

# 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, November 8, 2016 - 7:30 p.m.**



1. Call to Order and Roll Call of the Plan Commission
2. Approval of Minutes – July 12, 2016
3. Business at Hand:

**PC CASE #230 – ZONING CODE AMENDMENTS – Commercial Use Lists**

**PC CASE #232 – SPECIAL USE/SITE PLAN APPROVAL– Group Personal Training/Fitness Studio, ilovekickboxing, 16 N. Catherine**

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  
July 12, 2016

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

Chairman Kardatzke called the meeting to order on July 12, 2016, at 7:30 p.m. in the Village Hall Auditorium, 53 S. La Grange road, La Grange, IL.

Present: Commissioners Hoffenberg, Paice, and Schwartz, with Chairman Kardatzke presiding.

Absent: Egan, Reich and Weyrauch.

Also Present: Village Trustee Liaison Mark Kuchler and Assistant Community Development Director Angela M. Mesaros.

### **II. APPROVAL OF MINUTES:**

The Minutes of the April 12, 2016, Plan Commission meetings were presented for approval. It was moved by Commissioner Paice and seconded by Commissioner Schwartz that the Minutes be approved. Motion to APPROVE carried unanimously by voice vote.

### **III. BUSINESS AT HAND:**

#### **RESUBDIVISION CASE #165 - 1044 S. Ashland, Joel Weber and Jennifer Barlean.**

Chairman Kardatzke swore in Joel Weber and Jennifer Barlean, owners of the property at 1044 S. Ashland who presented their application and answered questions from the Commissioners asked questions regarding the distance from the center property line, removal of the deck and shed, and the impact of new lot on location of the house.

There were no questions from the Audience.

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Schwartz, seconded by Commissioner Paice that the Plan Commission recommend to the Village Board of Trustees approval of the application for resubdivision of 1044 S. Ashland Avenue with the conditions that the deck and shed be removed from the property.

Motion to APPROVE passed by a roll call vote (4/0/2)

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

BE IT THEREFORE RESOLVED that the Plan Commission recommend to the Village Board of Trustees granting an amendment to the text of the Zoning Code to authorize financial services with a payment in lieu of sales taxes, limited to maximum 3,100 square feet on the first floor, only for properties with no frontage on La Grange Road or Ogden Avenue in the C-3 Limited General Service Commercial District.

**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 Schwartz, seconded by Commissioner Hoffenberg. Motion carried by voice vote. The meeting adjourned at 7:40 p.m.

Respectfully Submitted:



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Angela Mesaros, Assistant Community Development Director

## STAFF REPORT

PC Case #230

TO: Plan Commission

FROM: Angela M. Mesaros, Assistant Community Development Director

DATE: November 8, 2016

RE: ZONING TEXT AMENDMENTS TO THE COMMERCIAL DISTRICTS.

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### I. BACKGROUND:

The Village examines its permitted and special uses lists in the zoning code from time to time. We recently adopted amendments to the commercial use lists that included allowing mobile phone repair as a permitted use in the core retail district and tutoring services in the C-1 district but not at street level in the core retail area. Prior to the code amendments, mobile phone repair and tutoring services were not permitted in any of the commercial districts. In follow-up to these two amendments, staff has reviewed the permitted and special use lists in all four commercial districts.

### II. APPLICATION:

#### A. ZONING TEXT AMENDMENTS

With the existing uses as a guide, Staff reviewed the permitted and special use lists of the commercial districts 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. As stated in Section 5-101 of the Zoning Code, the purposes of the commercial districts are:

*The C-1 Central Commercial District is intended “to provide for the development and maintenance of a concentrated, pedestrian-oriented commercial shopping center, with special provisions protecting, in the core of that district, the retail environment at street level.”* The core retail area is bounded by Burlington Avenue, 6<sup>th</sup> Street, Cossitt Avenue and Ashland Avenue.

*The C-2 West End Commercial District is designed to “encourage both the retention of existing businesses and the redevelopment of new uses compatible with nearby residential uses.”*

*The purpose of the C-3 General Service Commercial District is “to provide areas for development of service, commercial and retail uses requiring direct vehicular access.”*

The C-4 Convenience Commercial District is an area a block north of Hillgrove, west of Brainard Avenue that is “*intended to serve the day-to-day shopping and consumer service needs of the local low-density residential neighborhoods of the Village.*”

Based on review of the commercial districts use lists, Staff recommends amendments to the permitted uses within the commercial zoning districts, as further detailed in this report.

### **Permitted Use List (ZC §5-102)**

#### Deletions from the Commercial Permitted Use Lists (ZC §5-102)

- *Commercial Printing (275)* – This use does not generally have a retail component and is not consistent with the purposes of the C-1 Central Commercial District. This use is more appropriate and should remain in the C-2 and C-3 commercial districts. SIC 275 is a category of larger scale commercial printing within the SIC’s manufacturing division. This category would not include uses such as the UPS store or Kinko’s that provide photocopying and printing for customers and have retail components – they would be classified as SIC 7334, photocopying and duplicating services. Photocopying and duplicating services fall within SIC Industry Group 733, Mailing, Reproduction, Commercial Art and Photography, and Stenographic Services, which is currently permitted in the C-1 core retail area.
- *Retail Auto and Home Supply Stores (553)* – This use is not consistent with the purposes of the C-1 Central Commercial District. However, automobile supply sales are appropriate and C-3 district. The C-3 district is intended for commercial and retail uses requiring direct vehicular access. In contrast, the C-1, C-2 and C-4 districts are intended to be pedestrian oriented and compatible with nearby residential uses.
- *Tobacco Stores & Stands (5993)* - Staff thinks that this use is not consistent with the purposes of the C-1 Central Commercial District. From time to time over the years the Village has confirmed that uses in the retail area that do not generally contribute to the health and well-being of the residents should not be permitted in the C-1 central commercial district. Such uses are more appropriate in C-2, C-3 and C-4 districts.
- *Offices of Local and Suburban Transit and Interurban Highway Passenger Transportation Companies (41)* – This use is specific and was possibly listed in the 1991 Zoning Code because there was a transit office in the village at that time. The

Village currently does not have any such facility within its jurisdiction and this use would be regulated under the broader category of business and professional offices.

Additions to the Commercial Permitted Use Lists (ZC §5-102)

- *Exam Preparation and Tutoring (NAICS 611691)* - Mathnasium filed the application to amend the Zoning Code in March 2016 to operate tutoring services at 322 W. Burlington in the core retail area. The Village Board voted to approve that application and amended the Zoning Code to allow tutoring services in the C-1 Central Commercial District but not at street level in the core retail area. At that time, the Village Board suggested that tutoring services be permitted in the C-2, C-3 (but not at street level in the C-3 Limited district) and C-4 districts.

Currently the use is defined as Tutoring Services, which is within SIC category 8299. In order to better define the allowable use, staff suggests revising the use to Exam Preparation and Tutoring (NAICS 611691), as the NAICS category is more narrowly defined than SIC 8299. Staff recommends that the code be amended to allow this use in all commercial districts but not at street level in the C-3 Limited district.

Revisions to the Commercial Permitted Use Lists (ZC §5-102)

- *Fine Arts Schools (NAICS 611610)* – Staff recommends that NAICS category 611610 replace the current SIC category of *Dance Studios, Schools and Halls (7911)*. Dance Studios, Schools, and Halls (7911) is a permitted use in all commercial zoning districts, but is restricted to upper floors in the C-3L district and the core retail area of the C-1 district.

In review of the zoning code, staff found that music schools are not currently a permitted or special use in the commercial districts. Staff believes that this particular use is of similar intensity to uses such as those allowed within *Dance Studios, Schools, Halls and Miscellaneous Services not elsewhere classified (7911)*.

Staff suggests replacing the SIC classification of 7911, *Dance Studios*, with the more inclusive NAICS category 611610, *Fine Art Studios*, which includes music instruction as well as dance instruction. The NAICS classification includes *art (except commercial and graphic) instruction, dance instruction, dance studios, drama schools (except academic), fine arts schools (except academic), music instruction (e.g., piano, guitar), music schools (except academic), performing arts schools (except academic), and photography schools (except commercial photography)*.

This category would remain a permitted use in all of the commercial districts, but not at street level in the core retail area of the C-1 district and not at street level in the C3 limited district.

### **III. 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.

Staff has reviewed the intended purposes of each commercial district as stated in Section 5-101 of the Zoning Code. The Staff believes the changes it is recommending will cause the use lists in the commercial districts to serve the intent and purposes of each district, thereby protecting and promoting the essential character of the Village's commercial districts.

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

Staff believes that the proposed amendments would meet community needs. The proposed deletions to the C-1 Central Commercial District serve to protect the retail nature at street level. Additions to the commercial districts such as tutoring services provide for educational enhancements for primary and secondary age students and

fine arts schools provide expanded opportunities for arts instruction for local students by including both music and dance instruction.

#### **IV. RECOMMENDATION**

Therefore, the Staff recommends that the Plan Commission consider amending Zoning Code Zoning Code §5-102 (permitted use list) by adding, revising and deleting uses as stated in Part II of this memorandum and as attached in the redline version of Article V “Proposed Revisions, PC #230, November 8, 2016.”

ARTICLE VPROPOSED REVISIONS, PC #230, November 8, 2016COMMERCIAL DISTRICTS

## 5-101                   PURPOSES

Four zoning districts are provided for commercial uses. When taken together, these districts are intended to permit development of property for the full range of commercial uses needed to serve the citizens of La Grange and surrounding areas in a suburban setting.

Specifically, the C-1 Central Commercial District is intended to provide for the development and maintenance of a concentrated, pedestrian-oriented commercial shopping center, with special provisions protecting, in the core of that district, the retail environment at street level.

The C-2 West End Commercial District is intended to provide areas in the Burlington-Hillgrove commercial corridor for existing commercial uses. This district is designed to encourage both the retention of existing businesses and the redevelopment of new uses compatible with nearby residential uses.

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 C-4 Convenience Commercial District is intended to serve the day-to-day shopping and consumer service needs of the local low-density residential neighborhoods of the Village.

## 5-102                   PERMITTED USES

The following uses and no others are permitted as of right in the Commercial Districts indicated in the following table. In interpreting the use designations, reference should be made to the Standard Industrial Classification Manual (see Appendix A) and Section 14-301 of this Code. SIC codes are given in parentheses following each use listing, when available. For a use including "NAICS" in parentheses, reference should be made to the North American Industrial Classification System Manual (1997). No Adult Uses are allowed in any Commercial District.

|    |  | C-1 | C-2 | C-3 | C-4 |
|----|--|-----|-----|-----|-----|
| A. | <u>Construction, Special Trade Contractors</u>   |     |     |     |     |
| 1. | Plumbing, Heating, and Air-Conditioning Contractors and Showrooms (171)                        | -   | -   | P** | P   |
| 2. | Painting & Paper Hanging Contractors & Showrooms (172)   | -   | -   | P** | -   |
| 3. | Electrical Work Contractors (173), but not highway lighting and electrical signal construction | -   | -   | P** | -   |
| 4. | Terrazzo, Tile, Marble, and Mosaic Work Contractors (1743)                                     | -   | -   | P** | -   |
| 5. | Carpentry and Floor Work Contractors (175)   | -   | -   | P** | -   |
| 6. | Roofing, Siding, and Sheet Metal Work Contractors (176)  | -   | -   | P** | -   |
| 7. | Glass and Glazing Work Contractors and Showrooms (1793)  | -   | -   | P** | -   |
| 8. | Special Trade Contractors Not Elsewhere Classified (1799)                                      | -   | -   | P** | -   |
| B. | <u>Printing, Publishing, and Allied Industries</u>   |     |     |     |     |
| 1. | Commercial Printing (275)  | P   | P   | P   | -   |
| C. | <u>Retail Trade</u>  |     |     |     |     |
| 1. | Stationery and Office Supply Stores (5112)   | P   | P   | P   | -   |
| 2. | Lumber and Other Building Materials Dealers (521) when conducted wholly within a building      | -   | -   | P   | -   |
| 3. | Paint, Glass, and Wallpaper Stores (523)   | P   | P   | P   | P   |
| 4. | Hardware Stores (525)  | P   | P   | P   | P   |
| 5. | Retail Nurseries, Lawn, and Garden Supply Stores (526) when conducted wholly within a building | P   | P   | P   | P   |

|   | C-1 | C-2 | C-3 | C-4 |
|---|-----|-----|-----|-----|
| 6. Department Stores (531)  | P   | P   | P   | P   |
| 7. Variety Stores (533)   | P   | P   | P   | P   |
| 8. Miscellaneous General Merchandise Stores (539)   | P   | P   | P   | P   |
| 9. Food Stores (54)   | P   | P   | P   | P   |
| 10. Retail Auto and Home Supply Stores (553), but not including service bays                                    | P   | P   | P   | P   |
| 11. Boat Dealers (555)  | -   | -   | P   | -   |
| 12. Apparel and Accessory Stores (56)   | P   | P   | P   | P   |
| 13. Home Furniture and Home Furnishings Stores (571)  | P   | P   | P   | -   |
| 14. Household Appliance Stores (572)  | P   | P   | P   | P   |
| 15. Radio, Television, Consumer Electronics, and Music Stores (573)   | P   | P   | P   | P   |
| 16. Eating Places (5812), including Brewpubs and including carry-out, but not including drive-in establishments | P   | P   | P   | P   |
| 17. Drinking Places (5813) accessory to eating places   | P   | P   | P   | P   |
| 18. Drug Stores and Proprietary Stores (591)  | P   | P   | P   | P   |
| 19. Used Merchandise Stores (593), but not including pawnshops or used building material stores                 | P   | P   | P   | P   |
| 20. Sporting Good Stores and Bicycle Shops (5941), but not including the retail sale of firearms and ammunition | P   | P   | P   | P   |
| 21. Book Stores (5942)  | P   | P   | P   | P   |

|   | C-1 | C-2 | C-3 | C-4 |
|---|-----|-----|-----|-----|
| 22. Stationery Stores (5943)  | P   | P   | P   | P   |
| 23. Jewelry Stores (5944)   | P   | P   | P   | P   |
| 24. Hobby, Toy, and Game Shops (5945)   | P   | P   | P   | P   |
| 25. Camera and Photographic Supply Stores (5946)  | P   | P   | P   | P   |
| 26. Gift, Novelty, and Souvenir Shops (5947)  | P   | P   | P   | P   |
| 27. Luggage and Leather Goods Stores (5948)   | P   | P   | P   | P   |
| 28. Sewing, Needlework, and Piece Goods Stores (5949)   | P   | P   | P   | P   |
| 29. Florists (5992)   | P   | P   | P   | P   |
| 30. 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                                | P   | P   | P   | P   |
| 31. News Dealers and Newsstands (5994)  | P   | P   | P   | P   |
| 32. Optical Goods Stores (5995)   | P   | P   | P   | P   |
| 33. Miscellaneous Retail Stores (5999), but not including auction rooms, firework sales, gravestone sales, monument sales, retail ice dealers, retail sale of swimming pools, sales barns, or tombstone sales | P   | P   | P   | P   |
| 34. Wine and Beer Boutiques, not including spirits (NAICS 445310)   | P   | P   | P   | P   |
| D. <u>Finance, Insurance, and Real Estate</u>   |     |     |     |     |
| 1. Consumer Lending (NAICS 522291), but not including loan agents, personal loans, or payday loans  | P*  | -   | -   | -   |

|   | C-1 | C-2 | C-3 | C-4 |
|---|-----|-----|-----|-----|
| 2. Depository and Nondepository Credit Institutions (60-61), but not including drive-in establishments or automatic teller machines, except automatic teller machines attached to the principal structure on the lot (see spacing requirements below) †   | P*‡ | P   | P** | P   |
| 3. Depository and Nondepository Credit Institutions (SIC #60-61) but not including drive-in establishments or automatic teller machines, except automatic teller machines attached to the principal structure on the lot; and Security and Commodity Brokers, Dealers Exchanges, and Services (62), subject to the following conditions: (a) the use may not exceed 3,100 square feet of gross floor area on the first floor, (b) the use may be located only in a storefront with no frontage on La Grange Road or Ogden Avenue in the C-3 General Service Commercial District (Limited), and (c) the user licensee must pay the Village a few in lieu of sales taxes based on the amount of retail sales tax per square foot. | -   | -   | P   | -   |
| 4. Security and Commodity Brokers, Dealers Exchanges, and Services (62) (see spacing requirements below) †  | P*‡ | P   | P** | -   |
| 5. Insurance Carriers, Agents, Brokers, and Services (63-64)  | P*  | P   | P** | P   |
| 6. Real Estate Offices (65)   | P*  | P   | P** | P   |
| 7. Holding and Other Investment Offices (67)  | P*  | P   | P** | -   |
| <b>E. <u>Services</u></b>   |     |     |     |     |
| 1. Veterinary Services for Animal Specialties with retail sales (0742)  | P*  | P   | P   | P   |

|  | C-1 | C-2 | C-3 | C-4 |
|--|-----|-----|-----|-----|
| 2. Grooming Services for Pets (0752)   | -   | -   | P   | P   |
| 3. 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 | P   | P   | P   | P   |
| 4. Photographic Studios, Portrait (722)  | P*  | P   | P** | P   |
| 5. Shoe Repair Shops (725) and Shoeshine Parlors when accessory to such shops  | P   | P   | P   | P   |
| 6. Tax Return Preparation Services (7291)  | P*  | -   | -   | -   |
| 7. Massage Therapy Services (7299), but only accessory to Beauty Shops, Exercise Centers, Fitness Salons and Spas in the C-1 and C-2 Districts   | P   | P   | P** | P   |
| 8. Advertising Services (731)  | P*  | P   | P** | -   |
| 9. Mailing, Reproduction, Commercial Art and Photography, and Stenographic Services (733)  | P*  | P   | P** | -   |
| 10. Services to Dwellings and Other Buildings (734)  | -   | -   | P** | -   |
| 11. Employment Agencies (7361)   | P*  | P   | P** | P   |

|   | C-1 | C-2       | C-3       | C-4       |
|---|-----|-----------|-----------|-----------|
| 12. Computer Programming, Data Processing, and Other Computer Related Services (737)  | P*  | P         | P**       | P         |
| 13. Interior Decorating (with retail inventory on display) (7389)   | P   | P         | P         | P         |
| 14. Electrical Repair Shops (762), but not including refrigeration and air-conditioning service and repair shops (7623)   | -   | P         | P**       | P         |
| 15. Mobile Phone Maintenance and Repair in conjunction with retail sales of mobile phone and computer accessories and peripherals, subject to the following conditions: (a) the use may not exceed 1,000 square feet of gross floor area on the first floor, (b) the use may be located only in a storefront that does not exceed 30 feet in width at the front lot line, and (c) the full width of the storefront must be devoted exclusively to retail sales to a depth within the store of not less than an average of 25 feet. (7629) | P   | <u>-P</u> | <u>P-</u> | <u>P-</u> |
| 16. Watch, Clock, and Jewelry Repair (763)  | P   | P         | P         | P         |
| 17. Reupholstery and Furniture Repair (764)   | -   | P         | P         | P         |
| 18. Video Tape Rental and Sales (784)   | P   | P         | P         | P         |
| 19. <del>Dance Studios, Schools, and Halls</del> <u>Fine Arts Schools (7911-NAICS 611610)</u>   | P*  | P         | P**       | P         |
| 20. Offices and Clinics of Doctors of Medicine, Dentists, Osteopaths, Chiropractors, Optometrists, Podiatrists, and Other Health Practitioners (801-804)  | P*  | P         | P**       | P         |

|  | C-1 | C-2           | C-3             | C-4           |
|--|-----|---------------|-----------------|---------------|
| 21. Home Health Care Services (808)  | -   | -             | P               | -             |
| 22. Legal Services (81)  | P*  | P             | P**             | P             |
| 23. Barber Shops (NAICS 812111)  | P   | P             | P               | P             |
| 24. Beauty Salons (NAICS 812112)   | P   | P             | P               | P             |
| 25. Nail Salons (NAICS 812113) (see spacing requirements below)†   | P†  | P             | P**             | P             |
| 26. Dry-cleaning and Laundry Services (NAICS 812320), but not coin-operated in the C-1 and C-2 Districts                     | P   | P             | P               | P             |
| 27. <del>Educational-Exam Preparation and Tutoring Services-(8299NAICS 611691)</del>   | P*  | <del>P-</del> | <del>P**-</del> | <del>P-</del> |
| 28. Business Associations (861)  | P*  | P             | P**             | -             |
| 29. Professional Membership Organizations (862)  | P*  | P             | P**             | -             |
| 30. Labor Organizations (863)  | P*  | P             | P**             | -             |
| 31. Membership Organizations Not Elsewhere Classified (869), but not on the first floor of any structure in the C-2 District | P*  | P             | P**             | -             |
| 32. Business and Professional Offices Not Otherwise listed, but not on the first floor of any structure in the C-2 District  | P*  | P             | P**             | P             |
| 33. Engineering, Architectural, and Surveying Services (871)   | P*  | P             | P**             | -             |
| 34. Accounting, Auditing, and Bookkeeping Services (872)   | P*  | P             | P**             | P             |
| 35. Management and Public Relations Services (874)   | P*  | P             | P**             | -             |
| 36. Miscellaneous Services Not Elsewhere Classified (89)   | P*  | P             | P**             | -             |

|  | C-1           | C-2          | C-3          | C-4          |
|--|---------------|--------------|--------------|--------------|
| 37. Commercial Food Preparation Facilities, not exceeding 2,500 square feet of gross floor area in the C-1, C-2 and C-3 (Limited) Districts and subject to the conditions and limitations in Subsection 5-109F of this Code.   | P             | P            | P            | -            |
| <u>F. Transportation and Utility Services</u>  |               |              |              |              |
| <del>1. Office of Local and Suburban Transit and Interurban Highway Passenger Transportation Companies (41), but not including terminals, stations, vehicle yards, or garages</del>  | <del>P*</del> | <del>-</del> | <del>-</del> | <del>-</del> |
| 2. Travel Agencies (4724)  | P*            | P            | P            | P            |
| 3. Tour Operators (4725)   | P*            | P            | P**          | -            |
| 4. Airline, Bus, and Railroad Ticket Offices (4729)  | P*            | P            | P**          | -            |
| 5. Offices of Communications and Utility Companies (48-49)   | P*            | P            | P**          | -            |
| G. <u>Multiple Family Dwellings</u> , but not on the first floor of any structure in the C-1 or C-2 Districts  | P             | P            | P**          | P            |
| H. <u>Personal Wireless Services Antennas and Related Electronic Equipment and Equipment Structures</u> , but not on the first floor of any structure and only when the antenna and any necessary antenna support structure are fully enclosed in a structure otherwise permitted on the zoning lot, and such antenna, support structure, and equipment fully comply with all standards and requirements applicable thereto including without limitation the standards set forth in Section 9-106 of this Code | P             | -            | -            | -            |

## STAFF REPORT

**PC Case #232**

TO: Plan Commission

FROM: Angela M. Mesaros, AICP, Assistant Community Development Director

THROUGH: Charity Jones, AICP, Community Development Director

DATE: November 8, 2016

RE: **SPECIAL USE/SITE PLAN APPROVAL TO ALLOW A PHYSICAL FITNESS FACILITY IN THE C-2 WEST END COMMERCIAL DISTRICT, Ilovekickboxing.com, 16 N. Catherine Avenue.**

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### **I. BACKGROUND:**

The applicant, Ilovekickboxing.com, wishes to operate group personal training/fitness center at 16 N. Catherine Avenue in the C-2 West End Commercial District. The proposed use falls within the broad category of *Exercise Centers, Fitness Salons, and Spaces* (NAICS 713940), which is classified as a Special Use in the C-2 District. In the commercial districts, physical fitness facilities are permitted as-of-right only in conjunction with retail sales and subject to specific conditions on size and amount and location of retail. The proposed kick boxing facility would not offer retail sales and exceeds the maximum store front width. Therefore, a Special Use Permit/Site Plan Approval is required for the proposed physical fitness facility.

### **II. APPLICATION:**

#### **A. SPECIAL USE TO ALLOW PHYSICAL FITNESS FACILITY IN THE C-2 WEST END COMMERCIAL DISTRICT**

Ilovekickboxing.com has filed an application with the Community Development Department to obtain a Special Use Permit and Site Plan Approval in order to conduct a group personal training/fitness center at 16 N. Catherine Avenue. The applicant proposes to occupy a commercial unit comprising 2,962 square feet (including work out rooms, office space, lockers rooms 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-2 West End Commercial District is designed to encourage both the retention of existing businesses and the redevelopment of new uses compatible with nearby residential uses.* The proposed use would be located within a multi-unit commercial building, and is allowed as a special use in the C-2 district.

The Comprehensive Plan identifies this property within the “*BNSF Commercial*” future land use category, defined as *intended to be less intensive in character than the Core Commercial area with similar mixed-uses. Any allowable land use could be located on the first floor (except residential).*

- (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.*

Fitness Centers are classified as special uses, because many such facilities offer exercise and recreational programs that might cater to large groups of people. The applicant proposes to operate a group training/fitness center within a multi-tenant commercial building. The facility would not be used as a health club with a large membership base with the potential for steady traffic throughout the day. The proposed facility would be used to hold 60 minute group training sessions for 20-25 participants, with a buffer period of approximately 30 minutes between classes to minimize traffic and parking concerns.

Proposed hours of operation are Monday –Saturday with the most popular classes, according to the applicant, on weekday mornings from 5 a.m. to 7 a.m. and weekday evenings from 6:30 p.m. to 8 p.m. Training sessions would be conducted *indoors* by trained instructors.

One potential impact on other tenants in the building is noise from classes, both music and announcements. 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.* In addition, Subsection 7-109A of the Zoning Code states, *No noise (other than ordinary vehicular noise) from operations of any use in the I-1 District shall be detectable at any point off the zoning lot on which the use is located.*

All sessions are proposed to be conducted indoors. The facility will be located within a multiple unit commercial building directly in-line with a physical therapy facility and health service office that fronts Catherine Avenue. With proper interior build-out, noise should not be an issue.

Traffic and parking congestion is another potential negative impact the use may have on adjacent properties. This issue is discussed further in section (e) below.

- (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 (See Exhibit A of the application “Rentable Square Feet”). Work to the exterior of the building includes a new door and 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 similar uses in the C-2 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 multi-tenant commercial building; other building occupants include DeSitter Tile & Stone Flooring, Ashland Health, Crest Furniture, and Physiotherapy. To the south of the subject site is the BNSF railroad crossing. An existing fitness facility, Orangetheory Fitness, is located one block east on Ashland. Two day care/pre-school facilities are located nearby: Little People’s Country one block east on Ashland and St. Francis Xavier’s preschool housed in the First Baptist Church at 21 N. Catherine Ave.

Proposed traffic circulation would follow the same pattern as Orangetheory on Ashland, located a block to the east. Customers would be expected to be traveling on Catherine Avenue to access the facility. The applicant plans to utilize existing on-street parking directly in front of the facility on Catherine Avenue and any available spaces within the parking lot directly across the street on Catherine Avenue. This private parking lot serves all businesses at 201 W. Hillgrove, 12-18 N. Catherine, and 301 W. Hillgrove. Ingress into this parking lot is from Catherine Avenue with egress through the parking lot eastward onto Ashland Avenue (see map below).



lovekickboxing.com will offer sessions for approximately 20-25 members per class. The applicant predicts that 25-30% of the participants will walk to the studio and others may carpool. According to the applicant, based on experience in similar studios, they anticipate that 70% of their volume will occur during non-prime business hours (6:00 to 7:00 AM and 6:30 to 8:00 PM). These hours are “non-prime” for most businesses who generally operate from 9:00 AM to 5:00 PM, however, other area businesses also operate during the same non-prime hours. Proposed class times in the morning would be similar to Orangetheory, the fitness center a block to the east. In addition, drop-off times for Little People’s Country would also occur early in the morning.

The applicant has spoken with one of the directors of Little People’s Country child care center at 201 W. Hillgrove, who also utilize the shared parking lot directly across Catherine Ave. from the proposed use. Little People’s confirmed that they use on-street parking along Ashland and Harris, in addition to the shared lot. Children are primarily dropped off and picked up in the shared parking lot behind 201 West Hillgrove. Parents/guardians park their cars and walk the children in through the playground gate, which is the main entrance to the building. Drop-off for the child care center occurs between 6:00 a.m. and 9:00 a.m. and pick-up is between 4:00 p.m. and 6:00 p.m.

Paragraph 10-101F1 (e) (iv) of the Zoning Code states, *Physical Fitness Facilities* are required *1 parking space for each 200 square feet of gross floor area*. The facility is 2,962 square feet for a total of 15 required spaces (2,962 square feet/ 200 = 14.8). The current use of this space is Crest Furniture, a retail use that requires 3 less spaces than the proposed use, *one space for each 250 square feet of gross floor area* for a total of 12 parking spaces (2,962 square feet/250 = 11.8).

The subject parcel does not include any parking for the proposed use. The applicant has indicated that they would be willing to purchase Village CBD decal parking stickers for staff members to park off-site, with a maximum of two staff in the studio at any time. However, the Police Department has noted that the decal parking is generally sold out in this area. The applicant would need to find alternative parking for their instructors.

According to Paragraph 10-101B2(c), *Collective Use*, in the C-2 district, *parking spaces for separate uses may be provided collectively if the total number of spaces provided is not less than the sum of the separate requirements for each use*. The privately owned parking lot across Catherine Ave. from the proposed fitness center contains 55 spaces and services the businesses listed in the table below. The size and

required parking for the adjacent businesses who share parking with the proposed fitness center are as follows:

| <b>Business</b>                    | <b>Address</b>  | <b>Category</b> | <b>Square Footage</b> | <b>Required Parking</b> |
|------------------------------------|-----------------|-----------------|-----------------------|-------------------------|
| Desitter                           | 301 Hillgrove   | Retail          | 1,600                 | 6                       |
| Hope Chest                         | 301 Hillgrove   | Retail          | 1,850                 | 7                       |
| Breens Cleaners                    | 301 Hillgrove   | Service         | 1,400                 | 7                       |
| Ashland Health                     | 12 N. Catherine | Retail          | 2,360                 | 9                       |
| Physiotherapy                      | 18 N. Catherine | Service         | 3,000                 | 15                      |
| Provenance                         | 301 Hillgrove   | Retail          | 1,200                 | 5                       |
| I love kickboxing                  | 16 N. Catherine | Service         | 2,962                 | 15                      |
| Crest Furniture                    | 301 Hillgrove   | Retail          | 3,000                 | 12                      |
| Coldwell Banker<br>Little People's | 201 Hillgrove   | Office          | 5,104                 | 15                      |
| Country                            | 201 Hillgrove   | Child Care      | 7,920                 | 50                      |
| Orangetheory                       | 201 Hillgrove   | Fitness         | 3,072                 | 16                      |
| Epcoc Paint                        | 201 Hillgrove   | Retail          | 3,373                 | 13                      |
| <b>TOTAL</b>                       |                 |                 | <b>36,841</b>         | <b>171</b>              |

The private, shared parking provides approximately 32% of the minimum required parking for the uses listed above and is therefore not sufficient to meet the requirements of Zoning Code §10-101B2(c).

Staff has surveyed the existing parking conditions in the immediate area, including on-street parking along 200 – 300 blocks of West Hillgrove (parking spaces on both north and south sides that are free to the public, i.e. not decal or commuter parking spaces), east and west sides of the 1- 20 block N. Ashland Avenue, and east and west sides of 1 -34 N. Catherine, as well as the private parking lot servicing the businesses listed in the preceding table. Five surveys were conducted at various times between 9:00 a.m. and 4:30 p.m. The total number of parking spaces in the immediate area, both public and private, is 125. Staff found that at least 18 spaces were available in the immediate area at any given time, with up to 40 spaces at one time.

Per §10-101.F.5 of the Zoning Code, a use permitted in the C-2 zoning district that is also permitted as-of-right in the C-1 district is not required to provide parking. Comparing the Zoning Code’s minimum parking standard for a sample of these sorts of uses to the proposed use, illustrates that the proposed use will likely generate slightly higher parking demand than other uses permitted as-of-right, with the notable exception of food service businesses.

| Use Category   | Minimum Parking Standard<br><i>(parking spaces / square feet of gross floor area)</i> | Parking Demand<br><i>(Based on 2,962 sf space)</i> |
|--|---|--|
| Fitness Center<br>(proposed use)                         | 1/200   | 14.9   |
| Offices  | 1/350   | 8.46   |
| Retail Trade Uses  | 1/250   | 11.8   |
| Services, not otherwise listed                           | 1/250   | 11.8   |
| Carry Out Eating Places                                  | 1/200   | 14.9   |
| Eating and Drinking Places<br>(full service restaurants) | 1/65  | 45.57  |

Based on observations, Village Staff is concerned that additional parking of 20-25 vehicles in the area would create traffic congestion in the peak times of 5:00 AM to 7:00 AM. Commuter parking is available after 6:00 PM in the evening. However, we also recognize that certain uses that are permitted as-of-right, such as restaurants, would have higher parking demands and potentially a greater impact on the area. Additionally, based on staff's surveys of the area's current conditions, although parking in the area does not meet Zoning Code minimums, there appears to be sufficient available parking to accommodate the increased demand generated by the proposed use (3 parking spaces). Staff recommends that the Plan Commission discuss a potential condition that the applicant provide a more detailed parking and traffic plan for both trainers and customers.

- (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.*

This structure is located within the Village's Historic District, but has not been identified as a historic building of significance in the Village's Comprehensive Plan. As proposed, the use would be located completely within the existing structure with no outdoor facilities; minimal changes are proposed to the exterior of the building and no changes are proposed to the surrounding property. No natural or scenic features would be impacted.

- (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 Zoning Code does not have any additional standards for the requested special 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.*

The proposed use would provide a service that enhances the well-being of the community by offering health benefits from its fitness programs. According to the annual surveys conducted by the International Health, Racquet, and Sports club Association (IHRSA), there has been a significant increase in the number of health clubs, gyms, and other fitness centers in the last decade.

In recent years, La Grange has had several new physical fitness facilities. Each of the facilities offer a different benefit than the proposed kick boxing facility and they serve a variety of needs. Facilities include:

- Orangetheory Fitness, an interval training center, is located only a block away and would share parking with this proposed use;
- Core Power Yoga, a yoga studio on the second floor of 1 E. Burlington Avenue;
- The Dailey Method, ballet barre fitness at 118 W. Calendar;
- Get In Shape for Women, a studio personal training experience for strength, cardio and nutrition at 79 S. La Grange Road; and
- The Hit Locker, group training at 71 S. La Grange Road.

The national average number of gyms is 0.78 per 10,000 people.<sup>1</sup> Including the five gyms listed above and the fitness programs offered through the La Grange Park District, La Grange far exceeds this national average. However, the proposed special use would provide a specific type of fitness program not currently offered by other local gyms. As a fitness facility, it would also contribute to overall community health and well-being. Less than 5% of adults participate in 30 minutes of physical activity each day; only one in three adults receive the recommended amount of physical activity each week. More than 80% of adults do not meet the guidelines for both aerobic and muscle-strengthening activities.<sup>2</sup>

- (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.*

According to the applicant, this location is ideal – they have seen a substantial interest and demand with La Grange residents, and the proposed location is in close proximity to the La Grange Road Metra station. The applicant did not indicate whether they evaluated any other potential sites.

- (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.*

The proposed facility is located in the same building as the following businesses:

- Desitter Carpet and Flooring sales show room,
- The Hope Chest consignment store with entrances around the corner on Hillgrove; and
- Ashland Health, Physiotherapy and an appointment-only antique retailer located on Catherine are directly in line with the proposed business.

(See attached applicant’s exhibit “First Floor Plan”). At the public hearing, the Plan Commission can assess any concerns that adjacent users may have regarding this potential use.

## **B. 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

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<sup>1</sup> <http://labs.time.com/story/americas-fittest-places/> Time Labs, “America’s Fittest Places.”

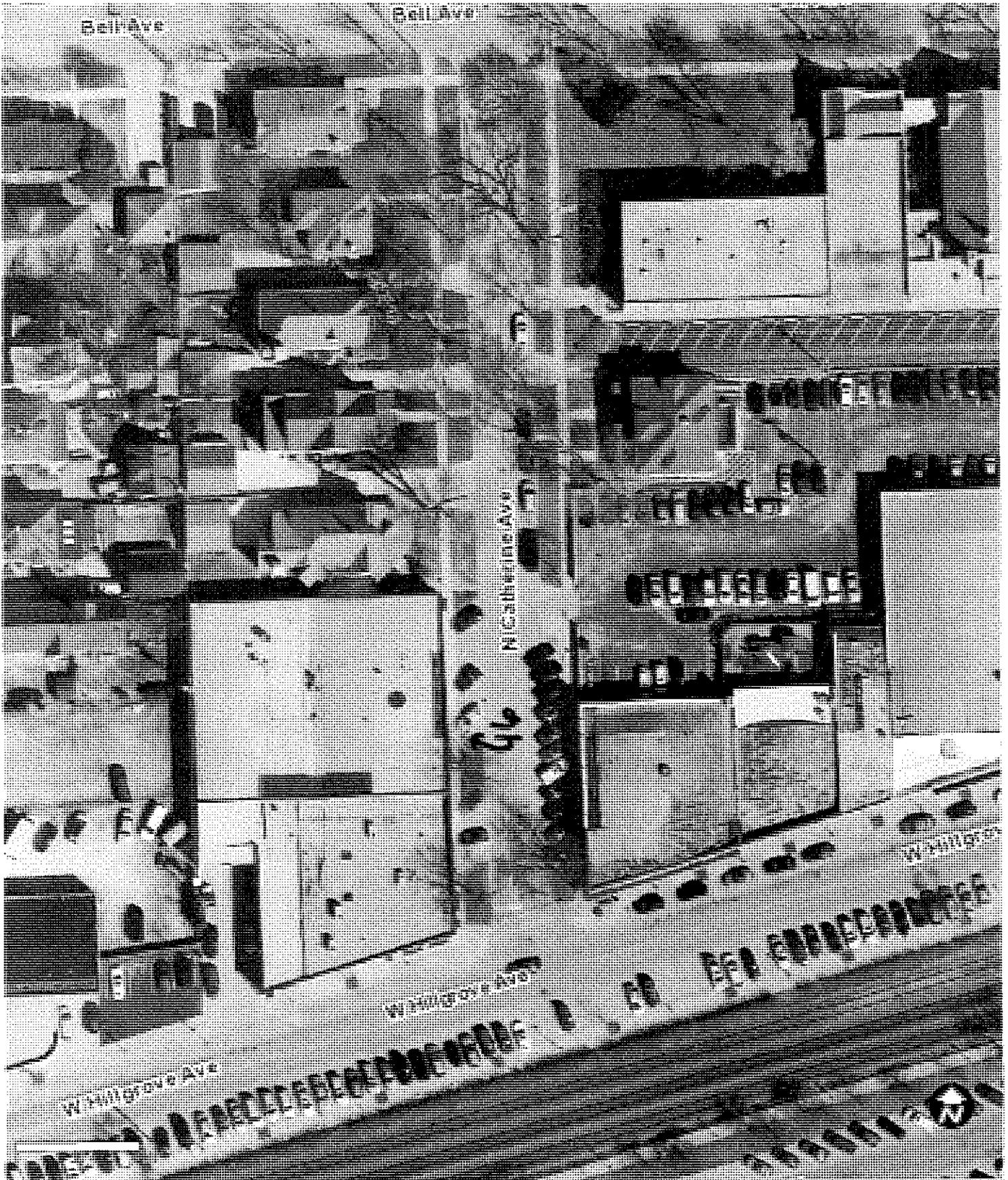
<sup>2</sup> <http://www.fitness.gov/resource-center/facts-and-statistics/> President’s Council on Fitness, Sports & Nutrition.

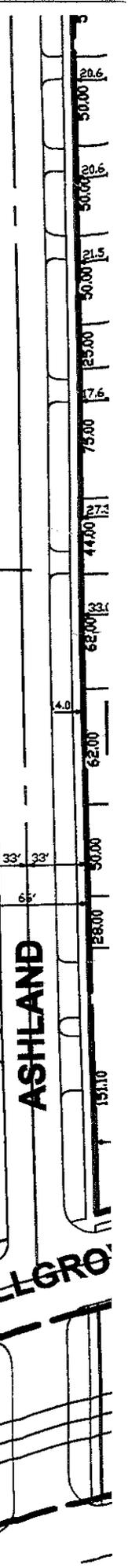
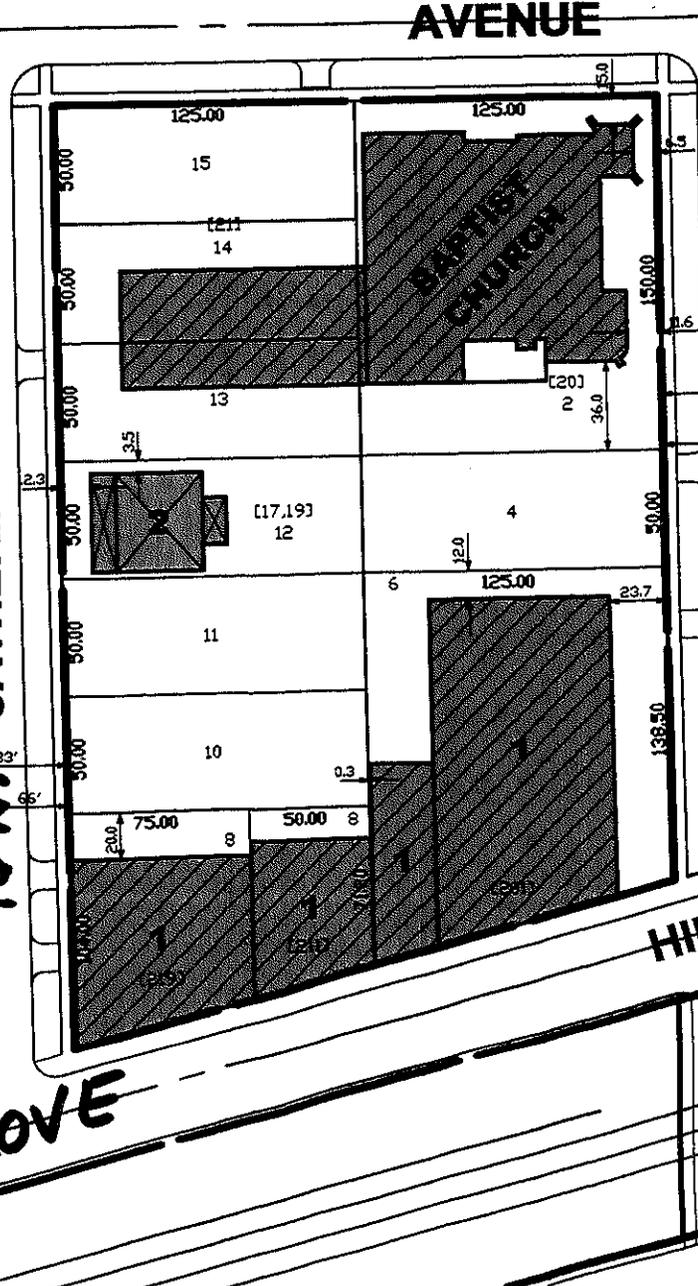
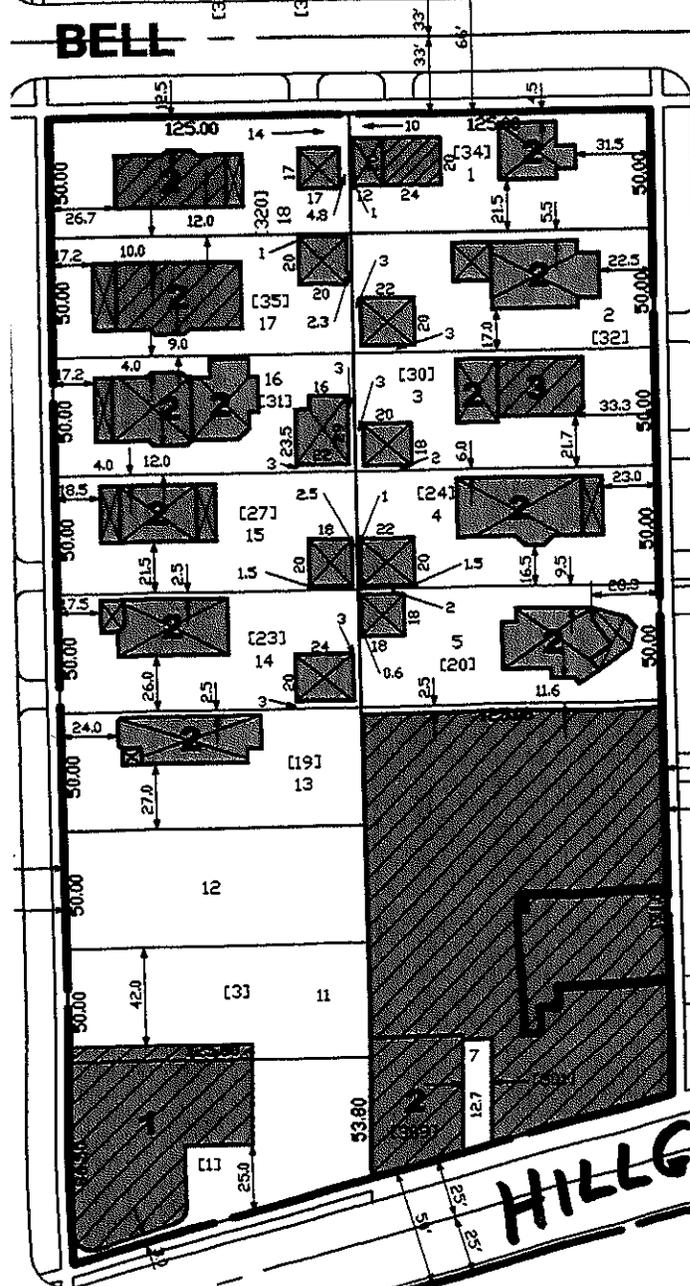
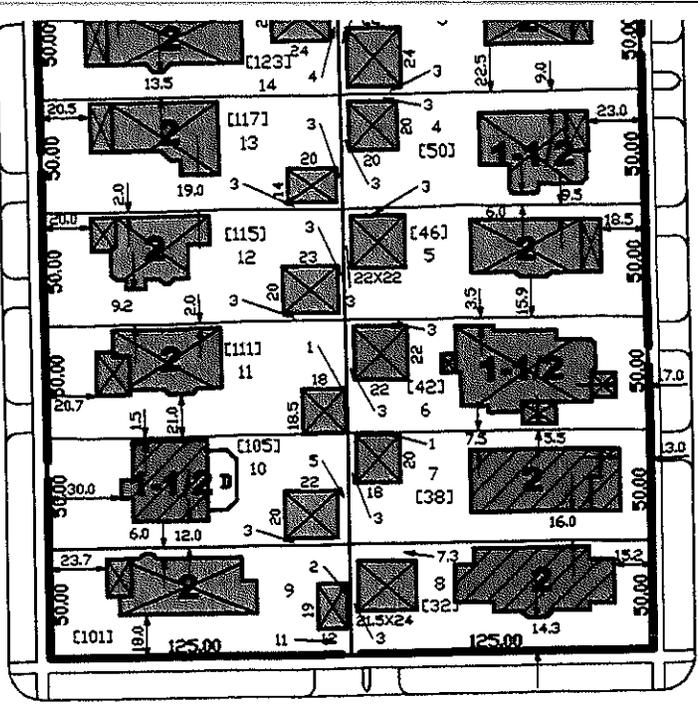
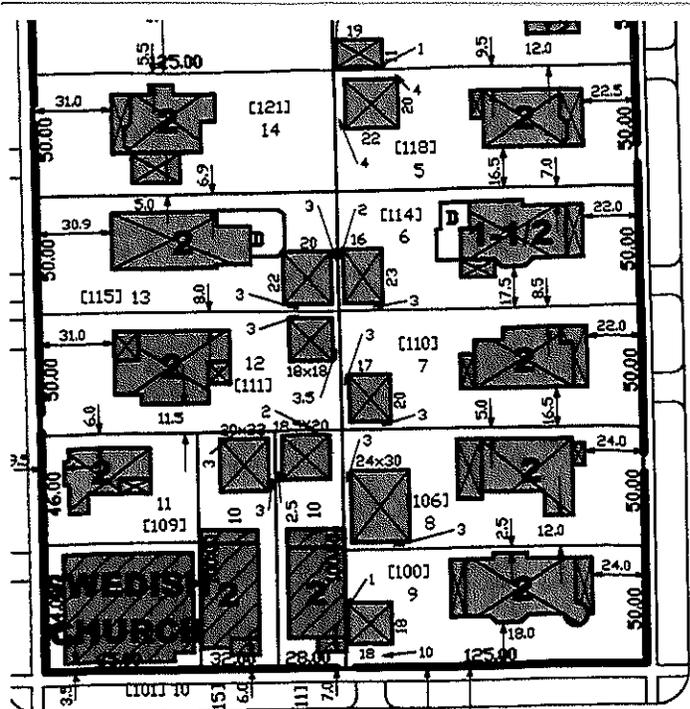
area, public health and safety; it must also include information regarding parking and proposed hours of operation for the facility. As the proposed Special Use will be located in an existing building, there is minimal information that we have required the applicant to provide.

### **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 #232 and commonly referred to as 16 N. Catherine Avenue, to operate a Fitness Center (NAICS 713940) in the C-2 West End Commercial District, with the following conditions:**

1. **Parking & Traffic.** That the applicant submit a detailed parking and traffic plan for review and approval by Village Staff. This plan should include option to purchase CBD parking decals for all staff members in order to free parking spaces on the street for customers, and notice to customers on available parking. Additionally, the traffic plan should include a provision requiring that no class start within 30 minutes of a prior class ending.
2. **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.





BELL

AVENUE

16 N. CATHERINE

ASHLAND

HILLGROVE

HILLGROVE

BAPTIST CHURCH

KENSINGTON AVE

BELL AVE

ASHLAND AVE

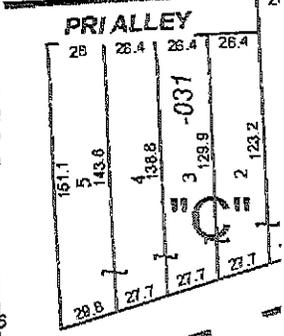
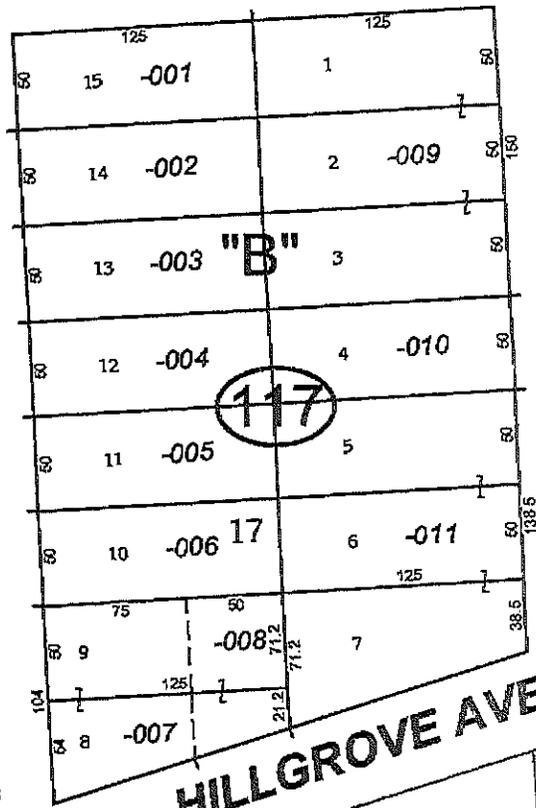
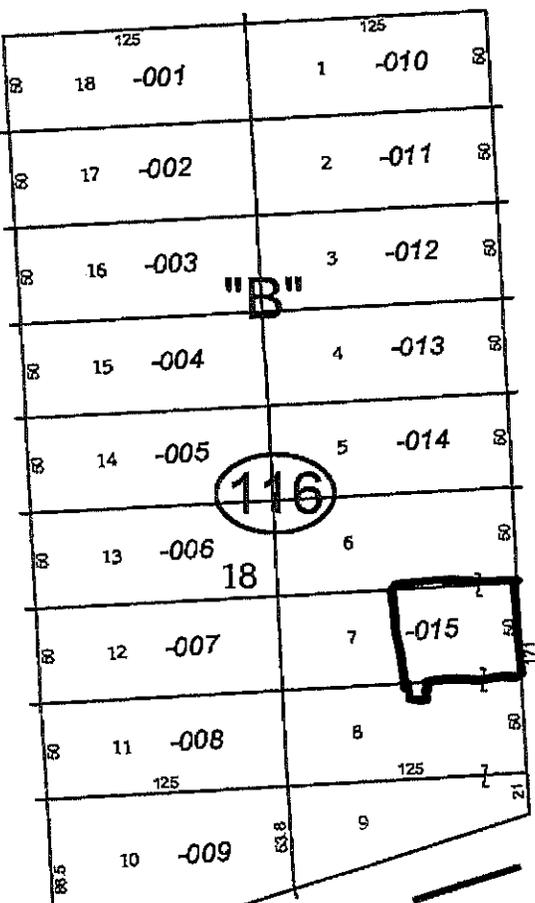
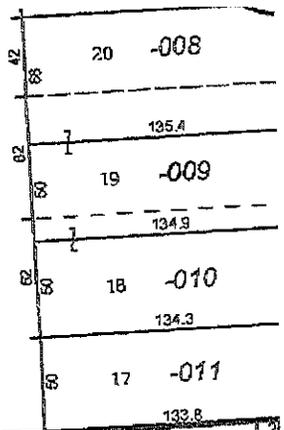
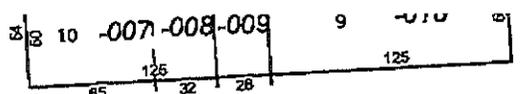
14 N. CATHERINE AVE

HILLGROVE AVE

CB & QRR

BURLINGTON AVE

CALENDAR AVE



# 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.: 232  
Date Filed: 10-6-16  
UARCO No.: 9053

(Please Type or Print)

Application is hereby made by ilovekickboxing.com

Address: 16 N. Catherine LaGrange, IL 60525

Phone: \_\_\_\_\_

Owner of property located at: 19 N. Catherine LaGrange, IL 60525

Permanent Real Estate Index No.: 86-46602

as set forth by plat of survey attached hereto

Present Zoning Classification: C-2 West End Commercial District

### **PROPOSED SPECIAL USE: Group Personal Training / Fitness Studio**

(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.

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The goal of the C-2 West End Commercial District is to continue to support the success of existing businesses and attract new businesses that are aligned with the needs of the surrounding residential establishments. ilovekickboxing.com is designed to be a physical fitness experience based on the concept of a community of motivation and positive reinforcement. With boredom caused by the routine of static, non-evolving workout programs being the #1 factor contributing to inactivity, ilovekickboxing.com has created a dynamic, ever-changing program that inspires joint accountability amongst members. The programs and experience of ilovekickboxing.com attracts a broad range of users, with the most deepest level of engagement coming from women ages 18-45. This location is ideal for the concept given its proximity to the train station, Lyons

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- (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 overall mission of Ilovekickboxing.com is to create a community of individuals using fitness, nutrition and the principles of joint accountability to improve overall health and balanced living. The actual services and products offered at Ilovekickboxing.com provide positive results for individuals and the benefits of “keeping each other honest and committed” extend into the community, beyond the walls of the fitness studio itself. This philosophy is also at the core of Ilovekickboxing.com’s approach to outreach and respect for other local businesses. We plan to actively partner with other appropriate businesses to support relevant promotional activities in the LaGrange area, to members as well as the population at large. We are committed to being a leader and role model as it relates to the sustaining the Village’s reputation as one of the most desirable and exciting places to live.

- (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 external signage for Ilovekickboxing.com is a standard look which is in compliance with the standards of the overall brand. It is current and modern and will comply with the Village of La Grange's sign regulations and restrictions. There are no other changes to the outside of the building. There will be internal renovations to building to deliver on the concept of ilovekickboxing.com. The choice of materials, finishes and equipment is best in class and will greatly enhance the building. Ilovekickboxing.com services are delivered within the studio and will not interfere in any way with the use and development of neighboring property.

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- (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.

Ilovekickboxing.com will be sufficiently served by the essential public facilities that are currently in place. The public utilities and drainage structures currently servicing the building at 16 N. Ashland Avenue are sufficient for our purposed. Refuse disposal, police and fire protection services will not be further taxed by our use.

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

We have several sources of information that indicate our location will not cause any additional traffic congestion.

- i. The demographics of the LaGrange community indicate a strong motivation to walk or carpool to class. Additionally our target usership includes LTHS students who are in close proximity to our location. As a result, we anticipate between 25 – 30% of our members commuting to Ilovekickboxing.com on foot.
- ii. The pattern of class attendance in our other locations indicates that over 70% of members will be using our services in non-prime business hours. Specifically, our days of operation are Monday – Saturday, with morning weekday classes (from 5 am to 7 am) and post work classes (6:30 – 8 pm ) being the most popular. Late afternoon classes are expected to be attended by students who will be, for the most part, walking to the studio.
- iii. Our classes are built to have between 20-25 individuals participating at once, as well we will have downtime in between classes for studio cleaning which will regulate parking needs

iv. In terms of targeted parking locations, we will have access to the designated lot with 64 spaces, as well as there 28 street parking spaces on Catherine, 18 spots (approximately) on Hillgrove and 16 (approximately) on Bell and Ashland.

v. Our commitment is to allocate 100% of these parking spots to our members and the customers of our neighboring businesses by provided staff parking off-site.

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(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.

Required renovations will be limited to the interior of the building and will not any way result in the destruction, loss or damage or any natural, scenic, or historical feature of significant importance.

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(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.

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Given the proposed location is not in C-1 Central Commercial District, there are no additional standards imposed on it by the particular provision of this Code authorizing such use. Further, we will comply with all the Use Limitations as outlined in Article V 5-109 in the Village Code.

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\* \* \*

**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.

  
(Signature of Owner or Contract Purchaser)

(Address) 5725 LAWN DRIVE

WESTERN SPRINGS  
(City)

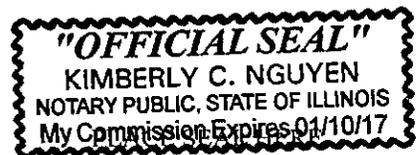
(State) IL

(Zip Code) 60558

SUBSCRIBED AND SWORN TO BEFORE ME THIS

5<sup>th</sup> DAY OF Oct., 2016.

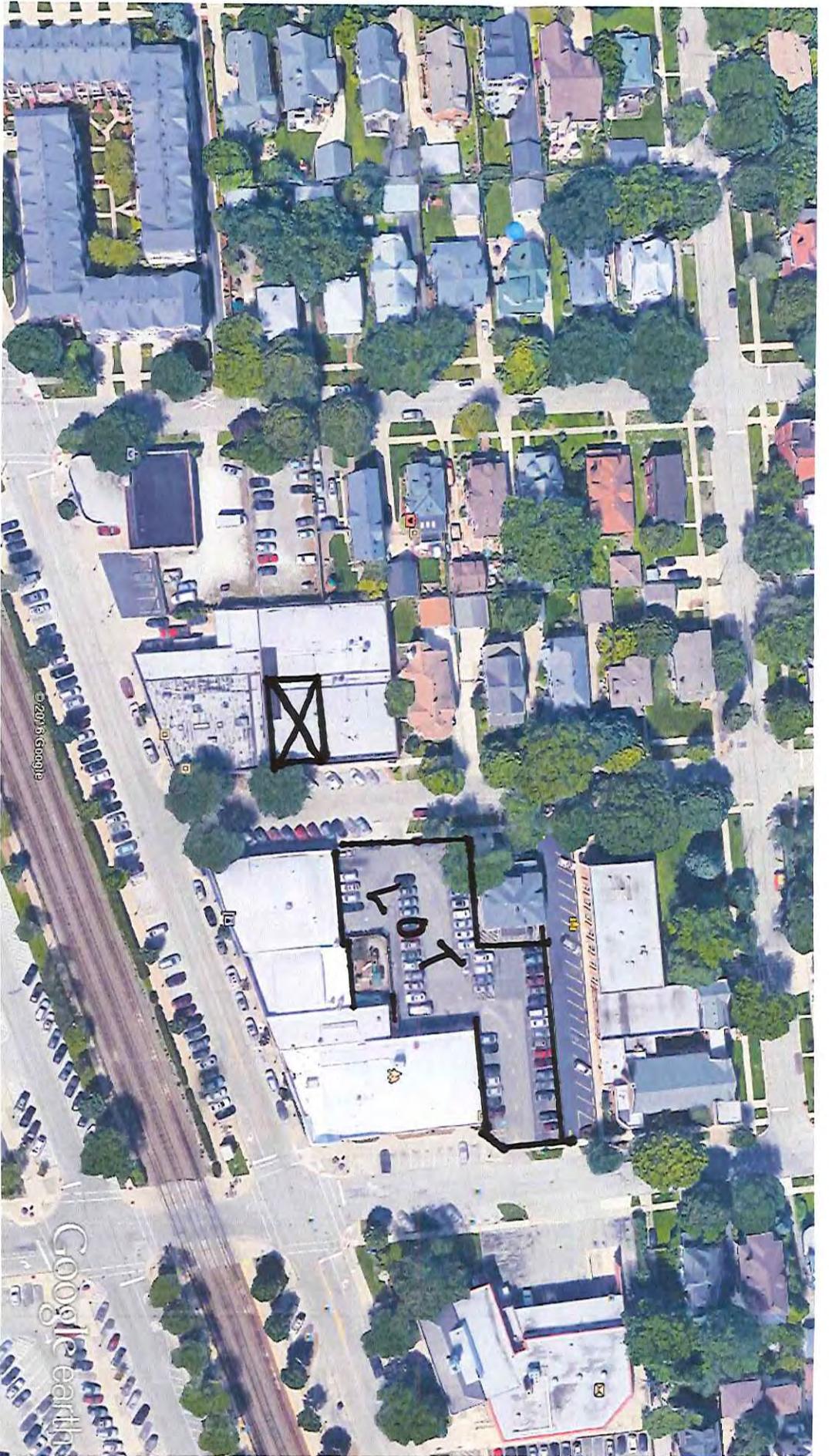




**(FOR VILLAGE USE ONLY)**

1. Filed with the office of the Community Development Director Oct. 6, 20 16
2. Transmitted to Plan Commission at their meeting held: November 8, 2016
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:

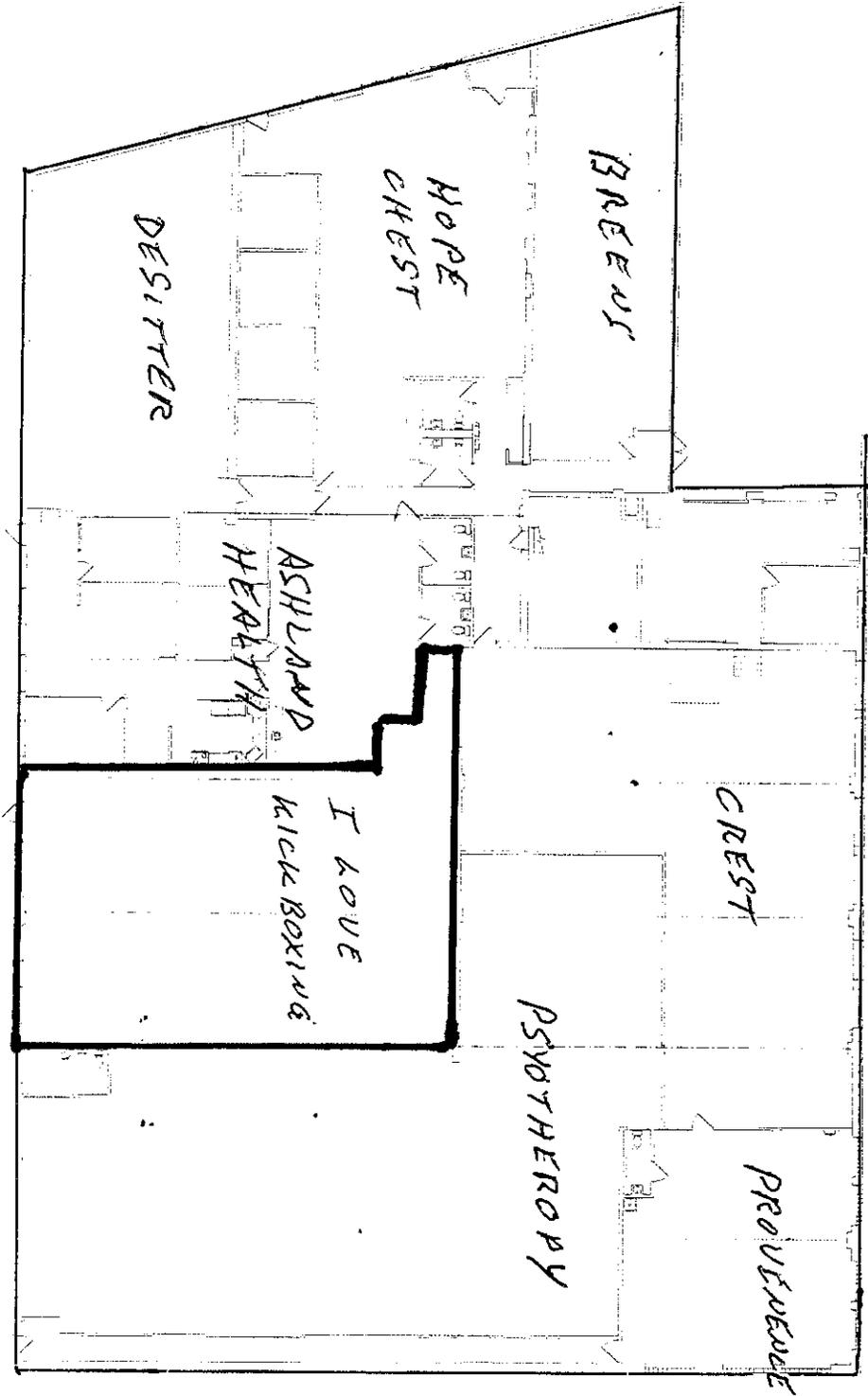


Google earth

feet  
meters







First Floor Plan

Scale: 1/8" = 1'-0"



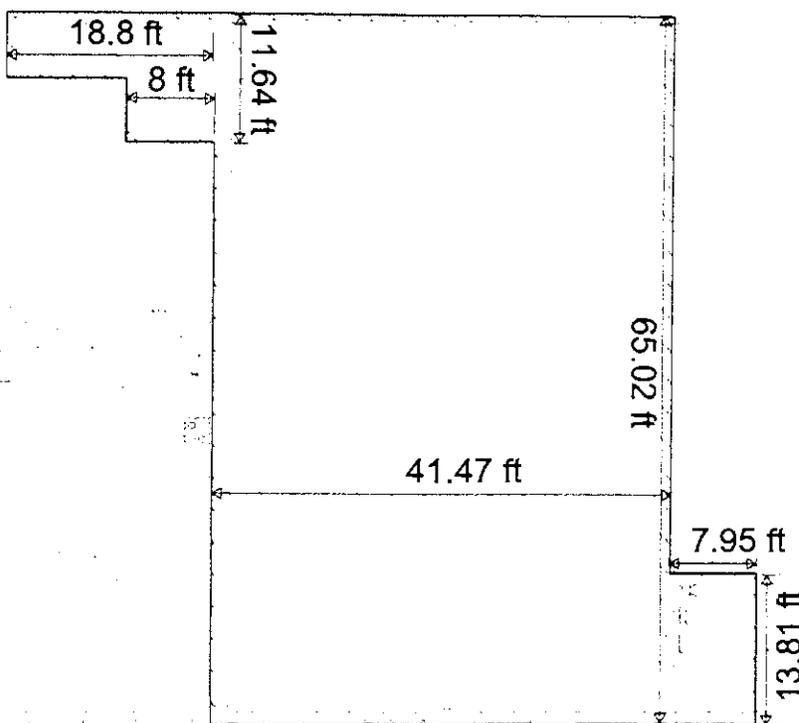
# LETTER OF INTENT

16 N. CATHERINE, LAGRANGE, ILLINOIS 60525



## EXHIBIT A

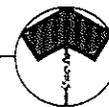
2,962 Rentable Square Feet



### First Floor Plan

2,962 SQ. FT.

Scale: 1/8" = 1'-0"





16

CRUST  
PIZZERIA

SALE 50

18





## Special Use Application – Information Package

Village of La Grange Plan Commission Meeting  
October 8, 2016

Prepared by: Suzanne Daly  
[sasseoriginals@sbcglobal.net](mailto:sasseoriginals@sbcglobal.net)  
708.227.0472

**LIFE IS FULL OF  
OBSTACLES. GOOD  
THING I'M FULL OF  
BRING IT.**



## **ABOUT ILOVEKICKBOXING.COM**

ilovekickboxing started with one simple question: "What's wrong with most workouts... and how can we fix it?"

What was discovered is at the core of what makes ILoveKickboxing.com so dynamic and life-changing.

The fitness kickboxing classes are designed to help people burn fat, tone muscle, and live a healthy life. Authentic, kickboxing equipment like heavy bags and boxing gloves add "edge" and excitement.

BOREDOM is the #1 reason people stop working out! And that boredom is caused by lame exercises and routines that get old and stale.

ILoveKickboxing.com created a workout that is NEVER boring... and ALWAYS fun, engaging, challenging, and exciting.

It is a bag-hitting, adrenaline-flowing workout that ANYONE can do - no matter their age or fitness level. Members strap on real gloves and learn pro moves that make you feel like a rockstar - and get lean and toned like a fighter (without ever having to fight!).

ILoveKickboxing produces individual results and so much more.

Members find COMMUNITY among positive, inspiring men and women who fight every day to make their bodies — and their lives — better and better.

It's a place for ACCOUNTABILITY where passionate instructors really do care about members' goals - and will do whatever it takes to help achieve them.

And that ACCOUNTABILITY extends well beyond the gym.

ilovekickboxing.com is known for giving back to the community through fundraisers, food drives and charitable events designed to make an impact on the lives of those who are "neighbors" and friends.

ilovekickboxing.com was founded by Michael Parrella in 2009 with over 20 years of experience in the fitness industry. Today, there are over 300 locations in 48 states and over 150,000 members nationwide. Membership has doubled in the last 3 years and their will be a host of new locations slated for opening in the next 18 months.

## **OUR TEAM**

Suzanne Daly is the owner of Ilovekickboxing.com has lived in Western Springs, IL for 20 years with her husband John, an investment banker, and three children, Colin, Dynah and Elle. Suzanne is an entrepreneur who specialty children's apparel company Sasse Originals created and sold to boutique retailers nationwide. She has 25 years of experience as retail operations manager experience with both large and small companies such as Neiman Marcus, Victoria's Secret and Barami Studios. Suzanne has been an active member of several organizations in the area including St. Francis Xavier Catholic Church, La Grange Country Club, Fenwick High School and Mother's Club. Her leadership has secured substantial fundraising for both organizations. Suzanne holds a BA in Merchandising Management from the International Academy of Merchandising and Design, Chicago, IL.

Ilovekickboxing.com trainers are all flown into headquarters in New York for initial training and receive on-going education in physical skills and motivational coaching. Our trainers and customer service staff are high energy individuals with a passion for health, fitness and helping people achieve their personal best self.

## **WHY LA GRANGE?**

The Village of La Grange is comprised of individuals and businesses that get what it means to be a community. Ilovekickboxing.com is all about community and making an impact on individuals and the broader population.

Specifically, the demographic profile of La Grange and the surrounding area aligns well with the profile of the core Ilovekickboxing.com member as it relates to age, sex, marital status and household income. In addition, our market research indicates that a healthy lifestyle and diet are important to La Grange residents of all ages. The population density of La Grange, the surrounding area and educational community (Lyons Township High School) is unified and passionate about fitness.

La Grange was voted "Best Downtown" by Chicago Magazine, a reputational nod that it continues to uphold. La Grange continues to be one of the most vibrant Villages in the Chicagoland area with strong retail, dining and great pedestrian traffic. In addition, La Grange was recently named the "Top Transit Suburb" in 2012. This is a celebration of the community and highlights the energy, accessibility, cleanliness and safety of the downtown core. We believe the proposed location and our class schedule will be very attractive to the commuting population in La Grange.

In talking with potential members, we know they are looking for a fitness program that will help them achieve an optimal level of health. They want the program to be directed by trained fitness professionals but delivered in a cost effective and efficient way to support their full and busy lifestyles. In addition, they want the program to be delivered in a studio that is vibrant, enticing and well-run. We are excited to bring the Ilovekickboxing.com vision and experience to life in La Grange.

## **IMPACT ON COMMUNITY**

Overall, we believe Ilovekickboxing.com will have a positive impact on the community through our outreach program and general involvement in events, associations and partnerships with other businesses. We also know that the physical and well-being benefits of a fitness program extend a sense of positivity in to the community.

We have researched the surrounding physical plant conditions and have confidence that our location and approach to the operation do not add any undue stress to the area. Specifically because:

- i. The demographics of the LaGrange community indicate a strong motivation to walk or carpool to class. Additionally our target usership includes LTHS students who are in close proximity to our location. As a result, we anticipate between 25 – 30% of our members commuting to Ilovekickboxing.com on foot.
- ii. The pattern of class attendance in our other locations indicates that over 70% of members will be using our services in non-prime business hours. Specifically, our days of operation are Monday – Saturday, with morning weekday classes (from 5 am to 7 am) and post work classes (6:30 – 8 pm ) being the most popular. Late afternoon classes are expected to be attended by students who will be, for the most part, walking to the studio.
- iii. Our classes are built to have between 20-25 individuals participating at once, as well we will have downtime in between classes for studio cleaning which will regulate parking needs.
- iv. In terms of targeted parking locations, we will have access to the designated lot with 64 spaces, as well as there 28 street parking spaces on Catherine, 18 spots (approximately) on Hillgrove and 16 (approximately) on Bell and Ashland.
- v. Our commitment is to allocate 100% of these parking spots to our members and the customers of our neighboring businesses by provided staff parking off-site.

**Ilovekickboxing.com will be a good neighbor and help to enhance an already exciting part of La Grange.**





## Who We Are.

Our fitness kickboxing classes help people burn fat, tone muscle, and live a healthy life. In every session our instructors motivate and inspire, and our members kick and punch the fat right off their bodies. Authentic kickboxing equipment like heavy bags and boxing gloves add "edge" and excitement. Body-weight exercises used by pro fighters burn calories at an incredible rate. In short, it's the funnest, most fat-melting hour of our members' lives.

## Growth & Logistics

### Total Number of Locations

300+, spread across 48 states, 2 countries, and 3 continents.

At this time there are 9 corporate locations.

### Gross Annual Revenue of All Locations

\$14,000,000

### Members

There are approximately 150,000 members total (as of Feb 2016). In 2013, there were approximately 85,000 members.

### Founded

2009, Long Island, NY

Projected Locations 750 by 2017

Projected Corporate Locations 20 by 2017

Projected Gross Revenue Across All Locations \$20,000,000 by 2017

Average Cost to Build New Corporate Locations Ranges from

\$130,000-210,000

\*\*All Franchisee builds are done by the ILKB National Contractor to ILKB HQ specifications.

## Real Estate Requirements

iLoveKickboxing.com is looking for locations with the following specifications

2700 - 3200 SF

Main Floors

Ceiling Height of 10 Feet or Higher

No Less than 24 feet wide

Markets for consideration include Boston, Chicago, Denver, Houston, Los Angeles, Manhattan, Miami, Washington

## Who Runs Corporate Headquarters

**Michael Parrella, CEO & Founder** – With over 30 years experience in the fitness industry, Michael has unique "in the trenches" insight into what makes a successful fitness business. Because of this vast experience, corporate locations bring in incredibly high profits, and tend to become profitable within 4-5 months of opening.

**Scott Ferrari, Director of Franchise Development** - Scott is the former President / COO of Mojo Ventures Inc. This publically traded company (stock symbol: MOJO) created nutraceutical products such as the all-natural energy drinks "JOJO Energy" and "Immune UP". Scott's knowledge of the fitness-minded consumer has been pivotal in the growth of the company.





Carle Place, NY - BEFORE



Carle Place, NY - AFTER



# Get an "INSIDE LOOK" Inside an iLoveKickboxing Facility



iLoveKickboxing facilities are sleek, modern, and beautiful. Here's a look inside.

## The "Floor": Where all the Magic Happens.

An exciting layout, beautiful design, and colors that promote one heck of an awesome workout give our members the best experience possible.



## Gorgeous merchandise in a gorgeous display.

Our retail space inspires members to wear our brand everywhere.

## The Front Desk

The front desk instantly communicates expertise and strong customer service principles. The sturdy construction tells new members that you're here for the long run, which encourages them to purchase long-term membership packages.



## Bathrooms & Locker Rooms

When new members tour one of our facilities, they're always pleasantly surprised at how beautiful the bathrooms and locker rooms truly are. Most businesses invest a lot in their "main floors", but hardly invest in the bathrooms. However, studies and our own experience shows that bathrooms leave a stronger impression on consumers than anything else.



## "OVER 40 POUNDS GONE IN 3 MONTHS!"

“The iLoveKickboxing.com program is the only program that got me motivated to WANT to work out!

The staff here really takes the time out to make sure everyone gets the best workout possible and they always encourage me to push myself that extra mile.

That's something I was never able to do by myself at the gym. After a week of classes, I was already feeling a difference in my body and 3 months later, I'm down 43 pounds!

Michael Parrella, 44



Lost 43 Pounds! ↗

## "I'M 38 YEARS OLD, AND I LOST 30 POUNDS IN 4 MONTHS"

“After trying EVERYTHING, and getting little or no results, I joined iLoveKickboxing and boy did things take off from there!

In about 4 months I lost 30 pounds! Diet change and kickboxing really brought on the biggest transformation of my body EVER! I gained muscle and began to feel lean and STRONG! The classes are so much fun and the trainers push you hard to achieve your best. You will NEVER be bored and you will ALWAYS find the motivation to keep going!

I feel healthier and stronger than ever! Thank you for creating such an awesome program.

Karla Salazar-Jimenez, 38



Lost 30 Pounds! ↗

## "I LOST 34 POUNDS IN THE FIRST TWO MONTHS ALONE"

“From day 1, I knew I had finally found something I could truly stick with & something that I genuinely enjoy. I became a member that day and it was one of the best decisions I have ever made in my life.

I sat down with the manager of the gym on that first day before class and he asked me what my goals are. I told him I wanted to lose about 20 pounds and I wanted to be stronger and more confident.

He looked me right in the eye and said we can do that... and they did! My first month of kickboxing I lost 18 pounds and my second month of kickboxing I lost another 16 pounds during the 45 day transformation challenge.

Quincy M. Sherman, 30



Lost 34 Pounds! ↗

# Why Landlords Love iLoveKickboxing

## A Letter to You, from Our CEO & Founder

Dear Friend,

Thank you for considering iLoveKickboxing for your building. More than 250 landlords worldwide love us, and we're confident you will, too.

### Here are a few reasons why:

**First:** Not a single franchise has yet to close or go out of business since we have franchised. That's because we work hard for our locations, as we will for the one in your building too.

**Second:** With over 35 years in this industry, we've mastered this business model, and we work extremely closely with each of our locations to ensure they do too. In fact, each one gets a private coach who works 1-on-1 with them to implement our systems to the T. That's just one of many ways we fight for their success.

**Third:** Rapid, break-even potential. Only 200 members are required to break even in most instances, and 300 members typically earn our franchisees a great personal income. Our marketing prowess, including being Groupon's #1 fitness deal worldwide, helps us get our franchises to this point quickly - often in as little as 3 or 4 months.

**Finally:** You'll be giving back to your community, because your space will be used by a good cause. iLoveKickboxing.com locations run fundraisers, food drives, and other charitable events year round. In fact, this year our locations got together to make a \$30,000 donation to the Susan G. Komen Foundation for breast cancer awareness and research.

In addition, you're helping to make your community fitter, healthier, and happier. Our kickboxing classes truly change people's lives, from the inside out.

**Questions:** If you have any further questions about us or why landlords love working with us, please don't hesitate to reach out to our corporate headquarters directly. You can reach Nicole Semidei at [nikki@ilovekickboxing.com](mailto:nikki@ilovekickboxing.com) or (516) 806-5683. We'll get you whatever information you need.

Sincerely,

Michael Parrella  
CEO & Founder



## **Parking on Catherine, Bell, Ashland and Hillgrove**

We propose park striping the areas on Catherine, Bell and Ashland where indicated on the attached map. It would better organize vehicles that many times park haphazardly, thus wasting spaces.

We also propose changing the south five spaces on Ashland, (not including the handicap spot), next to Orange Theory and the paint store from 30 minutes to one hour to help Orange Theory parking.

For your information, I have also indicated available parking spaces on Catherine, Bell, Ashland and Hillgrove which total approximately 71 spaces.

Postal employees have a dedicated parking lot on the east side of the post office, but continue to park on the street and sometimes in our private lot, thus complicating parking .

Finally, the middle parking spots in the lot at Burlington/Ashland are designated "decal only" for what we thought was for businesses. The decal spots normally are filled (with proper decals) by 8:30 am, (not much going on in the C.B.D. at that time.) We suspect most are commuters who somehow have secured decals.

Hopefully this will help your parking analysis.





September 13, 2016

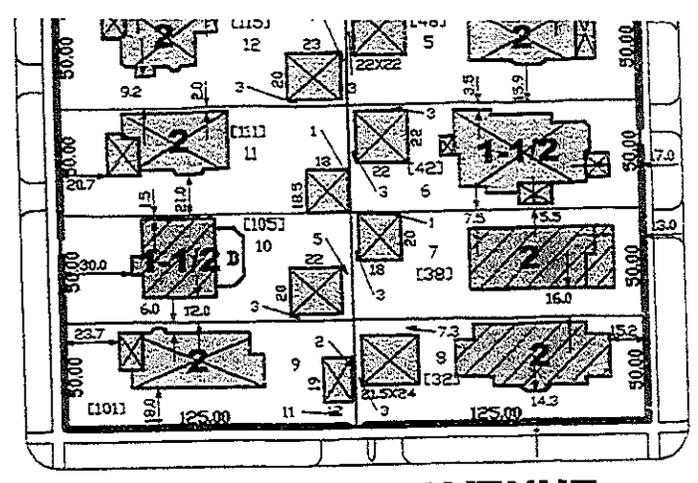
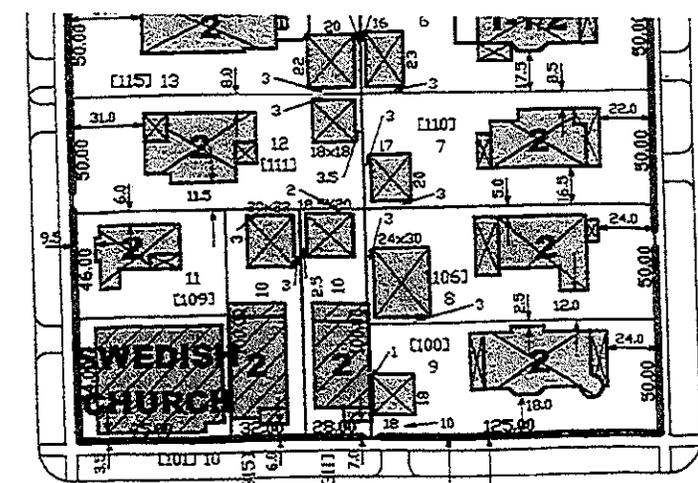
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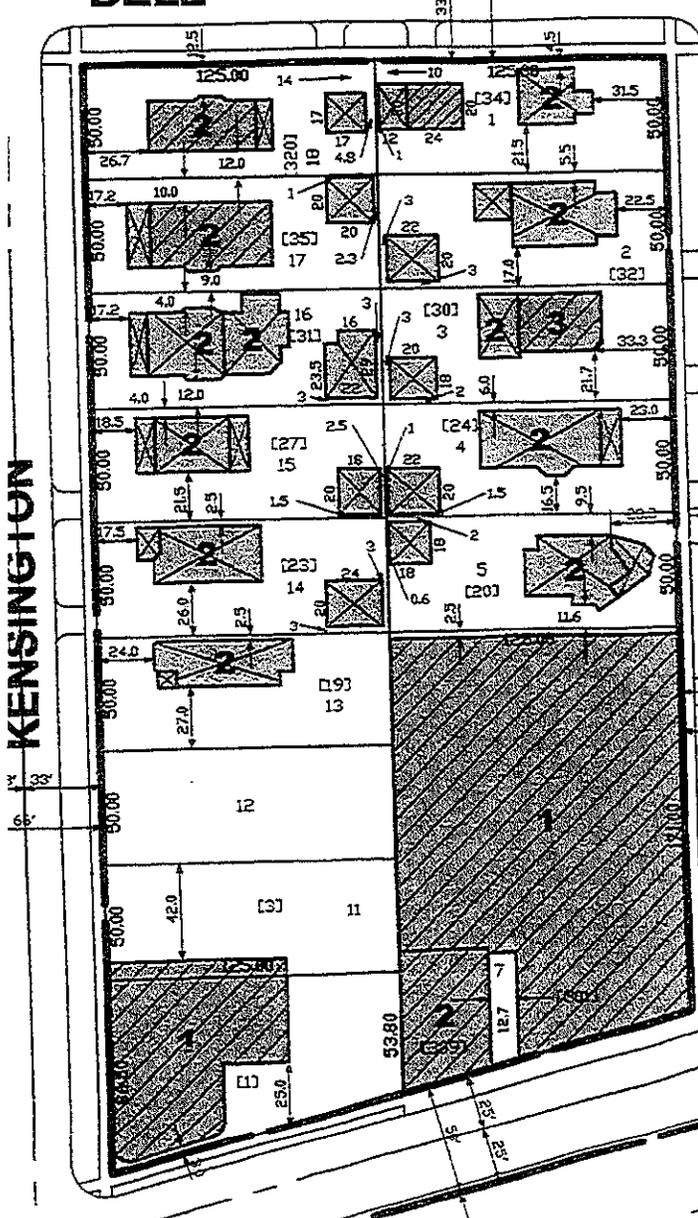
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North Catherine Street is not at all conducive to retail because of its lack of traffic and visibility.



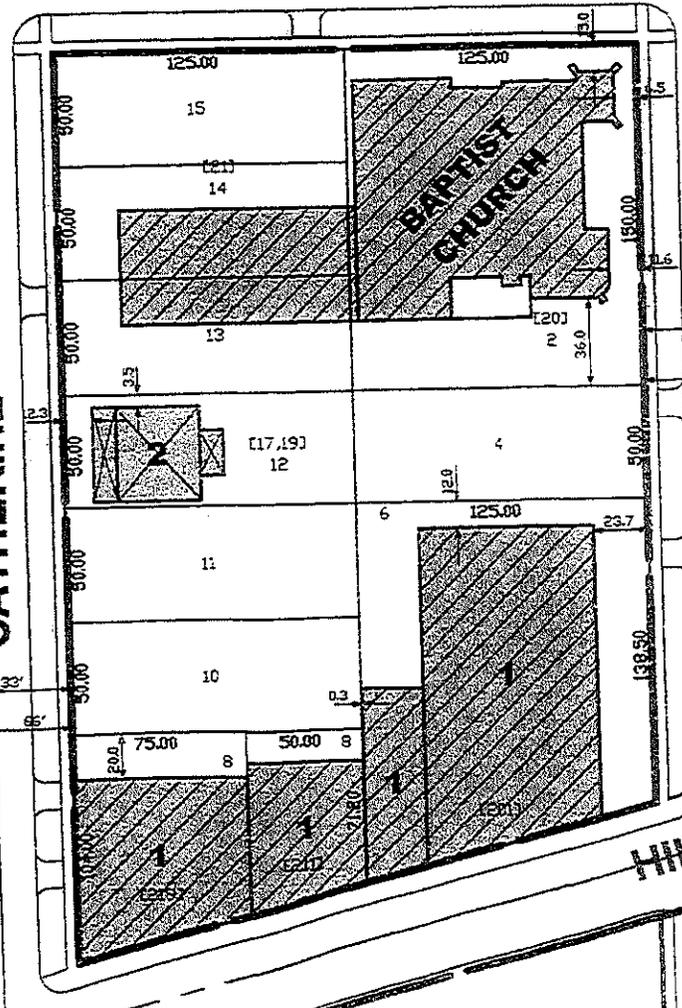
BELL

AVENUE



KENSINGTON

GATHERINE

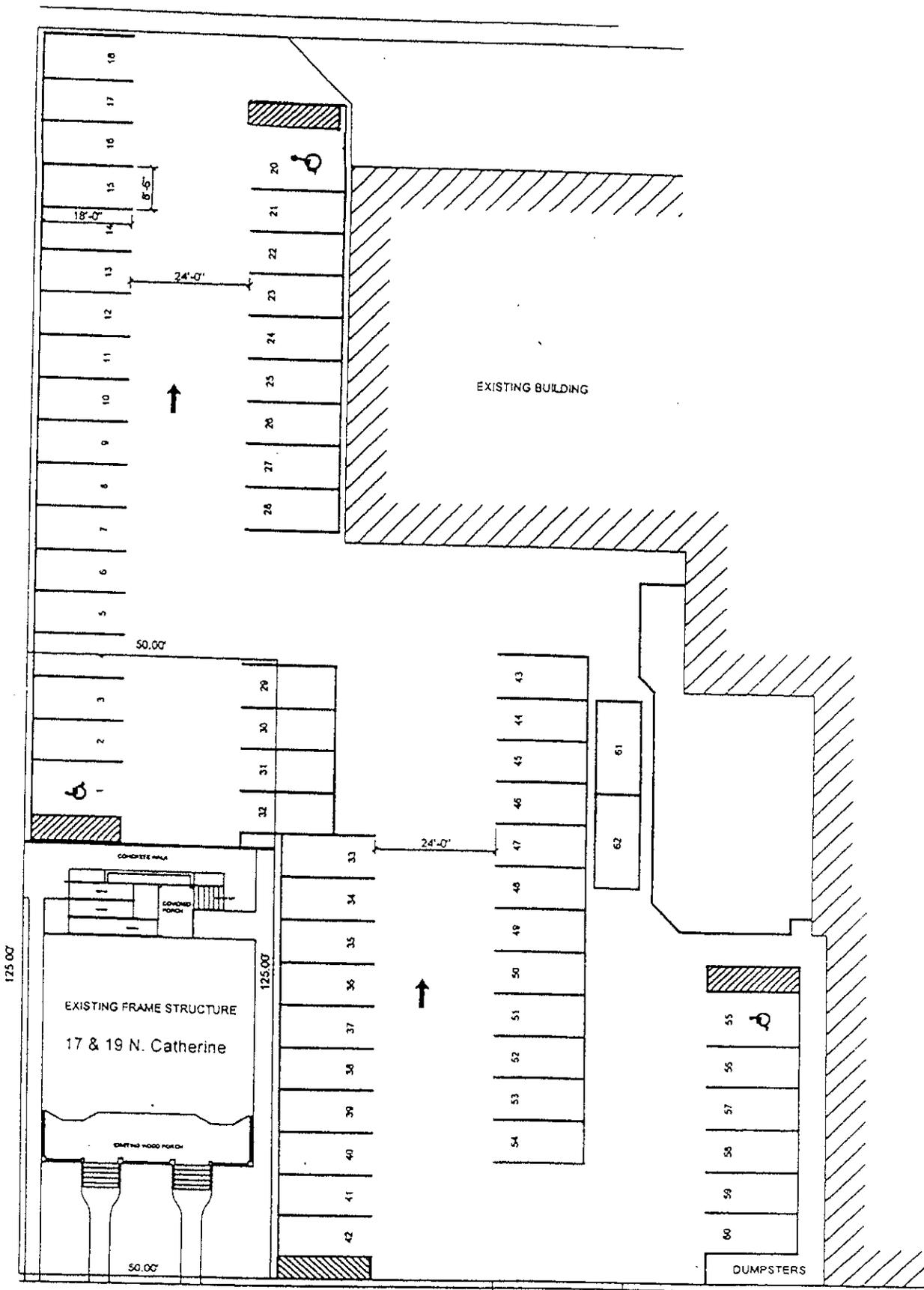


ASHLAND

HILL

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| 03 | LEV |
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|    |     |
|    |     |
|    |     |

NEW STRIPING  
IN ORANGE



SITE PLAN  
 1/10 SCALE

PARKING STUDY  
 17 & 19 N. CATHERINE AVENUE, LaGRANGE  
 OCTOBER 31, 2004

# Village of La Grange

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

## DESIGN REVIEW PERMIT APPLICATION

Case No.: \_\_\_\_\_  
Date Submitted: 10/7/16  
UARCO No.: 9070

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

Application is hereby made by (Please Print): Sasse LLC dba I Love Kickboxing.com  
Address: 16 N. Catherine LaGrange, IL 60525 Phone: 708-227-0472  
Owner of property located at: 19 N. Catherine LaGrange, IL 60525  
Permanent Real Estate Index No.: \_\_\_\_\_  
Present Use: Funstone Retail Present Zoning Class: C-2

PLAT OF SURVEY must be submitted with application. The plat should show any existing buildings on the petitioned property as well as any existing buildings on property immediately adjacent.

The applicant must provide the following DATA AND INFORMATION:

1. Detailed plans depicting all work proposed to be done, including detailed renderings of any exterior alterations and of the exterior of any proposed new building. Such rendering shall show proposed exterior colors and textures.
2. Standards and Considerations. State how the proposed use or development achieves the purposes for which the Design Review District is designated.

THE ONLY CHANGE TO THE EXISTING IS TO REMOVE A SINGLE RESIDENTIAL ENTRY DOOR SET IN A GARAGE DOOR OPENING AND REPLACE IT WITH A COMMERCIAL STORE FRONT WITH ACCENT LIGHTS AND A AWNING ABOVE.

3. Visual Compatibility. New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms of the following criteria:
  - a. Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
  - b. Proportion of Front Facade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
  - c. Proportion of Openings. The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and place to which the building is visually related.
  - d. Rhythm of Solids to Voids in front Facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
  - e. Rhythm of Spacing and Buildings on Streets. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
  - f. Rhythm of Entrance Porch and Other Projections. The relationship of entrances to other projections to sidewalk shall be visually compatible with the buildings, public ways, and places to which it is visually related.

- g. Relationship of Materials, Texture and Color. The relationship of the materials, texture, and color of the facade shall be visually compatible with the predominant materials used in the buildings and structure to which it is visually related.
  - h. Roof Shapes. The roof shape of a building shall be visually compatible with the building to which it is visually related.
  - i. Walls of Continuity. Building facade and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.
  - j. Scale of Building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies, shall be visually compatible with the buildings, public ways, and places to which they are visually related.
  - k. Directional Expression of Front Elevation. A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in this directional character, whether this be vertical character, horizontal character, or non-directional character.
4. Quality of Design and Site Development. New and existing buildings and structures and appurtenances thereof which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following quality of design and site development criteria:
- a. Open Spaces The quality of the open spaces between buildings and in setback spaces between street and facade.
  - b. Materials The quality of materials and their relationship to those in existing adjacent structures.
  - c. General Design The quality of the design in general and its relationship to the overall character of the neighborhood.
  - d. General Site Development The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

**NOTICE:** This application must be filed with the office of the Community Development Director together with the following:

- **Filing fee of Two Hundred Dollars (\$200), which is non-refundable;**
- **Current photo of property;**
- **Visual proposal depicting final plan, including but not limited to detailed renderings of any exterior alterations. Such rendering shall show proposed exterior colors and textures. (In some cases architectural drawing may be required);**
- **Material samples, including but not limited to, paint, wood finish, stone, brick, fabric for awnings, etc;**

The 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. Such additional costs shall be paid by the applicant prior to the Board of Trustees making a decision regarding the request.

I, 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) do hereby certify that the above statements are true and correct to the best of my knowledge.

*[Handwritten Signature]*

5108 Central ave

(Signature of Owner or Contract

Purchaser)

(Address)

WESTERN SPRINGS, ILLINOIS 60578

(City)

(State)

(Zip Code)

Subscribed and sworn to before me this 7th day of October, 2016

*[Handwritten Signature]*

(Notary Public)

(Seal)



Enclosures: \_\_\_\_\_

- 3(A). The existing low one story building façade is not to be changed.
- 3(B). The proportion of the front façade will not change.
- 3(C). The windows on the building facing the street will not change as they match the others on the building. We have removed the fill in of the existing overhead door masonry opening with new storefront. Thus the masonry opening will remain. There are one more of these masonry details on this side of the building. This new storefront (void) will be more inviting to the public (street).
- 3(D). The new rhythm of solids to voids shall be greatly improved per the increase in storefront as listed in 3(c) and define the entry much better than it is today.
- 3(E). There will be no change to the rhythm.
- 3(F). The entrance location shall not be changing. The new black metal awning shall project over the sidewalk in a similar fashion to the other awnings in place for the other tenants. The new awning will also be mounted higher than most awnings, will not conflict with pedestrian traffic and is higher since the storefront filling in the old masonry opening is larger.
- 3(G). The existing brown painted brick shall remain. The new storefront shall be architectural bronze and match the existing windows on the building. The new seamed metal awning finish shall be black in color to match the new signage frame, light fixtures and blend well with the brown painted existing brick. The support brackets shall be painted black. We have added a 12” black hammered metal surround at the new storefront that returns back to the face of the storefront to help highlight the entry and cover up years of changes to the masonry opening.
- 3(H). The roof shape is currently a flat roof.
- 3(I). The existing walls of continuity shall not change.
- 3(J). The size and mass of the building shall not change.
- 3(K). The directional expression of the front elevations shall not change.
- 4(A). The quality of the open spaces between buildings shall not change.
- 4(B). The quality of materials and their relationships to adjacent structures shall improve by the removal of the fill in of wood and a small wood door in the large existing masonry opening. By making the storefront match in material and color, the rest of the windows and doors on the building it should tie the finishes together. Adding the metal accents to highlight this space will help it not disappear into the middle of the building. The new materials will help this building hold the street view and give it enough importance to make it feel like it belongs.
- 4(C). This design change should help this building and its presence.
- 4(D). There is no change in the general site development.



1 East Elevation

|  |   |  |  |
|--|---|--|--|
|  | <p>A Facade Renovation For</p> <p><b>I LOVE KICKBOXING.COM</b></p> <p>16 North Catherine<br/>LaGrange, Illinois 60525</p> |  | <p>Architects<br/>By<br/>Design, PC<br/>180 Ogden Avenue<br/>LaGrange, IL 60525<br/>(630) 326-9000 (O)<br/>(630) 326-9115 (F)<br/>www.designpc.com</p> |
|  | <p>DATE: 08-20-2013</p> <p>TIME: 10:00 AM</p> <p>PROJECT: 13-0226</p> <p>STAFF:</p>                                       | <p>SHEET NO:<br/>DR-1</p> <p>1 OF 3 SHEETS</p> <p>DESIGNED BY: DESIGN PC</p> |  |



# Burcor Properties

*Property Management and Development*

September 13, 2016

## **Retail Businesses on North Catherine**

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19 N. Catherine Avenue • LaGrange, IL 60525  
Phone: (708) 579-0316 • Fax: (708) 579-0347  
E-Mail: burcorprop@aol.com