

Village of La Grange

A G E N D A

PLAN COMMISSION
of the
VILLAGE OF LA GRANGE

Village Hall Auditorium

53 S. La Grange Road, La Grange, IL

Tuesday, November 10, 2015 - 7:30 p.m.



1. Call to Order and Roll Call of the Plan Commission
2. Approval of Minutes – September 8, 2015 and October 27, 2015
3. Business at Hand:
4. New Business:

RESUBDIVISION CASE #164, 638 S. Edgewood Weekley Homes, LLC

PLAN COMMISSION CASE #226 – Special Use Application and Site Plan Approval to construct a New Parish Center at St. Cletus, 600 W. 55th Street.

5. 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
September 8, 2015

I. CALL TO ORDER AND ROLL CALL:

Chairman Kardatzke called the meeting to order on September 8, 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, with Chairman Kardatzke presiding.

Absent: Commissioner Weyrauch.

Also Present: Village Trustee Liaison Mark Langan, Village Clerk John Burns, and Assistant Community Development Director Angela M. Mesaros, and Village Attorney Mark Burkland.

II. APPROVAL OF MINUTES:

The Minutes of the July 14, and August 11, 2015, Plan Commission meeting were presented for approval. It was moved by Commissioner Reich seconded by Commissioner Schwartz that the Minutes be approved. Motion carried unanimously by voice vote.

III. BUSINESS AT HAND:

CONTINUATION OF PLAN COMMISSION CASE #223 – Amendments of various sections of the La Grange Zoning Code: district use lists, definitions, accessory uses, fences, and various other standards.

Chairman Kardatzke convened the second session of the public hearing. Staff and Attorney Burkland presented the proposed amendments. The amendments were discussed item by item. It was decided that the Commissioners would vote on most of the items under a single motion with the exception of three individual items that did not appear to have unanimous support from the Commissioners.

Zoning Board of Appeals Commissioner John Pappas asked for clarification of the amendment to nonconformities.

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 Denial of zoning text amendment to the permitted use list in the Industrial District, Subsection 7-102I, to eliminate “gun parts made to individual order.”

Motion to DENY failed by a roll call vote (3/3/1):

AYE Paice, Schwartz, and Stewart.
NAY: Egan, Reich, and Kardatzke.
ABSENT: Weyrauch.

A second motion was made by Commissioner Egan, seconded by Commissioner Reich that the Plan Commission recommend to the Village Board of Trustees Approval of an amendment to the special use list in the Industrial District to eliminate “shooting clubs” from the “Membership Sports and Recreation Clubs” category with PC Case #223.

Motion to APPROVE Carried by a roll call vote (5/1/1):

AYE Egan, Paice, Reich, Schwartz, and Chairman Kardatzke.
NAY: Stewart.
ABSENT: Weyrauch.

Another motion was made by Commissioner Paice, seconded by Commissioner Stewart that the Plan Commission recommend to the Village Board of Trustees Denial of the application for amendment to add a new definition for “short term rental housing” as proposed with PC Case #223.

Motion to DENY failed by a roll call vote (3/3/1):

AYE Paice, Schwartz, and Stewart.
NAY: Egan, Reich, and Chairman Kardatzke.
ABSENT: Weyrauch.

A motion was made by Commissioner Reich seconded by Commissioner Schwartz that the Plan Commission recommend to the Village Board of Trustees Approval of all other zoning text amendment with PC Case #223.

Motion to APPROVE Carried by a roll call vote (6/0/1):

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

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 Schwartz. Motion carried by a voice vote. The meeting adjourned at 8:39 p.m.

Respectfully Submitted:



Angela Mesaros, Assistant Community Development Director

MINUTES

Plan Commission
of the
Village of La Grange
October 27, 2015

I. CALL TO ORDER AND ROLL CALL:

A workshop before the Plan Commission of the Village of La Grange was held on Tuesday, October 27, 2015, at 7:30 p.m. in the Lower Level Conference Room in the Village Hall, 53 S. La Grange Road, La Grange, IL. Chairman Kardatzke called the meeting to order and took the roll call.

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

Absent: None.

Also Present: Village Trustee Liaison Michael Kotynek and Trustee David Mc Carty, Village Clerk John Burns, Community Development Director Patrick Benjamin, Assistant Community Development Director Angela Mesaros and Village Attorney Mark Burkland.

II. BUSINESS AT HAND:

Training conducted by Village Attorney Mark Burkland and Community Development Department Staff.

Village Staff and Village Attorney Burkland presented and Commissioners discussed the responsibilities of the Plan Commission under IL Municipal Code and the La Grange Zoning Code. Presentation included Open Meetings Act: notice of location, public comment, email and online communications; notice procedures, quorum, hearing procedures, and the standards for special uses, planned development, zoning amendments and site plan approvals as well as ethics. Former Commissioner and current Village Trustee David McCarty discussed the Village Board perspective. Trustee McCarty stated that the process is critical; Commissioners need to work through zoning issues first before design issues and it is important that discussion come across as fair and impartial.

IV. OLD BUSINESS:

None.

V. NEW BUSINESS:

None.

VI. ADJOURNMENT:

There being no further business to discuss, a motion to adjourn was made and seconded and the Plan Commission meeting was adjourned at 8:55 p.m.

Respectfully submitted:
VILLAGE OF LA GRANGE



Angela Mesaros, Assistant Community Development Director

S T A F F R E P O R T

RESUBDIVISION CASE #164

TO: Plan Commission

FROM: Patrick Benjamin, Community Development Director
Angela Mesaros, Assistant Community Development Director

DATE: November 10, 2015

RE: **RESUBDIVISION OF LOTS, 638 SOUTH EDGEWOOD**

Weekley Homes, LLC has applied for a subdivision of the property located at 638 South Edgewood. The property currently consists of one lot of record equaling 16,377.90 square feet that is located within the R-3 Single Family Residential Zoning District.

A single family residence and attached garage currently exist on the subject lot. In order to resubdivide this property, the Applicant must remove all structures from the parcel. The owner wishes to subdivide said lot into two conforming lots. The resulting lots will be 53.18 feet by 154.00 and 53.17 feet by 154.00.

These parcels, should they be resubdivided, would yield two conforming lots (see chart below).

BULK, YARD AND SPACE REQUIREMENTS - R-3 DISTRICT			
	Requirement	Proposed Lot #1	Proposed Lot #2
Minimum Lot Area	7,500 ft ²	8,189.72 ft ²	8,188.18 ft ²
Minimum Lot Width	50 ft.	53.18 ft.	53.17 ft.

RECOMMENDATION

Due to the fact that the two lots created by this resubdivision would conform to the current Zoning Code and Subdivision Code, staff finds no reason to deny the application.

ORDINANCE NO. O-15-

AN ORDINANCE APPROVING THE RESUBDIVISION
OF
DAVID WEEKLEY'S RESUBDIVISION

PASSED BY THE BOARD OF TRUSTEES
OF THE VILLAGE OF LA GRANGE

THIS _____ DAY OF _____, 2015

WHEREAS, Weekley Homes, LLC, owners of the property at 638 South Edgewood, legally described as follows:

Lot 8 in Glenwood Resubdivision of the north half of Lot 15 in James F. Stepina's Subdivision of the west half of the north east quarter of Section 8, Township 38 North, Range 12 East of the Third Principal Meridian (except the east 1 millionth thereof) in Cook County, Illinois

Has applied for, and presented a plat of resubdivision of the above referenced property; and

WHEREAS, the Plan Commission has recommended to the Village Board of Trustees that said resubdivision be allowed; and

WHEREAS, the Village Board of Trustees has determined that said resubdivision may be granted without substantially impairing the general purposes and intent of the Comprehensive Plan of the Village of La Grange;

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of La Grange, County of Cook and State of Illinois, as follows:

SECTION 1. Recitals. The foregoing recitals are incorporate into this Ordinance as findings of the President and Board of Trustees.

SECTION 2. Approval of Plat of Resubdivision. The Plat of Resubdivision is hereby approved in the form attached to, and by this reference incorporated into, this Ordinance as Exhibit A. This approval if subject to the condition stated in Section 3 of this Ordinance.

SECTION 3. Conditions on Village Signature and Recording. The owner of the Property agrees that all existing structures will be demolished prior to the approved Plat of Resubdivision being signed by the Village and recorded with the Cook County Recorder.

SECTION 4. Authorization of Signatures, Recording. The Village President and Village Clerk are hereby authorized to cause the Plat of Resubdivision to be signed by the appropriate Village representatives and recorded with the Office of the Cook County Recorder, but only after the conditions stated in Section 3 of this Ordinance have been satisfied.

SECTION 5. Effective Date. This Ordinance will be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner required by law.

PASSED this _____ day of _____, 2015.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2015.

Thomas E. Livingston, Village President

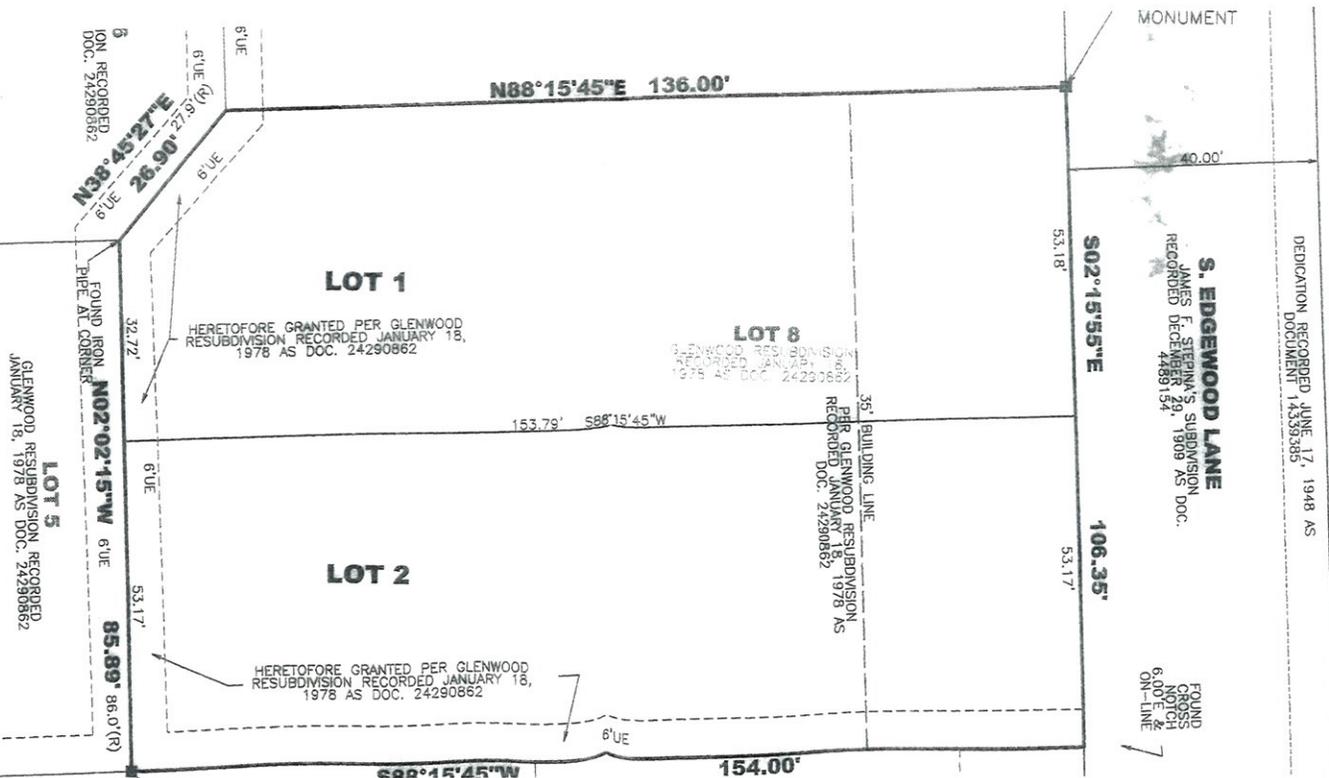
ATTEST:

John Burns, Village Clerk

PRELIMINARY/FINAL PLAT OF SUBDIVISION

DAVID WEEKLEY'S RESUBDIVISION

BEING A RESUBDIVISION OF LOT 8 IN GLENWOOD RESUBDIVISION OF THE NORTH HALF OF LOT 15 IN JAMES F. STEPINA'S SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 1 MILLIONTH THEREOF) IN COOK COUNTY, ILLINOIS.



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.: 164

Date Filed: 10/8/15

TO THE PLAN COMMISSION
VILLAGE OF LA GRANGE, ILLINOIS

1. APPLICATION IS HEREBY MADE BY WEEKLEY HOMES, LLC

2. Address 1930 Thoreau Drive N. #160 Phone Work: 847-241-4383

City Schaumburg, IL 60173 Home: _____

3. For Property Located at: 638 S. EDGEWOOD LANE La Grange, IL

4. Permanent Real Estate Index Number(s):
18- 08-208-007 18- _____

18- _____ 18- _____

5. Resubdividing Lot Numbers and Dimensions:
A Lot B: 106.35'W x 154.0'D B _____

C _____ D _____

6. To Lot Numbers and Dimensions:
A Lot 1: 53.18'W x 154.0'D B Lot 2: 53.17'W x 154.0'D

C _____ D _____

7. Reason for Resubdivision/Consolidation: _____

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.



SIGNATURE

FOR VILLAGE USE ONLY:

Filed with the Community Development Department: _____, _____.

Transmitted to Plan Commission at Meeting Held: _____, _____.

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: _____, _____.

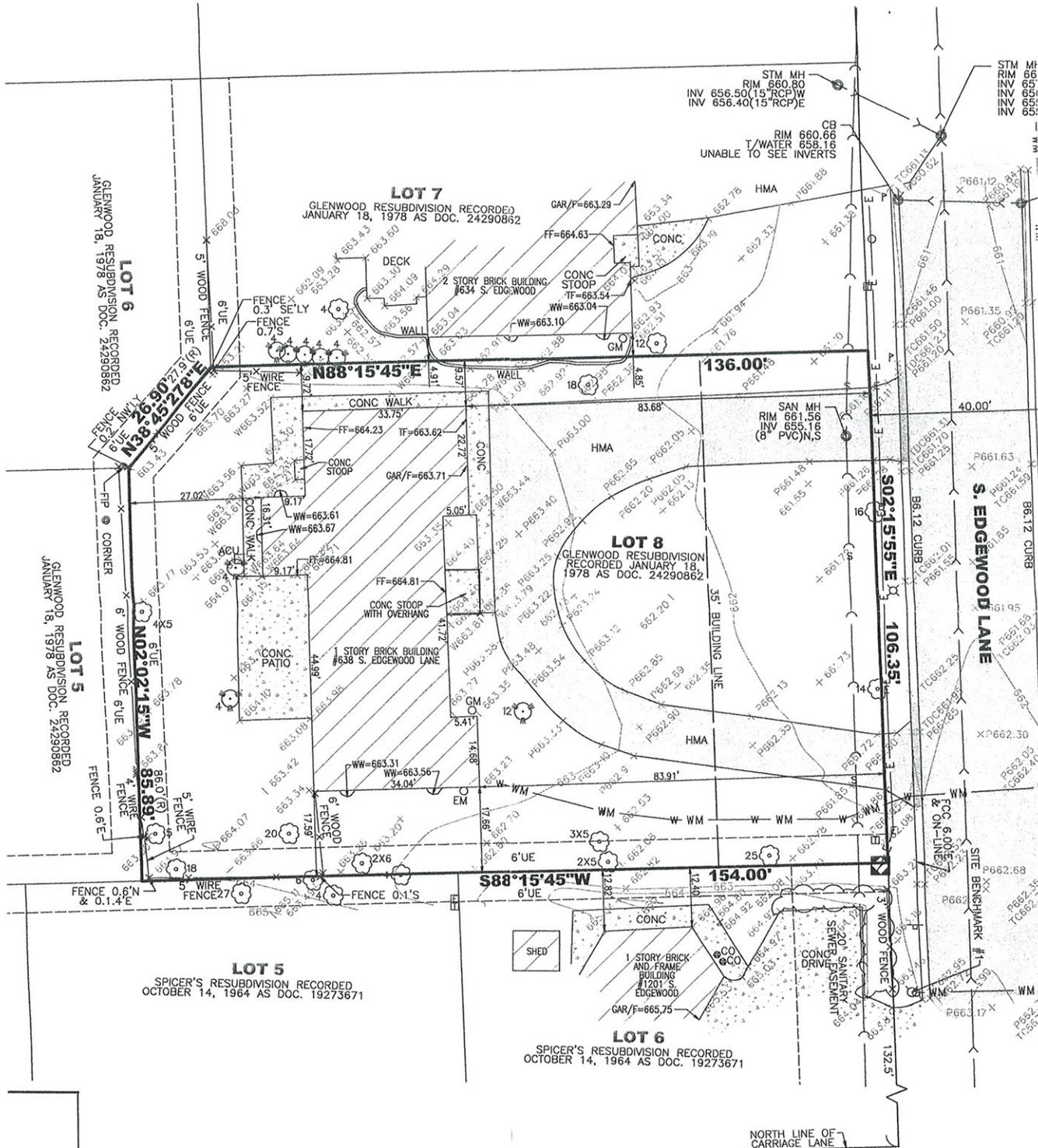
Copies to Community Development Director, Village Engineer and Village Clerk's Office

Date: _____, _____.

PLAT OF SURVEY

PROPERTY DESCRIPTION:

LOT 8 IN GLENWOOD RESUBDIVISION OF THE NORTH HALF OF LOT 15 IN JAMES F. STEPINA'S SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 1 MILLIONTH THEREOF) IN COOK COUNTY, ILLINOIS.



DATE	DESCRIPTION OF REVISION	BY	SCALE
			1" = 20'

**PLAT OF
638 S. EDGE
LA GRANG**

SET CONCRETE
MONUMENT

S. EDGEWOOD LANE
JAMES F. STEPHAN'S SUBDIVISION DOC.
RECORDED DECEMBER 29, 1909 AS DOC. 4489154

FOUND
CROSS
NOTCH
6.00' LINE

53.18' **902°15'55"E** 106.35'

F
REC

LOT 7
GLENWOOD RESUBDIVISION RECORDED
JANUARY 18, 1978 AS DOC. 24290862

LOT 6
GLENWOOD RESUBDIVISION RECORDED
JANUARY 18, 1978 AS DOC. 24290862

LOT 1

HERETOFORE GRANTED PER GLENWOOD
RESUBDIVISION RECORDED JANUARY 18,
1978 AS DOC. 24290862

LOT 8

GLENWOOD RESUBDIVISION
RECORDED JANUARY 18,
1978 AS DOC. 24290862

35' BUILDING LINE
PER GLENWOOD RESUBDIVISION AS
RECORDED JANUARY 18, 1978 AS
DOC. 24290862

LOT 2

HERETOFORE GRANTED PER GLENWOOD
RESUBDIVISION RECORDED JANUARY 18,
1978 AS DOC. 24290862

LOT 5
GLENWOOD RESUBDIVISION RECORDED
JANUARY 18, 1978 AS DOC. 24290862

LOT 4
N38°45'27"E
26.90'

FOUND IRON
PIPE AT CORNER
N02°02'15"W 6'UE
85.89' 86.0'(R)

N88°15'45"E 136.00'

153.79' **S88°15'45"W**

S88°15'45"W

154.00'

32.72'

53.17'

6'UE
6'UE (R)
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STAFF REPORT

PC Case #226

TO: Plan Commission

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

DATE: November 10, 2015

RE: SPECIAL USE PERMIT/SITE PLAN APPROVAL TO CONSTRUCT AN ADDITION TO THE EXISTING RELIGIOUS ORGANIZATION (SIC #866), 600 W. 55th Street, St. Cletus Parish.

I. BACKGROUND:

Village staff has been working with the applicant, St. Cletus Parish, concerning construction of a new Parish Center at 600 W. 55th Street. The proposed parish center would be a 14,000 square feet freestanding single story building located 15 feet from all existing school walls. The center will provide accessible meeting space, office space, gym space and a multi-purpose space for large functions. St. Cletus began a capital campaign within the parish to fund this project. They have raised enough funds to complete phase one of construction, which includes construction of the shell of the entire facility. Interior work will be phased with completion of the office and meeting spaces during the first phase. Phase two will include completion of the gym and stage area.

Religious organizations are permitted as special uses within the IB Institutional Buildings District. The parish has operated at this location as an existing special use since 1953. Therefore, the applicant has applied for an amendment to the Special Use Permit and new Site Plan Approval.

II. APPLICATION:

1. SPECIAL USE TO ALLOW AN ADDITION TO AN EXISTING RELIGIOUS ORGANIZATION WITHIN THE I-B INSTITUTIONAL BUILDINGS DISTRICT.

St. Cletus Parish has filed an application to amend their existing special use permit as a religious organization and for a new site plan approval in order to construct an addition to the existing religious organization at 600 W. 55th Street.

SPECIAL USE

SPECIAL USE PERMIT STANDARDS:

In reviewing the special use permit application, please be sure 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 Zoning Code, the I-B Institutional Buildings District is established to accommodate existing and future public buildings and buildings having purposes and impacts similar to public buildings. It is the intent of this district to further avoid the problems inherent in treating such buildings as permitted or special uses in zoning districts characterized by uses and structures bearing no similarity to public and institutional uses and buildings. The proposed expansion of the religious organization is permitted as an amendment to the special use with new site plan approval within the I-B District.

The Comprehensive Plan states that “public and quasi-public land uses are critically important for sustaining basic community service functions as well as enhancing the Village’s overall quality of life.” One policy of the Plan states that “existing community facilities should be maintained and upgraded as required.” The proposed new facility would provide needed improvements such as accessible meeting spaces and activities for the school.

- (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.*

Staff does not anticipate that the proposed expansion would have an adverse impact on the area. The gymnasium would be completely enclosed. Activity hours at the new center would typically be during regular school hours by children in the school; staff business hours from 8:00 a.m. to 5:00 p.m. during the week; and for athletics and adult meetings on the weekday evenings. Weekend use would be hospitality after Masses and Special events. The church does not anticipate increased church attendance as a result of the expansion; attendance at Sunday worship services would remain approximately 930 persons. The school has average student enrollment in the 400s with no plans to expand.

- (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.*

The proposed expansion will maintain the required setbacks from the residential properties to the north and will be located on the south side of the property facing 55th Street, a collector street, which functions to distribute traffic between neighborhoods and provide access to the larger arterial street system.

- (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 public facilities designed for the expansion will tie into existing facilities and are appropriately sized and designed for the protection of public health, safety and welfare. The Village management team, including Public Works, Fire, Police, and Community Development, have reviewed the site plan and identified no significant issues with the proposed expansion. St. Cletus proposes to maintain the current storm water management system, which drains south to 55th Street. The Village's consulting engineer, Thomas Heuer has reviewed the swale and permeable storage concept and has stated that this is an amendment to the existing system constructed a few years ago and will improve this system. Mr. Heuer will be available at your meeting for any questions.

Because this is an institutional use, there would not be an increase in population. Therefore, the proposed use would not affect the parks, libraries or schools in the community.

- (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 existing parish has operated at the subject property since 1953 without significant traffic congestion.

- (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.*

According to the applicant, the proposed facility would create very little obstruction. The proposed use and development would not result in the loss of any natural, scenic or historic feature of significant importance. The design and materials for the expansion will be consistent with the existing structures.

- (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 proposed expansion meets the standards of the La Grange Code. In addition, proposed improvements would comply with Illinois Accessibility Codes that the property does not currently meet.

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 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 or 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.*

Construction of the proposed facility would free space in their existing parish hall for much needed services such as the food pantry storage and day school lunches.

- (b) *Alternative Locations: Whether or 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.*

The proposed special use is an addition to an existing religious institution. The purpose of the expansion is not to grow the church membership, but rather to move activities to the parish campus enabling them to conduct additional church related activities on-site, which is appropriate.

- (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.*

Staff anticipates minimal adverse effects from the proposed expansion on the immediate vicinity as the parish has been a good neighbor.

SITE PLAN APPROVAL

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 lighting, buffering, and proposed hours of operation for the facility. Some items that should be examined include:

- Overall Site Plan

Participants at the pre-application meeting requested an overall plan of the entire site. As requested, the applicant has provided a complete site plan which has been included with the application in your packets. Concerns at the pre-application meeting included: (1) the sixteen feet grass/open space area between the proposed parish center and the existing school creates a blind area where people could congregate unseen. In response, the applicant has provided fencing around this area; (2) the new parish center is a free standing building that is not connected to the existing school. The applicant has chosen this design due to fire sprinkler requirements. However, the Fire Chief has stated that the parish could plan for sprinklers in the existing building at a later date. The applicant has revised the plans to include a future connection; and (3) the proposed parish center lacks a clear entrance as designed.

- Landscaping & Screening

The site plan indicates adequate screening around the proposed addition.

- Setbacks

All setbacks of the proposed addition to the church conform to the standards of the Village of La Grange Zoning Code.

- Parking

With the expansion, St. Cletus Parish will not increase its capacity; however, the expansion would encroach into the existing parking lot which will result in loss of 50 parking spaces – decreasing the number of parking spaces from 288 to 238. With this loss, the property would still exceed the requirement of 173 spaces. According to Subparagraph 10-101F (e) (xviii) the following are the required parking spaces:

Existing School - Schools - 1 space per employee plus 4 for visitors (35 staff + 4 visitors) = **39 spaces**

Existing 2nd Floor Meeting Spaces - Offices - 1 space per 350 sq. ft. (8,000 sq. ft. / 350) = **23 spaces**

Existing Rectory - Offices - 1 space per 350 sq. ft. (4,277 sq. ft. / 350) = **12 spaces**

Existing Church - Religious Organizations - 1 space per 20 persons per design capacity. (930 people / 20) = **46 spaces**

New Parish Center - Religious Organizations - 1 space per 20 persons. (1,048 people / 20) = **53 spaces** (the 1,048 capacity is calculated using actual seating for meeting rooms, Multi-Purpose Room / Gym, and Stage)

Parking Summary

Existing Parking Spaces Provided: **288 spaces in existing lot** (not including 56 on-street parking spaces along Stone Ave and 54th Street)

Parking Spaces Lost to New Facility: <- **50 spaces**>

New TOTAL Parking Spaces Remaining in Lot: = **238 spaces**

Total Parking Required: 39 + 23 + 12 + 46 + 53 = **173 spaces**

Based on our review and the calculations above, the existing parking, even with the loss of 50 spaces from the new construction complies with the Village of LaGrange Parking Requirements.

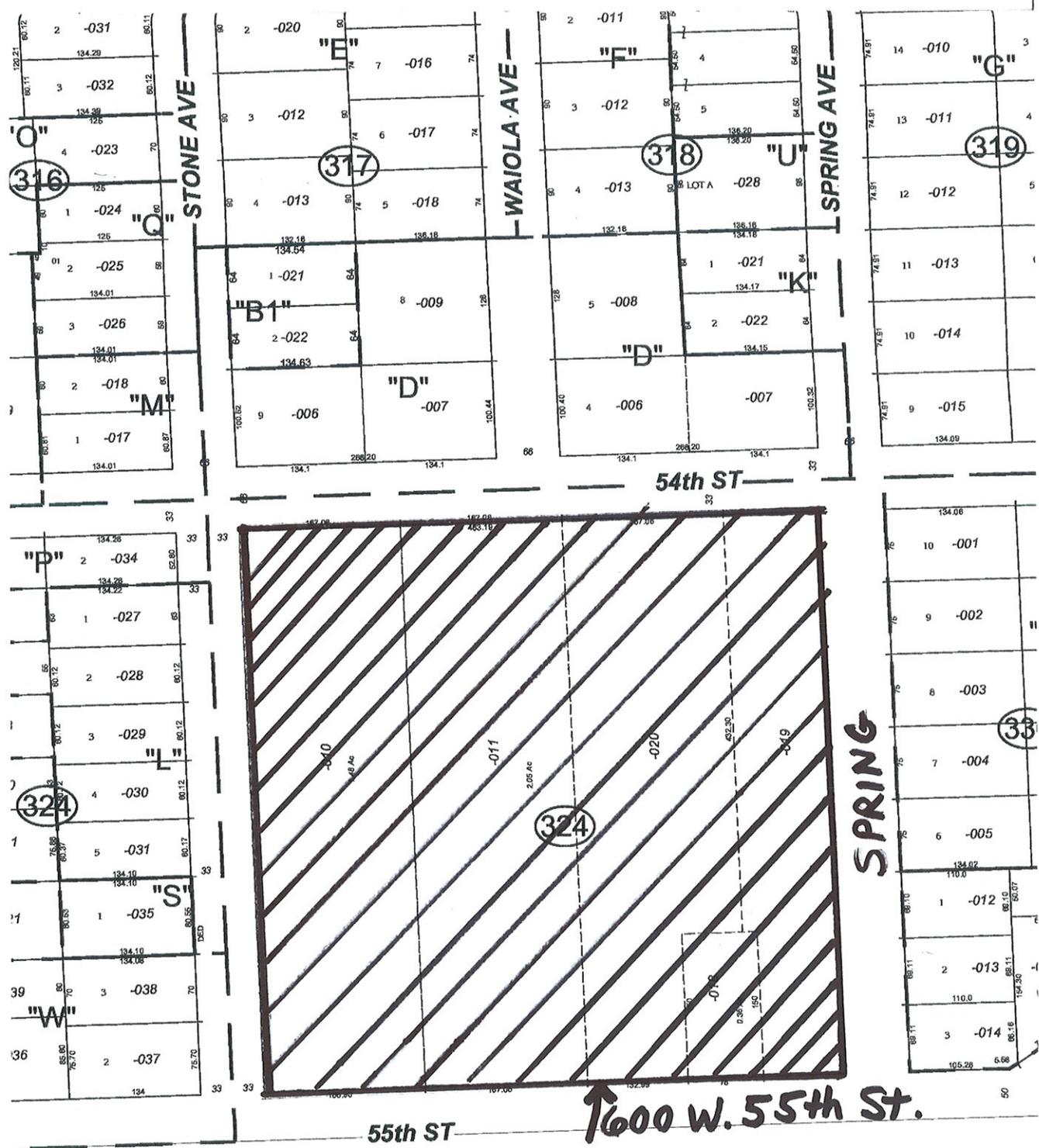
• Traffic and Circulation

Travel patterns for the property will be similar to current traffic circulation patterns. The applicant has provided a preliminary circulation plan.

RECOMMENDATION

Upon review of the application, should the Plan Commission find that all standards have been met, staff suggests that **the Plan Commission recommend to the Village Board of Trustees, amendment to an existing Special Use Permit and new Site Plan Approval for the property legally described in Plan Commission Case #226 and commonly referred to as 600 W. 55th Street to allow a new parish center addition to an existing religious institution with the following conditions:**

1. **Grading and Site Engineering shall be submitted and approved by the Village prior to the issuance of any building permits; and**
2. **All site and landscaping plans shall be approved by Village staff prior to the issuance of any building permits for the project; and**
3. **All lighting plans and elements, including photometrics, and choices of fixtures and standards, shall be approved by the Village prior to the issuance of any building permit for construction of the addition.**
4. **Applicant must submit properly prepared plat of consolidation for the entire property.**



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 St. Cletus Parish

Address: 600 W. 55th Street, LaGrange, IL Phone: 708-352-6209

Owner of property located at: 600 W. 55th Street, LaGrange, Illinois 60525

Permanent Real Estate Index No.: 18-09-324-010, 18-09-324-011, 18-09-324-020, 18-09-324-019,
as set forth by plat of survey attached hereto 18-09-324-018

Present Zoning Classification: 1B

PROPOSED SPECIAL USE: Construction of New Parish Center on existing Special Use Property
(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.

We believe the proposed development to be in harmony with the purposes of the Code,
as well as the intent of the Official Comprehensive Plan. The proposed development
maintains the recreational open spaces used by the Parish and its neighbors.

- (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.

In our opinion, the proposed development does not have any adverse effects upon
adjacent properties or the character of the area. The proposed development is far
from any adjacent property line.

- (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.

The proposed development will not dominate the immediate vicinity and will not interfere with the use or development of neighboring properties. The proposed development will be a great asset to the Parish and the community.

- (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 development will be properly served by essential public facilities in accordance with all local codes and regulations.

- (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 development should not cause undue traffic congestion or draw significant amounts of traffic through residential streets. The new, proposed facility should not alter traffic patterns in and around the property.

- (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.

It is our understanding this proposed development will not result in destruction, loss, or damage of any feature of significant importance. The proposed development will be a great enhancement for the Parish.

- (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 proposed development will comply with any and all standards imposed on it by any applicable provision of the Code.

NOTICE: This application must be filed with the office of the Community Development Director together with seventeen (17) 11 x 17 or 8 1/2 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.

Rev. Robert J. Clark

(Signature of Owner or Contract Purchaser)

(Address)

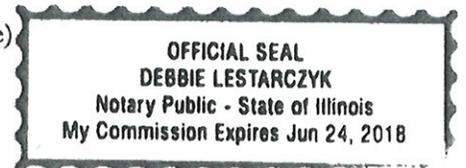
(City)

(State)

(Zip Code)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

9th DAY OF October, 2015



PLACE SEAL HERE

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 Saint Cletus Parish
(Please Type or Print)

Address: 600 West 55th Street LaGrange IL 60525
(City) (State) (ZIP)

Phone: (708) 352-6209

Owner of Property Located at: 600 West 55th Street, LaGrange, IL 60525

Permanent Real Estate Index No.: 18-09-324-010, 18-09-324-011, 18-09-324-020,
18-09-324-019, 18-09-324-018

Present Use: Church, School, Rectory Present Zoning Class.: 1B

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

Design Review Permit _____ Special Use Permit X 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.

Rev. Robert J. Clark

(Signature of Owner or Contract Purchaser)

(Address)

(City)

(State)

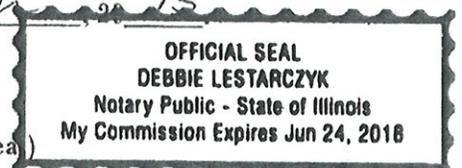
(Zip)

Subscribed and sworn to before me this 9th day of October, 2015

Debbie Lestarczyk

(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:



SAINT CLETUS PARISH

Living our Faith, Building our Future.

AFFIDAVIT OF OWNERSHIP

The undersigned, Rev. Robert J. Clark, first being duly sworn upon oath, states and represents that if called upon, can testify truthfully and competently to the following:

1. That I am currently employed by the Catholic Bishop of Chicago (Archdiocese of Chicago) as the Pastor of St. Cletus Parish.
2. That, in this capacity, I have conclusive knowledge about those facilities which are owned and operated by the Catholic Bishop of Chicago (Archdiocese of Chicago).
3. That, the Catholic Bishop of Chicago (Archdiocese of Chicago) has ownership of the facilities know as St. Cletus Parish.

CATHOLIC BISHOP OF CHICAGO
A Corporation Sole

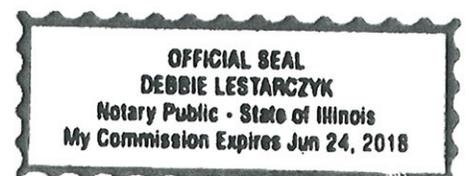
BY:

Rev. Robert J. Clark
Rev. Robert J. Clark/Pastor

Notary:

Debbie Lestarczyk

SEAL





SAINT CLETUS PARISH

Living our Faith, Building our Future.

To The Village Manager and/or
President and Board of Trustees
Village of La Grange
October 11, 2015

Village of La Grange,

I write this brief narrative in connection with the St. Cletus Parish application for Site Plan Approval and Special Use Application which is attached.

St. Cletus Parish has had a goal to building a new parish center on our campus for many years. When I was assigned as pastor ten years ago it was one of the very first needs that was brought to my attention by all parish staff and leadership. Five years ago with the support of the parish council and parish school board with launched a capital campaign within the parish to raise the necessary funds to accomplish this goal. We have now reached the stage where we have raised enough funds to complete phase one of this important project. Phase one will involve construction of the entire building and the finishing of the office and meeting spaces. It is our plan to initiate phase two of the project, which will complete the gym and stage area of the building, as soon as phase one is completed.

This new parish center is greatly needed for many different purposes within the parish. It will provide for much needed and handicapped accessible meeting space, office space, gym space, and multi-purpose space for large parish functions. It will also provide much needed space for our Fine Arts programs and school functions.

The new center will be used by the entire parish throughout each week. The parish offices will be housed in the new center which will provide accessible entry which is currently not available. It will provide much needed gym space for our day school programs; our religious education programs; our youth ministry programs; and adult faith formation programs. Currently we can't accommodate for many of these needs and have to lease or rent off campus space. The new center will also provide much needed and accessible adult meeting space.

Construction of the new facility will also free up space in our existing small Morrissey Hall for much needed areas for our parish food pantry storage and distribution. It will also help to provide a much needed space for our day school lunches.

The new center should be in use during regular school hours by the children in our school and for staff business from 8:00 am to 5:00 pm during the week. It would be used for athletics and adult meetings on weekday evenings. Weekend use would consist of hospitality after Masses and Special events such as our Fine Arts Program.

This new facility will provide for many of the daily activities of our parish and will be used by all the different ministries within the parish. It will provide a central entry point for visitors and parishioners alike.

I thank you for your dutiful consideration of this application and look with great anticipation to being able to invite all of the Village of La Grange to come and enjoy this new addition to the St. Cletus Parish Campus.

Sincerely Yours,

Rev. Robert Clark
Pastor

EXISTING MULTI-PURPOSE ROOM

EXISTING SCHOOL BUILDING

EXISTING CHURCH

SCHOOL OFFICES

CLASSROOM

CLASSROOM

FUTURE CONNECTING LINK - LONG-RANGE PLAN TO LINK THE TWO BUILDINGS

PLAY AREA / COURTYARD

P.E. OFFICE

WATER SERVICE

EXISTING NARTHEX

EXISTING BAPTISTRY

STORAGE

STORAGE

MEN

OFFICE

OFFICE

WOMEN

CONFERENCE ROOM

CONCESSIONS

RECEPTION

OFFICE

STAGE + 36"

MULTI-PURPOSE ROOM 66' x 94'

LOBBY

ENTRY PLAZA

106' - 4"

97' - 8"

MEETING ROOM 44' x 38'

OPERABLE WALL

STORAGE

STORAGE

SITE WALL



ST. CLETUS PARISH

SCALE : 1" = 20'-0"

NEW PARISH CENTER

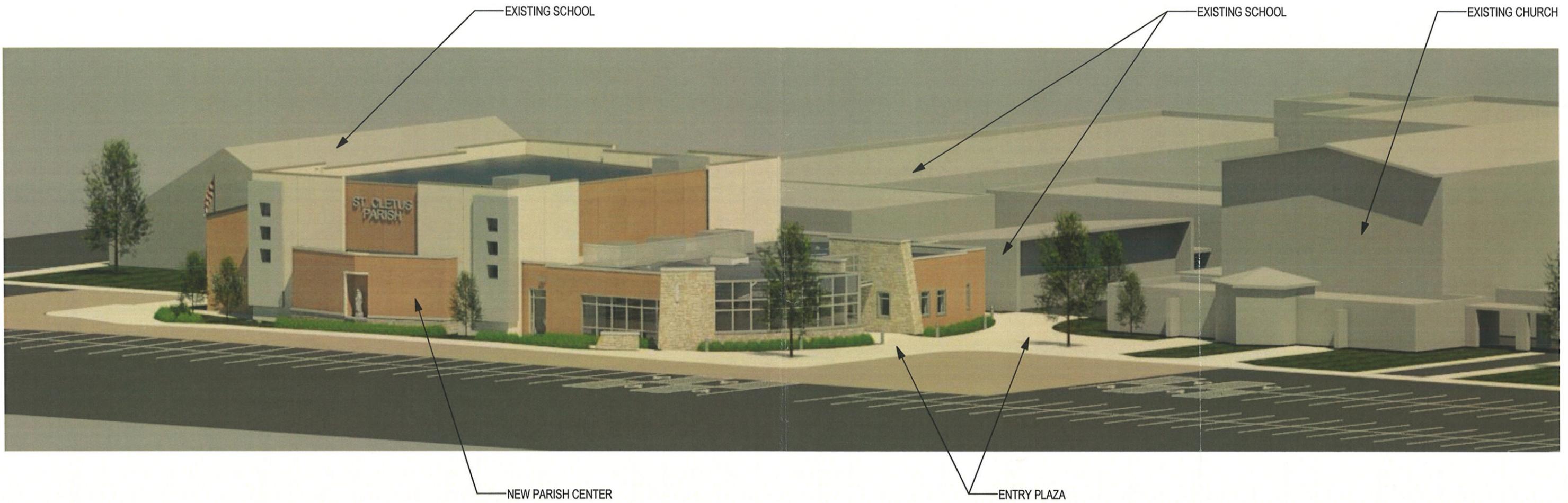
PROPOSED FLOOR PLAN



newman architecture

1730 Park Street, Suite 115, Naperville, Illinois 60563-2611
(630) 420-1600 FAX (630) 420-1987 www.newmanarchitecture.com

10/13/2015



ST. CLETUS PARISH

NEW PARISH CENTER

AXONOMETRIC

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10/13/2015



ST. CLETUS PARISH

NEW PARISH CENTER

VIEW FROM SPRING AVENUE

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ALUMINUM DECORATIVE METAL PANELS

PAINTED PRECAST CONCRETE WALL PANEL

BRICK LOOK FORM LINER ON PRECAST PANELS

CUT STONE VENEER TO MATCH CAMPUS

FACE BRICK TO MATCH CAMPUS



EXISTING CHURCH

STONE SITE WALL

ALUMINUM STOREFRONT GLAZING SYSTEM

PERMEABLE PAVERS

DECORATIVE LIGHT FIXTURE

ENTRY PLAZA

LIGHT BOLLARDS

EXISTING CHURCH ENTRY

ST. CLETUS PARISH

NEW PARISH CENTER

PARISH CENTER ENTRY



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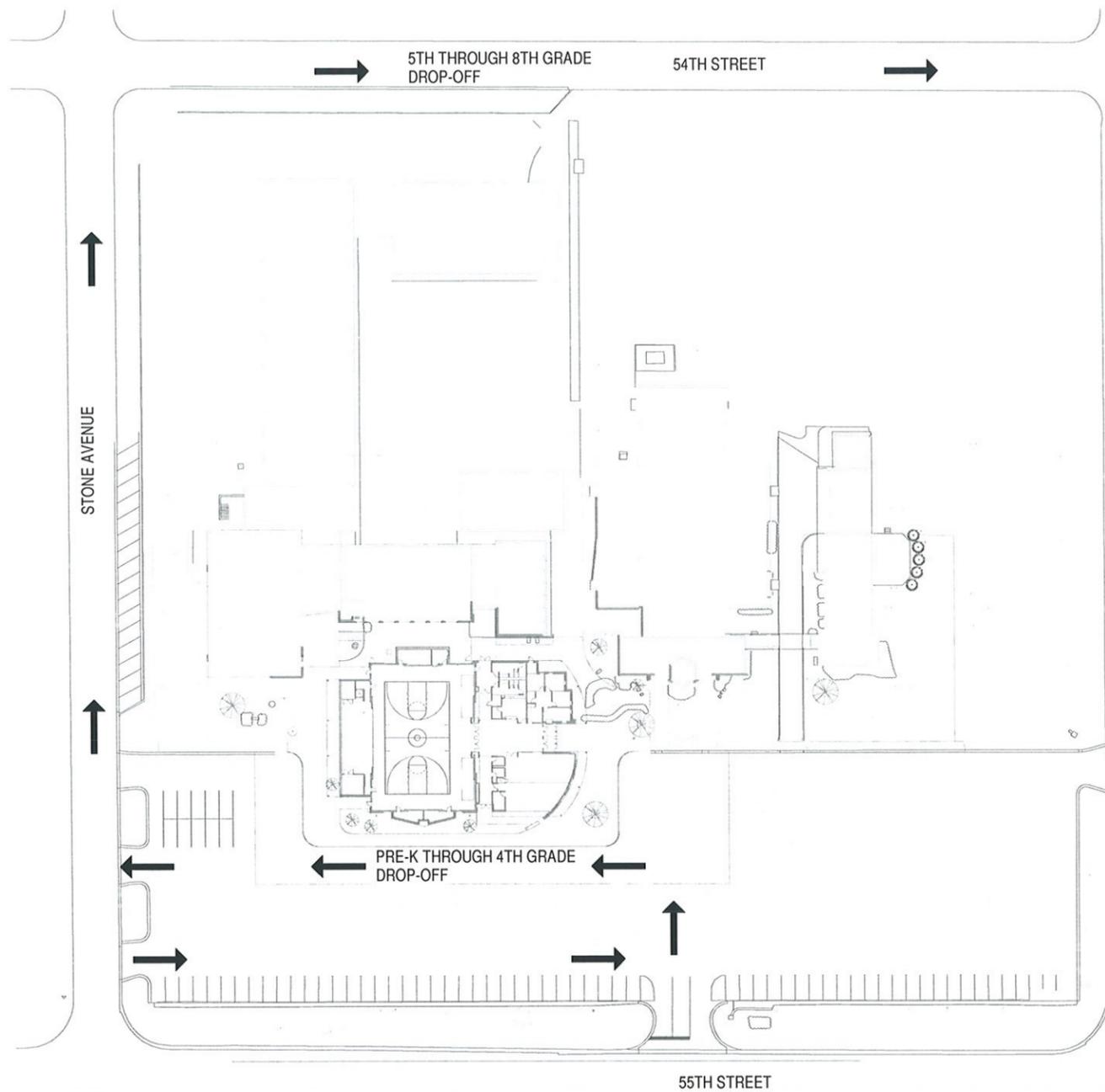
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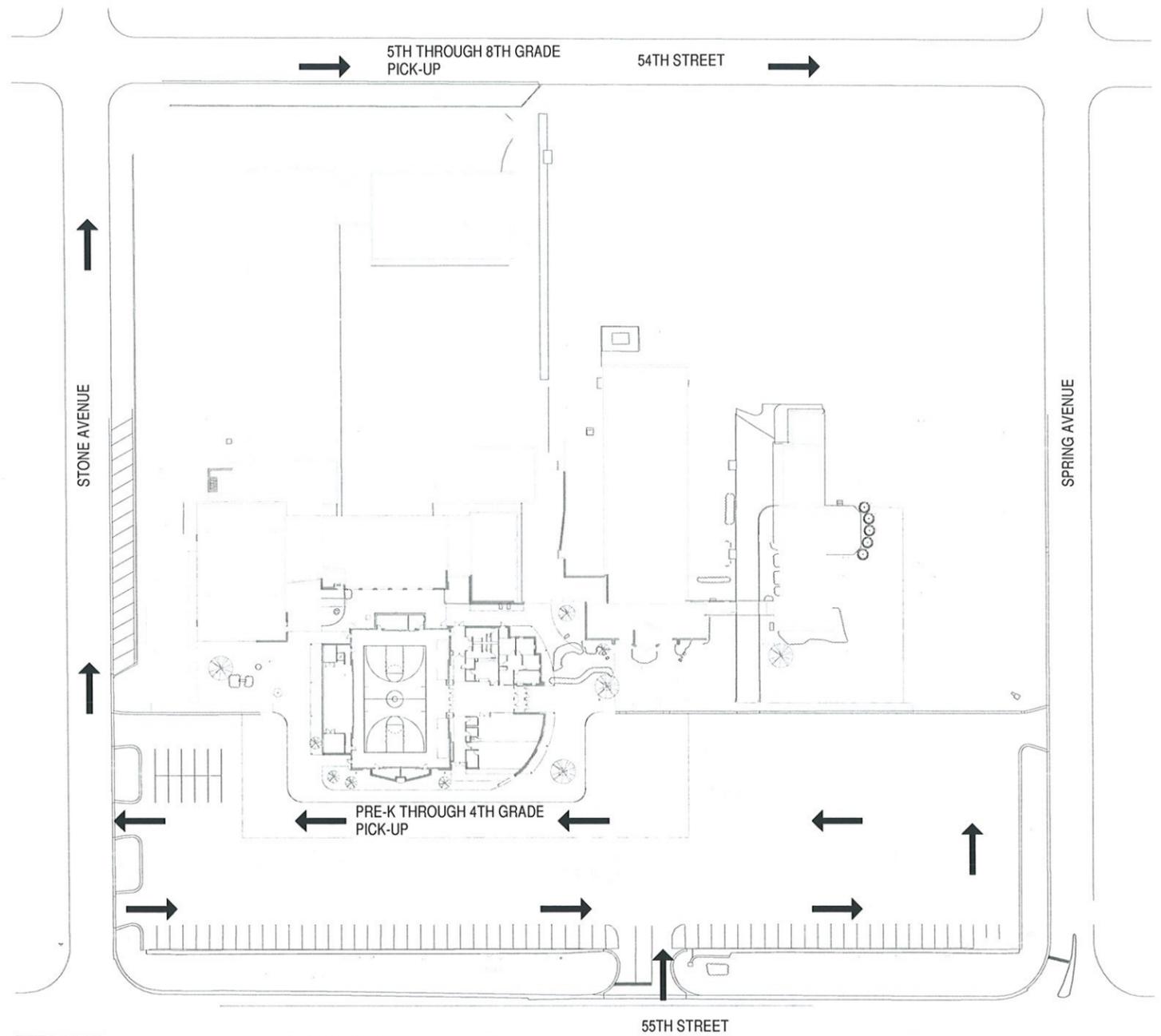
ST. CLETUS PARISH

NEW PARISH CENTER

SOUTH ELEVATION



1 PRELIMINARY DROP-OFF ROUTES



2 PRELIMINARY PICK-UP ROUTES



ST. CLETUS PARISH

SCALE: 1" = 100'-0"

NEW PARISH CENTER

PRELIMINARY SCHOOL DROP-OFF AND PICK-UP ROUTES



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10/13/15