

# Village of La Grange

## A G E N D A

DESIGN REVIEW COMMISSION  
of the  
VILLAGE OF LA GRANGE

Lower Level Conference Room of the Village Hall  
53 S. La Grange Road, La Grange, IL



**October 12, 2016 - 7:30 p.m.**

1. Call to Order and Roll Call.
2. Approval of Minutes of May 11, 2016
3. Business at Hand

### **DRP #93 DESIGN REVIEW PERMIT FOR CHEESIES, 46 SOUTH LA GRANGE ROAD**

4. Old Business
5. New Business
6. Adjournment

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

The Village of La Grange is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the ADA Coordinator at 579-2315 promptly to allow the Village to make reasonable accommodations for those persons.

# MINUTES

Design Review Commission of the  
Village of La Grange  
May 11, 2016

## I. CALL TO ORDER AND ROLL CALL:

A meeting of the Design Review Commission was held on May 11, 2016 in the lower level conference room of the Village Hall, 53 South La Grange Road, La Grange, IL and was convened at 7:30 p.m. by Chairperson Andrea Barnish.

Present: (and constituting a quorum): Commissioners McClinton, Pavelka, Reardon, with Chairperson Andrea Barnish presiding.

Absent: Commissioners Vizek, Thuma, and Boehms.

Also Present: Vikram Singh, owner of Kama Indian Bistro and Sylvia Gonzalez, Staff Liaison.

## II. APPROVAL OF MINUTES:

On motion by Commissioner Reardon, seconded by Commissioner Pavelka the Minutes of the September 9, 2015, Design Review Commission meeting was approved as typed and distributed.

## III. BUSINESS AT HAND:

### DRP #91 DESIGN REVIEW PERMIT FOR KAMA INDIAN BISTRO, 9 SOUTH LA GRNAGE ROAD, VIKRAM SINGH, Business Owner

Vikram Singh, owner of Kama Indian Bistro and on behalf of property owner Dennis Sullivan (DSC Management), owner of the property at 9 South La Grange Road, appeared before the Design Review Commission seeking a Design Review Permit.

Mr. Singh proceeded to present the application stating that the proposed improvements include the installation of new bi-folding windows (French doors), a new limestone sill to be flush with the ground and dark bronze aluminum framing around the windows and doors. He informed the Commissioners that two new doors would be installed. One to be used as a service door and as a second emergency exit, the other would be used as the main entrance to the restaurant. Mr. Singh stated that the proposed improvement would open up the façade creating a more modern and visually attractive outdoor seating area.

Mrs. Singh stated that the proposed improvement would kind of become an attraction for anyone walking or driving giving them a small hint of the inside.

Mr. Singh further stated that the new design will allow for more space inside the restaurant for customers waiting to be seated.

Commissioner McClinton asked if the new bi-folding doors will be open during the summers. Mr. Singh stated the doors would be open to create a more inviting, lively and alluring atmosphere.

Commissioner Pavelka stated he did not have any aesthetic objections.

Commissioner Reardon stated the change looks real nice.

There being no further questions or comments by the Commissioners, on motion by Commissioner Reardon second by Commissioner McClinton the Design Review Commission voted unanimously that Design Review Permit #91 be recommended for approval by the Village Board of Trustees.

**IV. NEW BUSINESS**

None.

**V. OLD BUSINESS**

None.

**VI. ADJOURNMENT:**

There being nothing further to come before the Design Review Commission, on motion by Commissioner Reardon and second by Commissioner Pavelka, the Design Review Commission meeting of May 11, 2016, was adjourned at 7:55 p.m.

Respectfully Submitted:

Sylvia Gonzalez, Staff Liaison

**DESIGN REVIEW PERMIT APPLICATION**

Case No.: 93  
Date Submitted: 9/22/14  
UARCO No.: 8975

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

Application is hereby made by (Please Print): CHEESIES LA GRANGE LLC (Adam Staehle)  
Address: 46 S LA GRANGE RD LA GRANGE IL 60525 Phone: 708-287-4340  
Owner of property located at: 1250 N DEARBORN, APT 18E CHICAGO IL 60610  
Permanent Real Estate Index No.: \_\_\_\_\_  
Present Use: RETAIL Present Zoning Class: \_\_\_\_\_

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 ADJACENT FACADES w/ FULL-HEIGHT STOREFRONTS - THIS FEATURE IS INTERPRETED w/ AN OVERHEAD GLASS DOOR (OPEN DINING SUMMER MONTHS) w/ MATCHING METAL PANELS USED SPARINGLY AND FULL GLASS DOOR.

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, accompanied by necessary data called for above and the required filing fee of Two Hundred Dollars (\$200), which is non-refundable.

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.

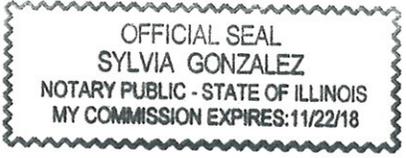
[Signature] (Signature of Owner or Contract Purchaser) 46 S. Labrange Rd. (Address)

IL. (State) 60525 Labrange (City) (Zip Code)

Subscribed and sworn to before me this 22nd day of Sept., 2014

[Signature]  
(Notary Public)

(Seal)



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

09/20/2016

To:

Village of La Grange  
53 S La Grange Road  
La Grange, IL 60525

From:

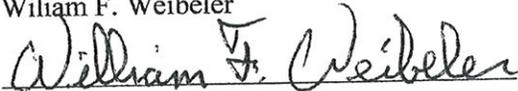
Weibcor Realty LLC  
1250 N Dearborn, Apt 18E  
Chicago, IL 60610

Dear Sir or Madam,

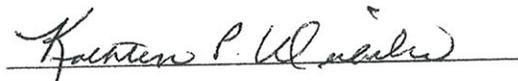
We hereby grant permission to Cheesie's La Grange LLC, to modify the current front entrance of our building located at 46 S La Grange Road, La Grange, IL 60525. This modification includes the installation of garage door style entrance doors. Plans for this modification have previously been submitted.

Regards,

William F. Weibeler



Kathleen P. Weibeler





## PROPOSED STREET ELEVATION



**CHEESIES  
GRILL**

46 S LaGrange Road  
LaGrange, Illinois 60525

ALLEN OLSEN  
ARCHITECT

21W383 WALNUT ROAD  
GLEN ELLYN, IL 60137  
630.842.2625  
allentolsen@gmail.com



NEW WORK

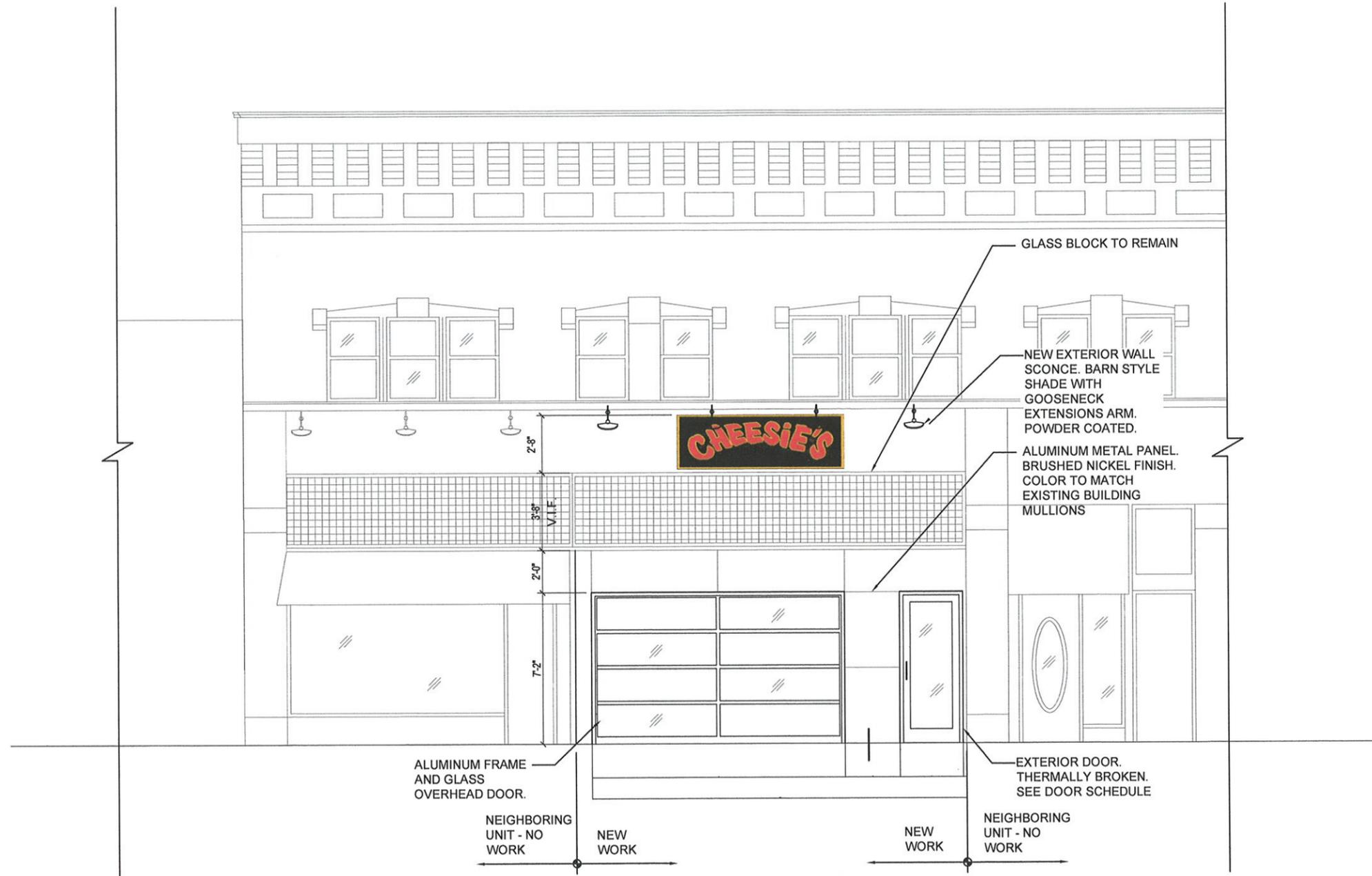
## EXISTING STREET ELEVATION



**CHEESIES  
GRILL**

46 S LaGrange Road  
LaGrange, Illinois 60525

ALLEN OLSEN  
ARCHITECT  
21W383 WALNUT ROAD  
GLEN ELLYN, IL 60137  
630.842.2625  
allentolsen@gmail.com



## PROPOSED STREET ELEVATION



**CHEESIES  
GRILL**

46 S LaGrange Road  
LaGrange, Illinois 60525

ALLEN OLSEN  
ARCHITECT

21W363 WALNUT ROAD  
GLEN ELLYN, IL 60137  
630.842.2625  
allentolsen@gmail.com