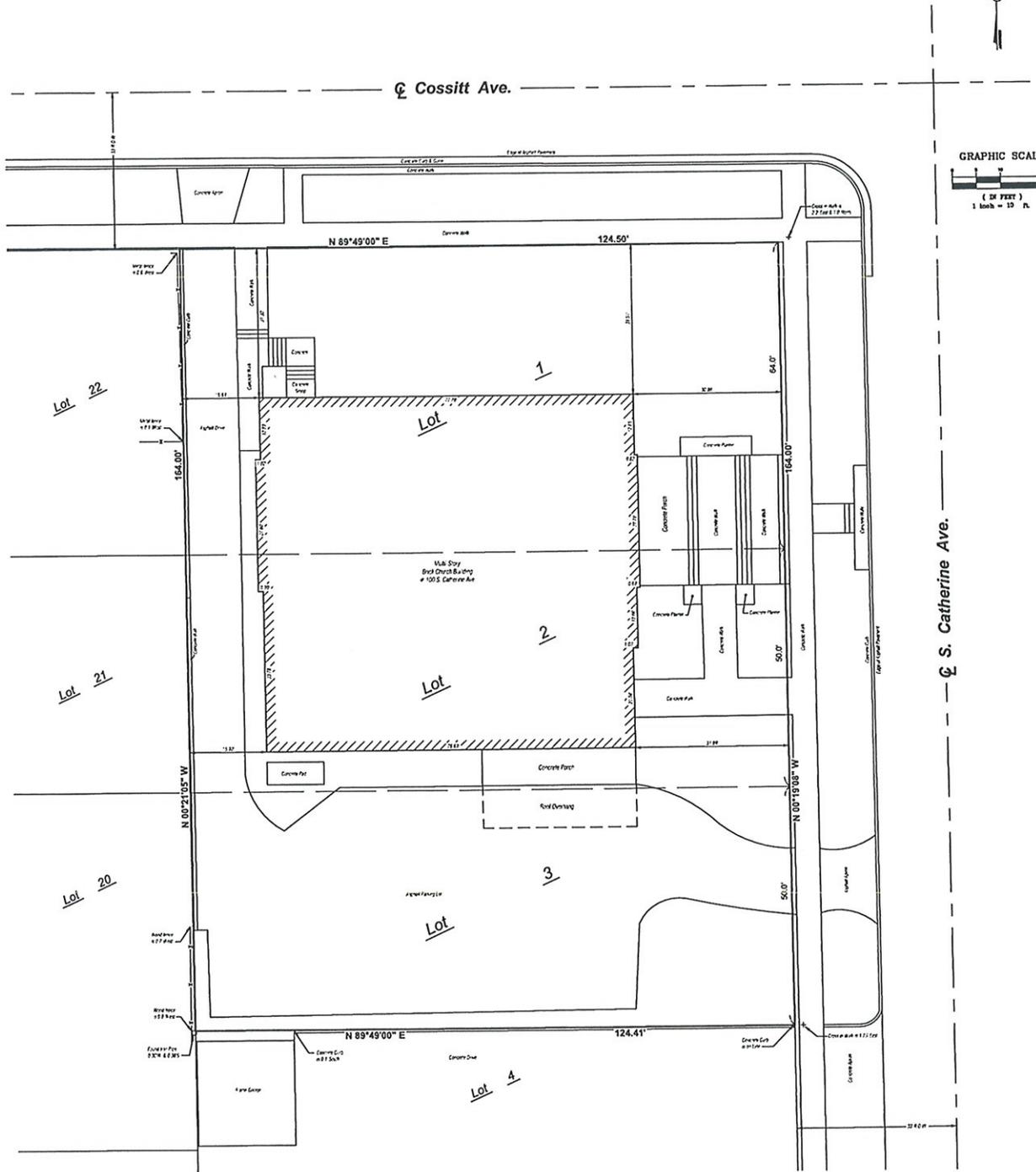
PLAT OF SURVEY

OF

LOTS 1, 2, AND 3 IN BLOCK 16 IN LA GRANGE, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-04-304-008, -009

Area of Parcel: 20,410 S.F.



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

STATE OF ILLINOIS }
COUNTY OF DU PAGE }

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A PROFESSIONAL SURVEY. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, AND AT ONCE REPORT ANY DIFFERENCE, BUILDING LINES AND EASEMENTS AS SHOWN, ARE BASED SOLELY ON THE DOCUMENTS PROVIDED TO US. REFER TO YOUR DEED OR TITLE POLICY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. READINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.

DATED THIS 6th DAY OF OCT., A.D. 2015

KWF
KEITH WETZENDORF
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3703
GENESIS SURVEYING AND ENGINEERING, P.C.
LICENSE TO BE RENEWED NOVEMBER 30, 2016



Genesis Surveying and Engineering, PC
PROFESSIONAL DESIGN FIRM No. 184 002922
71 W. 85th STREET
WESTMONT, ILLINOIS 60559
PH (630) 271-0900 FAX (630) 271-0933

PLAT OF SURVEY
100 S. CATHERINE AVE.
LA GRANGE IL 60525
DATE OF FIELD WORK COMPLETION: 06-02-15

PLANS PREPARED FOR:
GREYSON CUSTOM BLDRS.
121 W. HILLGROVE AVE.
LA GRANGE IL 60525

PROJ MGR: JAS
DRAWN BY: KAW
DATE: 06-04-15

REVISIONS:			
#	DATE	BY	DESCRIPTION

GENESIS JOB NO.
15-068
SHEET 1 OF 1

ASPHALT PAVEMENT **Cossitt Ave.** 66.00' RIGHT OF WAY
 Concrete Curb & Gutter
 Concrete Walk
 Edge of Asphalt Pavement

PLAT OF SURVEY
 OF

LOT 3 IN GREYSON'S SUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 16 IN LaGRANGE, A SUBDIVISION OF THE EAST HALF OF THE
 SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE
 THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, IN COOK COUNTY, ILLINOIS.

N 89°49'00" E 124.50'

NORTH LINE OF UNDERLYING Lot 1 in LaGRANGE SUBDIVISION

LOT 3 IN GREYSON SUBDIVISION
 LOT AREA: 7,220 S.F.

UNDERLYING Lot 1 in LaGRANGE SUBDIVISION

Multi-Story
 Brick Church Building
 # 100 S. Catherine Ave.
 To Be Removed.

S 89°49'00" W 124.47'

SOUTH LINE OF UNDERLYING Lot 1 in LaGRANGE SUBDIVISION
 NORTH LINE OF UNDERLYING Lot 2 in LaGRANGE SUBDIVISION

Cross in Walk is
 2.2' East & 1.0' North

Catherine Ave.
 66.00' RIGHT OF WAY
 ASPHALT PAVEMENT

THIS SURVEY IS LIMITED TO THE REAL ESTATE OF THE CITY OF CHICAGO, ILLINOIS. THE CITY OF CHICAGO, ILLINOIS, HAS REVIEWED THIS SURVEY AND HAS DETERMINED THAT THE SURVEY IS ACCURATE AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. MEASUREMENTS WERE MADE AND ARE SO DESIGNATED FOR SECTION ANGULAR MEASUREMENT. DATED THIS 16 DAY OF JULY, A.D. 2010.

CLIENT: GREYBAR CONSTRUCTION	COMMON ADDRESS:
REVISIONS:	SCALE 1" = 10' DRAWN BY: TGS
	DATE OF FIELD WORK COMPLETION:

PREPARED BY:
Genesis Surveying and Engineering, PC
 PROFESSIONAL DESIGN FIRM No. 184-002922
 71 W. 61st STREET
 WESTMONT, ILLINOIS 60090
 PH 630) 271-0930 FAX 630) 271-0933



APPLICATION FOR AMENDMENTS

Application # 225
Date Filed: 7-9-15
UARCO No.: 6002

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

(please type or print)
Application is hereby made by Joseph F. Greybar (Developer for Owner, as well as Contract Purchaser)

Address: 116 S. LaGrange Road, LaGrange, IL 60525 Phone No. 708-246-2390

Owner of property located at: 100 South Catherine Avenue, LaGrange, IL 60525

Permanent Real Estate Index No: 18-04-304-008-0000; 18-04-304-009-0000
as set forth by plat of survey attached hereto.

(1) REZONING FROM Church / Non-Profit (IB) TO (3) Residential Lots in the R-4 District

(2) AMENDMENT (other than rezoning) OF THE ZONING ORDINANCE, as follows:
(Indicate Article, Section, etc. where applicable) N/A

(3) PURPOSE of rezoning/amendment: Subdivide said Property into three (3) Residential Lots (R-4) to be approved by the Village of LaGrange.

STANDARDS: The petitioner should state reasons and submit any pertinent evidence to support the following factors:

(1) The consistency of the proposed amendment with the purposes of this code.
This land is currently home to First Church of Christ Scientist. The Church is to be demolished so the land can become Residential, like the land around the Church.

(2) Community need for proposed use. The community need for the proposed amendment and the uses and development it would allow.
The Church is in the middle of a residential neighborhood and on land that would afford three(3) Residential Lots. It is a great location for additional residences.

(3) The following standards related to a particular property:

(a) Existing Uses and Zoning. The existing uses and zoning classifications of properties in the vicinity of the subject property. The properties in the vicinity of the subject property are zoned Residential. (R-4 and across Cossitt is R-5)

(b) Trend of Development. 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 plan designation or zoning classification. Residential lots now surround the subject property and the proposed development would enhance the use, enjoyment and value of surrounding properties.

(c) Adverse Impact on Subject Property Value. The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it. The zoning of Church/Non-Profit has restricted this land from becoming like that around it, which are zoned Residential. Further, as an institutional use it is a much more intense use of the property than that of R-4.

(d) Presence or Absence of Offsetting Public Benefit. The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare. N/A

(e) Suitability for Use as Currently Zoned. The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification. Currently, the subject property is being used as a Church. However, there are plans for the demolition of this Church in the near future and to construct three (3) single family member residences.

(f) Lack of Development as Zoned. 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. N/A

* * *

NOTICE: This application must be filed with the office of the Community Development Director, accompanied by 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 for the application is \$1,500.00. Should the funds in escrow fall below \$300 the Village will request that the applicant replenish the escrow funds 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 the Village Board approval and all staff and consultant work is completed.

The above minimum fee shall be payable at the time of the filing of such request. It is also understood that the applicant shall reimburse the village any additional costs over and above these minimums, which are incurred by the Village, including but not limited to the following:

- (a) Legal Publication (direct cost);
- (b) Recording Secretarial Services (direct costs);
- (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);
- (i) Document Recordation (direct cost); and
- (j) Postage Costs (direct cost).

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.

(Name) Joseph P. Grayba
LAGRANGE, IL 60525 (City)
(State) (Zip Code)

116 S. LAGRANGE RD
(Address)

SUBSCRIBED AND SWORN TO BEFORE ME THIS
8th DAY OF July, 20 15.

Shannah Morris
NOTARY PUBLIC



PLACE SEAL HERE

I am being represented by: Peter Coules, Jr.
Donatelli & Coules, Ltd.
15 Salt Creek Lane, Suite 312
Hinsdale, IL 60521
Phone: (630) 920-0406
Fax: (630) 920-1338
peter@donatellcoules.com

(FOR VILLAGE USE ONLY)

1. Filed with 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:

PLAT OF SURVEY

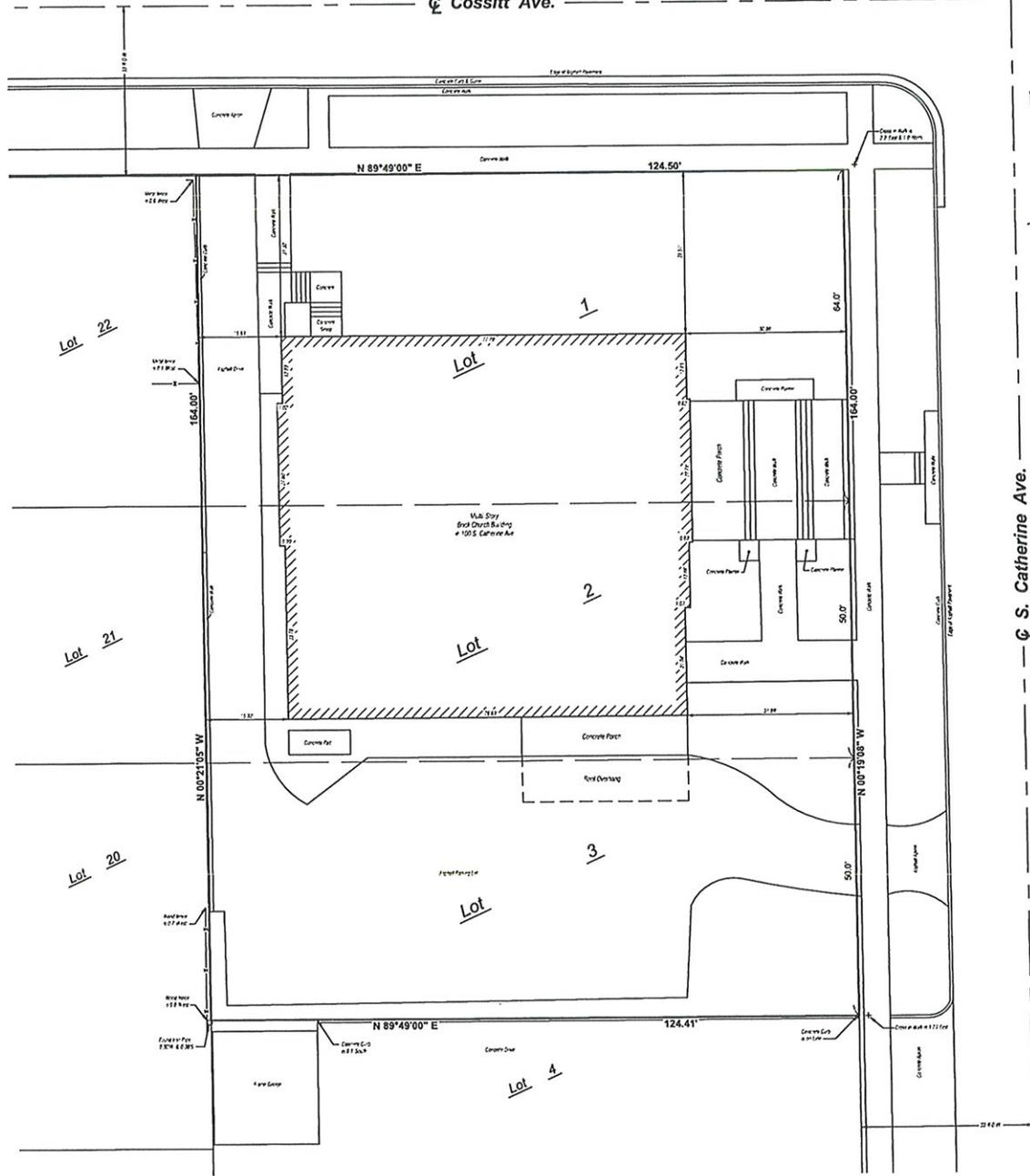
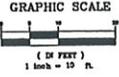
OF

LOTS 1, 2, AND 3 IN BLOCK 16 IN LA GRANGE, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-04-304-008, -009
Area of Parcel: 20,410 S.F.



☐ Cossitt Ave.



☐ S. Catherine Ave.

THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

STATE OF ILLINOIS)
COUNTY OF DEKALB)
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, AND AT ONCE REMOVE ANY DIFFERENCE. BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON THE DOCUMENTS PROVIDED TO US. REFER TO YOUR DEED OR TITLE PLAT. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.

DATED THIS 6th DAY OF JUNE, A.D. 2015
KWJ
KEITH WETENDORF
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3703
GENESIS SURVEYING AND ENGINEERING, P.C.
LICENSE TO BE RENEWED NOVEMBER 30, 2016



Genesis Surveying and Engineering, PC
PROFESSIONAL DESIGN FIRM No. 184-002922
77 N. 50th STREET
WESTMONT, ILLINOIS 60559
PH (630) 271-0900 FAX (630) 271-0900

PLAT OF SURVEY
100 S. CATHERINE AVE.
LA GRANGE IL 60525
DATE OF FIELD WORK COMPLETION 06-02-15

PLANS PREPARED FOR:
GREYSON CUSTOM BLDRS.
121 W. HILLGROVE AVE.
LA GRANGE IL 60525

REVISIONS:			
#	DATE	BY	DESCRIPTION

GENESIS JOB NO.
15-068
SHEET 1 OF 1