

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, December 13, 2016 - 7:30 p.m.



1. Call to Order and Roll Call of the Plan Commission
2. Approval of Minutes – November 8, 2016
3. Business at Hand:

**CONTINUATION - PC CASE #232 – SPECIAL USE/SITE PLAN APPROVAL–
Group Personal Training/Fitness Studio, ilovekickboxing.com, 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
November 8, 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 Egan, Hoffenberg, Paice, Schwartz, Wentink, and Weyrauch with Chairman Kardatzke presiding.

Absent: None.

Also Present: Village Trustee Liaison Michael Kotynek, Village Trustee David McCarty, Village Clerk John Burns, Assistant Community Development Director Angela Mesaros, and Community Development Director Charity Jones.

II. APPROVAL OF MINUTES:

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

III. BUSINESS AT HAND:

PLAN COMMISSION CASE #230 – Text Amendments to the Zoning Code Commercial Districts Use Lists.

Ms. Mesaros presented the proposed amendments to commercial use lists Section 5-102 of the Zoning Code.

Chairman Kardatzke solicited questions and comments from the Audience: Regina and Junichi Sato, co-owners of Sato Music Studios, LLC, stated that they would like to open a music studio in La Grange. Currently this use is only permitted in the industrial district, which they believe is not appropriate – spaces are too large, high traffic.

Commissioners asked questions related retail auto and home supply stores classification, tobacco stores, and fine arts (See Findings of Fact).

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Hoffenberg, seconded by Commissioner Wentink that the Plan Commission recommend to the Village Board of Trustees approval of the proposed zoning text amendments to the permitted use lists in the commercial districts,

Section 5-102, with the condition that the retail auto and home supply category (SIC 553) be refined to an appropriate NAICS category.

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

AYE Egan, Hoffenberg, Paice, Schwartz, Wentink, Weyrauch, and
Chairman Kardatzke.

NAY: None.

ABSENT: None.

BE IT THEREFORE RESOLVED that the Plan Commission recommends to the Village Board of Trustees granting amendments to the text of the La Grange Zoning Code described in PC Case #230.

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

Chairman Kardatzke swore in Suzanne and John Daly, ilovekickboxing.com, who presented the application and answered questions from the Commissioners. The applicant discussed the demand in fitness boutiques and how La Grange demographics support this use which serves a younger community and predominantly women.

Commissioners asked questions related to signage and available parking during peak hours (See Findings of Fact).

There were no questions from the Audience.

There being no further questions or comments from the audience or Commissioners, a motion was made by Commissioner Paice, seconded by Commissioner Weyrauch that the Plan Commission hearing be continued to December 12, 2016 with additional information related to signage and parking. Motion carried unanimously by voice vote.

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 Egan. Motion carried unanimously by voice vote. The meeting adjourned at 8:24 p.m.

Respectfully Submitted:



Angela Mesaros, Assistant Community Development Director

VILLAGE OF LA GRANGE
Community Development Department

MEMORANDUM

TO: Plan Commissioners

FROM: Angela M. Mesaros, Assistant Community Development Director

THROUGH: Charity Jones, Community Development Director

DATE: December 13, 2016

RE: CONTINUATION OF PLAN COMMISSION CASE #232 - SPECIAL USE, SITE PLANS AND DESIGN REVIEW TO AUTHORIZE GROUP PERSONAL TRAINING/ FITNESS STUDIO, 16 N, Catherine Avenue, Ilovekickboxing.com.

At the public hearing on November 8, 2016, the applicant, Ilovekickboxing.com, presented an application for a special use permit in order to operate a fitness studio in an existing multi-tenant building at 16 N. Catherine.

At the hearing, comments and questions were raised by the Commissioners. In response, the applicant has submitted additional documents and information. They will present the attached documents at the continued public hearing. Commissioners and the public will have an opportunity to ask questions and comment on the new materials. The Plan Commission's focus at the hearing should be review of the project as a whole and the standards for granting the required approvals. The requested additional information related to the following items:

- **Parking** – Commissioners were 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 and after 5:00 PM. 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. Therefore, the Commissioners requested analysis of the available parking spaces during these time periods.

The applicant has provided images and description of parking for peak times (see Attachment 2). They did not provide counts of parking spaces. They took pictures and noted observations during the peak morning hours of 5:00 AM to 9:00 AM and in the evening at 5:00 PM. Based on the images and applicant description, parking appears to be available in multiple locations at 6:00 AM and 7:00 AM with parking spaces filling in between 8:00 AM and 9:00 AM. At 5:00 PM, about half of the available spaces were open.

As staff noted in the November 8 Staff Report, 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. When comparing the Zoning Code’s minimum parking standard for the proposed use to these types of uses, we found that the proposed use would likely generate slightly higher parking demand than other uses permitted as-of-right (on average about 3 additional parking spaces). The notable exceptions are food service businesses and as stated in the applicant’s letter, medical offices, which have significantly higher parking minimums than the proposed use. (See attached letter from Burcor Properties dated December 1, 2016.)

In addition, Little People’s Country, located directly across Catherine Avenue from the proposed facility, submitted a letter in support of the special use, stating that their greatest parking impacts are in the mornings between 7:15 AM and 8:30 AM and in the afternoons between 4:15 PM and 5:30 PM (see attached letter dated December 1, 2016). According to the applicant, based on experience in similar fitness studios, they anticipate that 70% of their volume will occur between 6:00 to 7:00 AM and 6:30 to 8:00 PM

- **Signage** – Commissioners stated that they were concerned about the impact on the residential neighborhood from the wall sign and requested that the applicant use channel letters and a timer to reduce glare. In addition, the Commissioners asked for information regarding the comparable size, scope and lighting at Orangetheory Fitness, 10 N. Ashland Avenue.

The applicant has reviewed signage at Orange Theory and other area businesses. Based on this information, the applicant has reduced the size of the proposed signage by 50%. Below is a comparison of the revised signage with original application as well as Orangetheory Fitness. (See attached “IloveKickboxing.com Sign research”).

	Proposed Sign (Revised from application)	Original Application	Maximum Allowed by Code	Orangetheory
Letter Height	18” tall letters 15” small letters	24”	60” (5 ft.)	19” tall letters 15” small letters
Sign Height	34.25”	45.75”	60” (5 ft.)	48” (4 ft.)
Width	220.25”	293.75”	443.5” (75% of building length)	177.1”
Total square footage	Approx. 24 sq. ft.	48.95 ft.	184.79 sq. ft.	38.9 sq. ft.
Building Frontage	49 ft. 2 inches	49 ft. 2 inches	N/A	31.5 ft.

In addition, the applicant has reviewed and revised the lighting for the sign. The proposed sign will be internally lit white channel letters, as originally proposed but the applicant is proposing to make any necessary revisions to the sign lighting in order to match the lighting of Orangetheory Fitness's sign. The applicant has been in contact with the sign contractor/designer of Orangetheory to determine details of the Orangetheory sign lighting. The sign lighting will also be set on a timer to turn off at 11:00 PM. In addition the logo, which is 50% of the sign area, will not be lit (see attached "IloveKickboxing.com DR-2 Revised Sign".)

Special Use Permit Approval

Standards for Special Use. A special use permit must meet the following standards:

- a) Zoning Code and Comprehensive 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 other applicable Zoning Code standards.

These standards were reviewed in the November 8 Staff Report. In making its determination that these standards are met, the Plan Commission considers the following factors:

- a) 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.
- b) Whether and to what extent, such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

- c) Whether and 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, site design, landscaping, and screening.

Site Plan Approval

A requirement of a Special Use Permit is also to submit information proving that the proposed use will not have undue adverse impacts on adjacent property, the character of the area, public health and safety; it must also include information regarding 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.

Plan Commission Consideration and Recommendation

Based on the reduction of the size and glare of the wall sign and additional parking information provided by the applicant, staff recommends approval of the application. After consideration of the additional information provided by the applicant and the Zoning Code standards, the following motion would be appropriate: **recommendation that the Board of Trustees approve:**

- A special use permit authorizing a physical fitness studio, and
- Site plan

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.

All subject to the following conditions:

1. **Signage.** That the wall sign have a timer to shut off the sign lighting at 11:00 PM to offset any impact of the lighting on the residential character.
2. **Parking & Traffic.** That the applicant agrees to purchase CBD parking decals for all staff members in order to free parking spaces on the street for customers, and provides 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.

3. 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.

Attachments

1. Letter from Burcor Properties dated December 1, 2016
2. "Burcor Properties" pictures of parking spaces
3. Letter from Little People's Country dated December 1, 2016
4. IloveKickboxing.com Sign Research
5. Ilovekickboxing DR-2 Revised Sign



December 1, 2016

I Love Kickboxing Parking Information

Attached are photos taken at various times throughout the day in the private lot between Catherine/Ashland (62 spaces), and the surrounding Village parking spaces (59, by Village count).

Most clients of ILKB will probably park in this order:

1. Angle in parking, on both sides near the entrance on Catherine
2. The spaces adjacent to commuter parking at the south end of Catherine
3. Parallel spaces north of the building on Catherine
4. The private parking lot

The photos show that early and mid-morning parking should not be a problem. Drop-off and pick-up parking for Little Peoples' Country does not normally use Catherine.

Parking after 5:30 pm is light as most businesses are closed. Also, the Metra spaces open up after 6pm. Weekend parking is light as most businesses are closed.

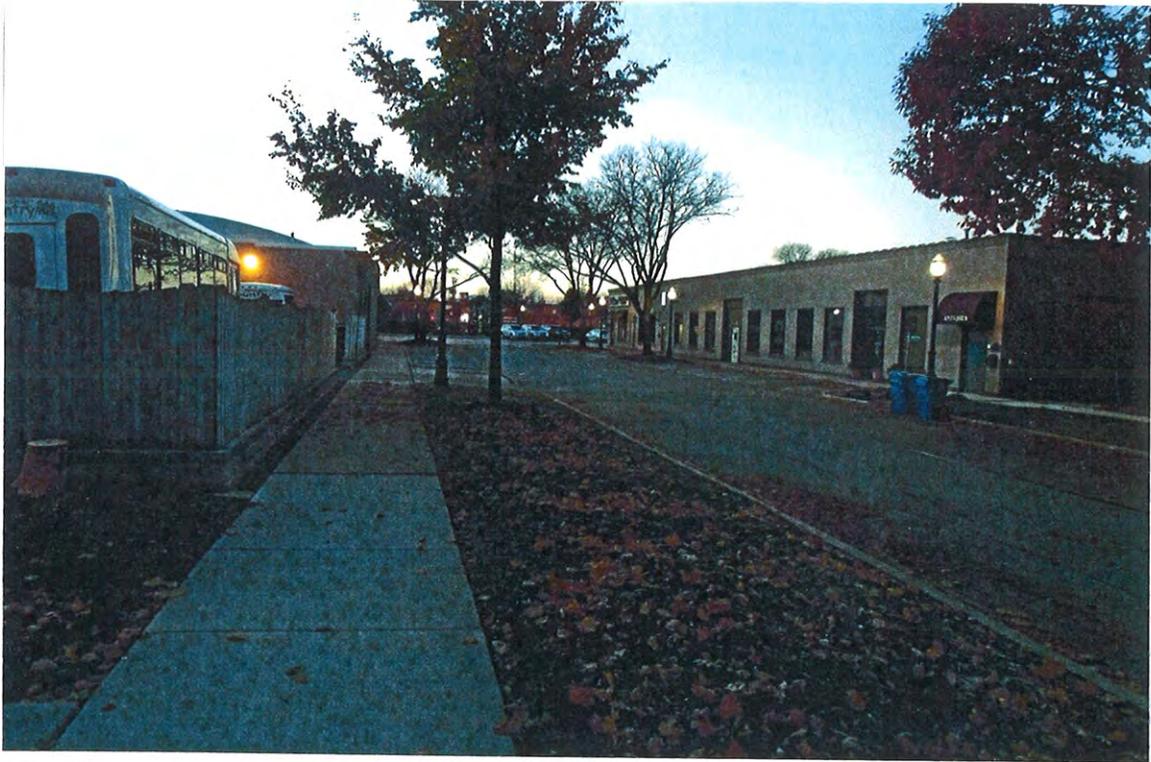
Parking for the businesses between Ashland and Catherine should be viewed through a neighborhood prism, ie., people may park in one part of the Village and transact business in another nearby part of the Village. For example, people may have lunch in the CBD, leave their vehicle in the CBD and walk to Coldwell Banker to transact business (the opposite also happens). This merely adds to the vitality of LaGrange.

Per Village information, Crest Furniture (present tenant) needs 12 parking spaces. ILKB would need an additional 3 for a total of 15 spaces. There are many potential uses that do not require Village approval. For example, general medical offices is a fast growing use. We are in contact with a practice having 4 physicians plus 5 staff, (total spaces would be 29 - 6 for each physician, plus 5 for staff). That may well be the future of the space if ILKB is denied by the Village.

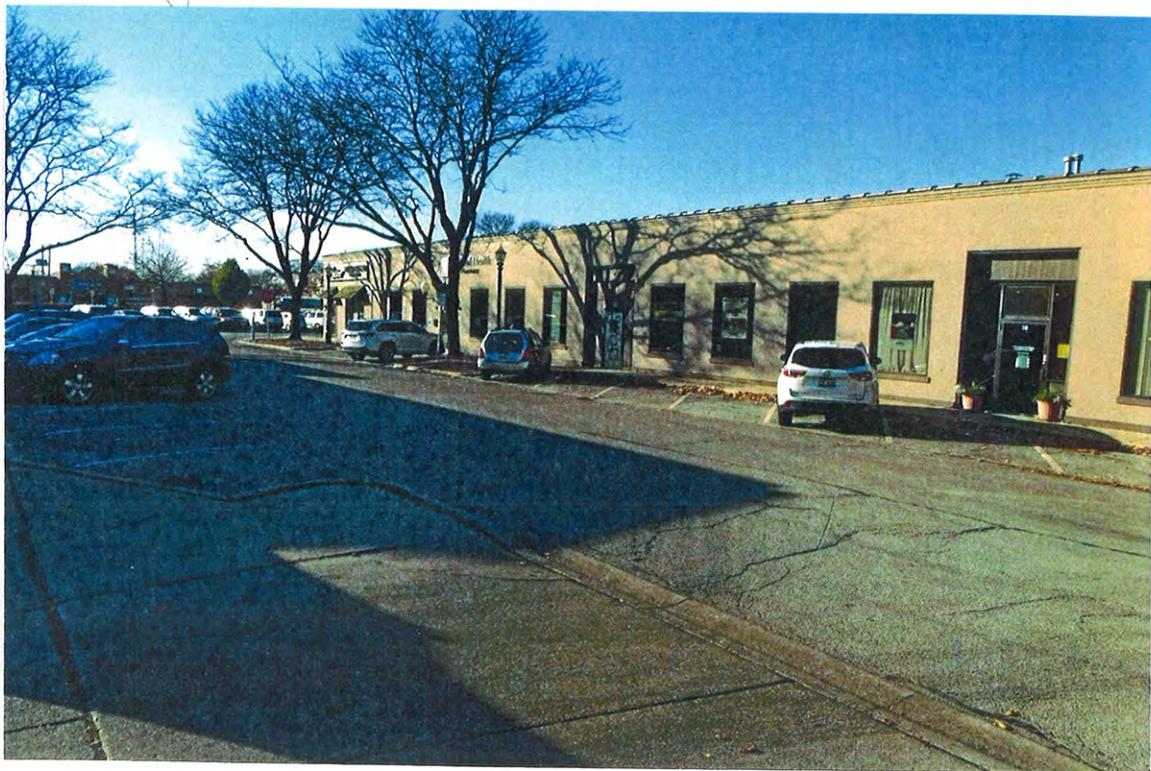
The marketplace ultimately decides parking. If there is inadequate parking for a business, that business will either adjust or leave.

Burcor Properties

CATHERINE (Looking South)



7 AM



8 AM

Burcor Properties

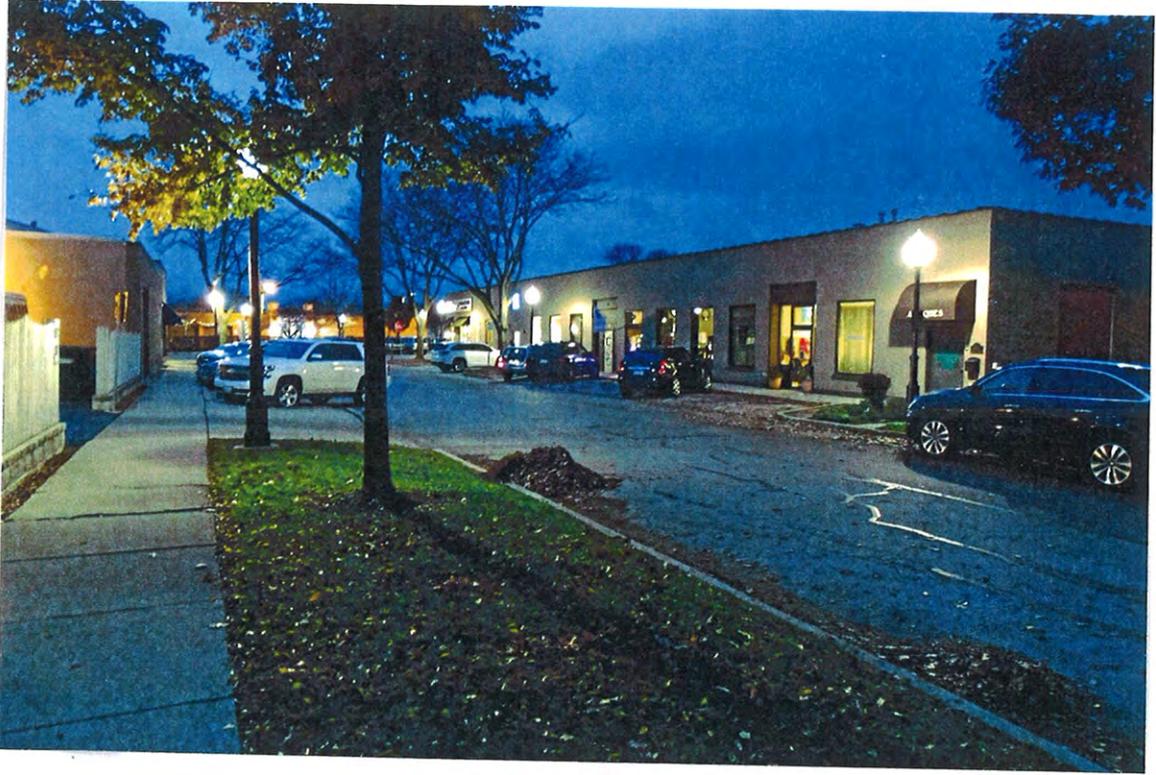
CATHERINE (Looking South)



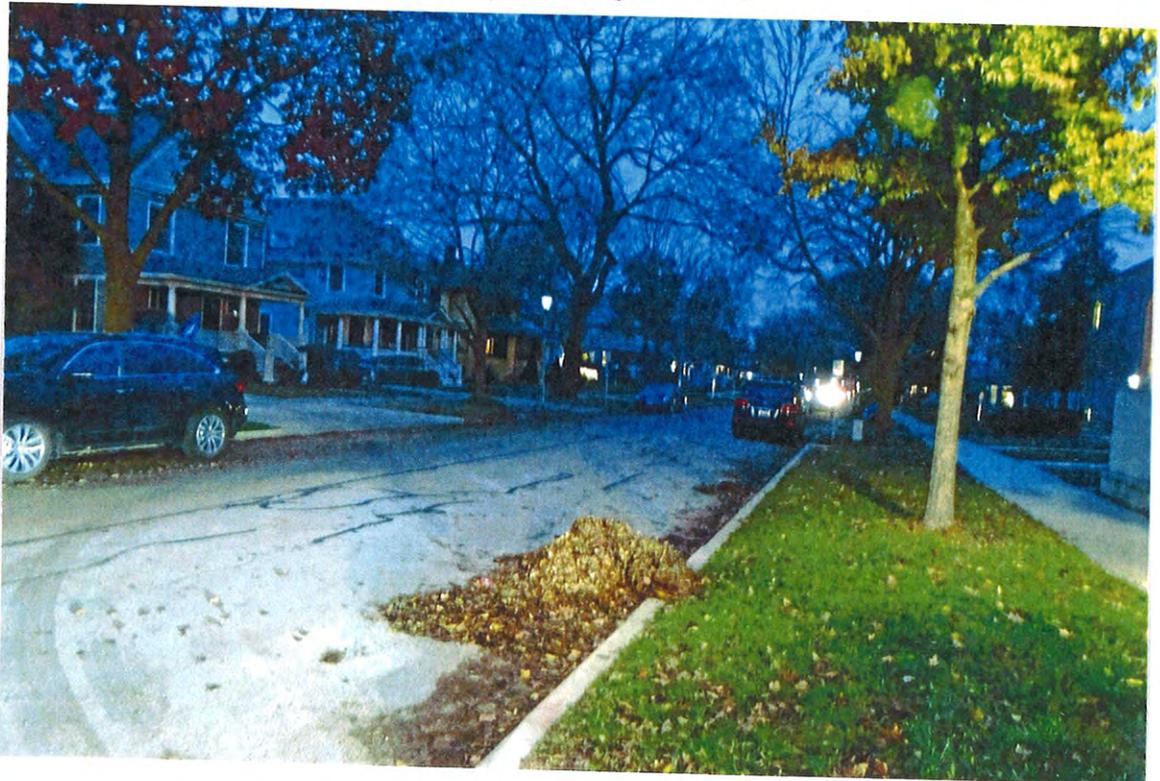
9 AM

Burcor Properties

CATHERINE



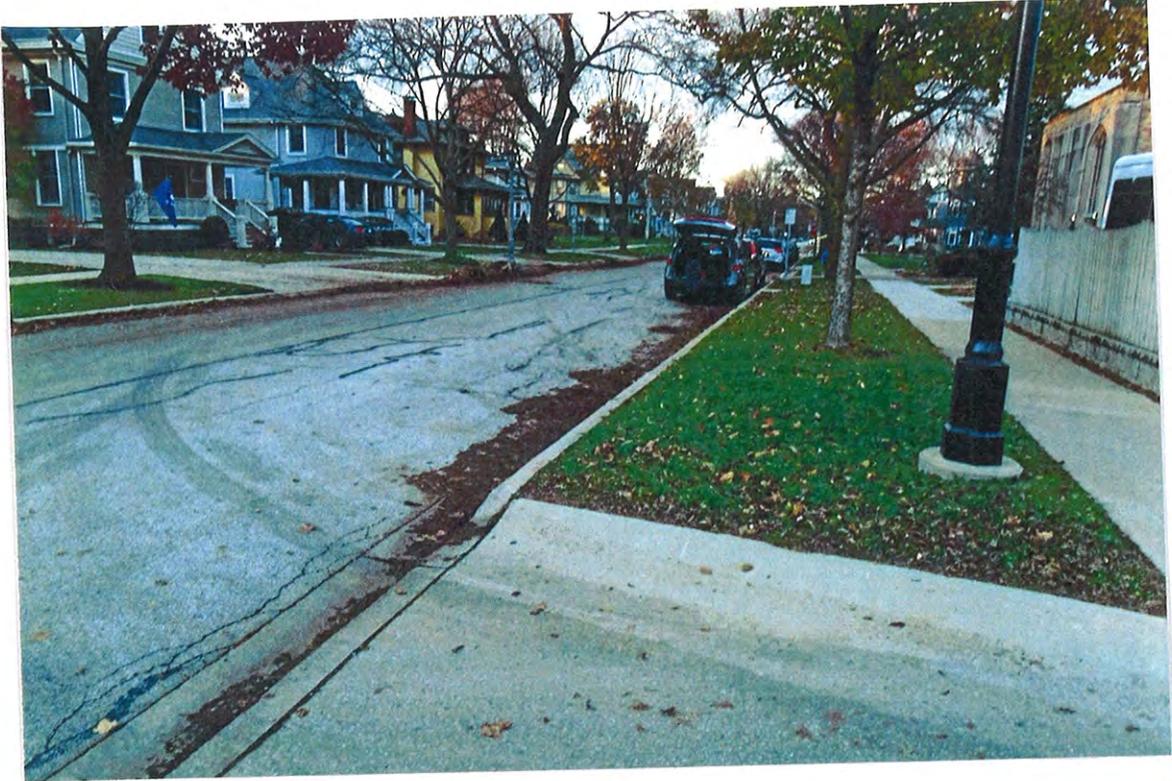
5 PM (Looking South)



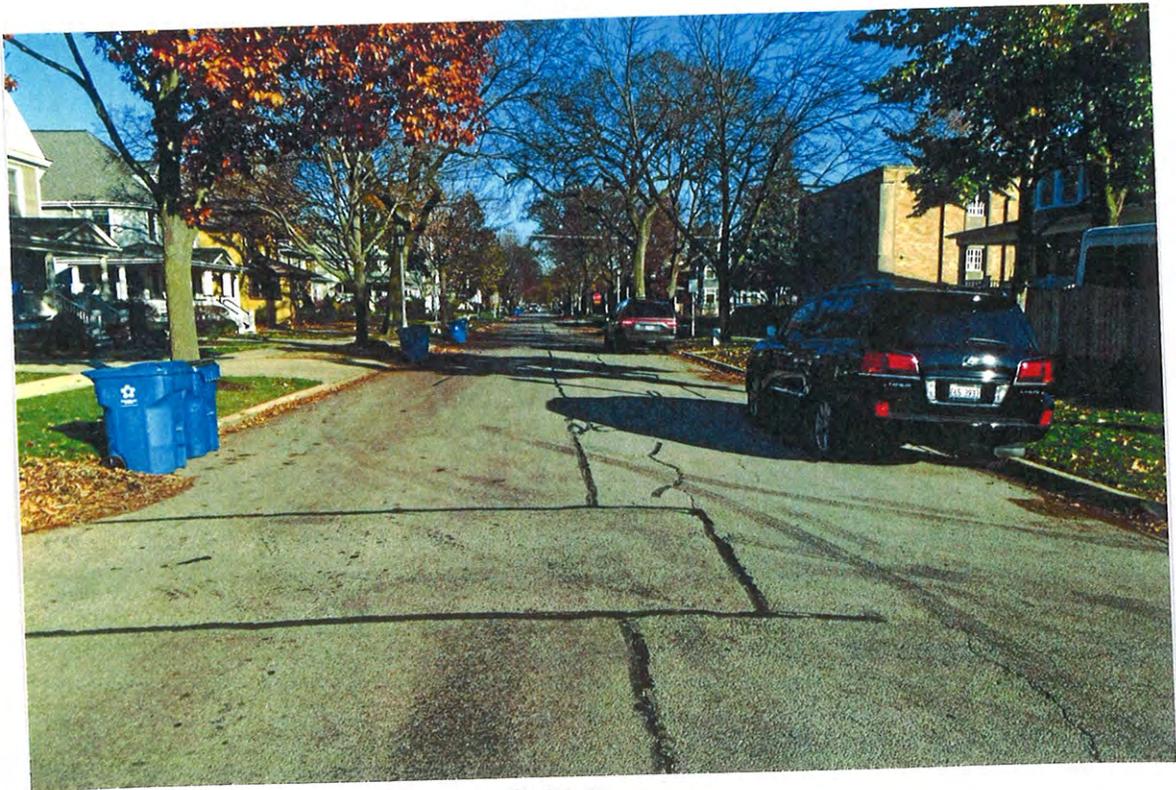
5 PM (Looking North)

Burcor Properties

CATHERINE (Looking North)



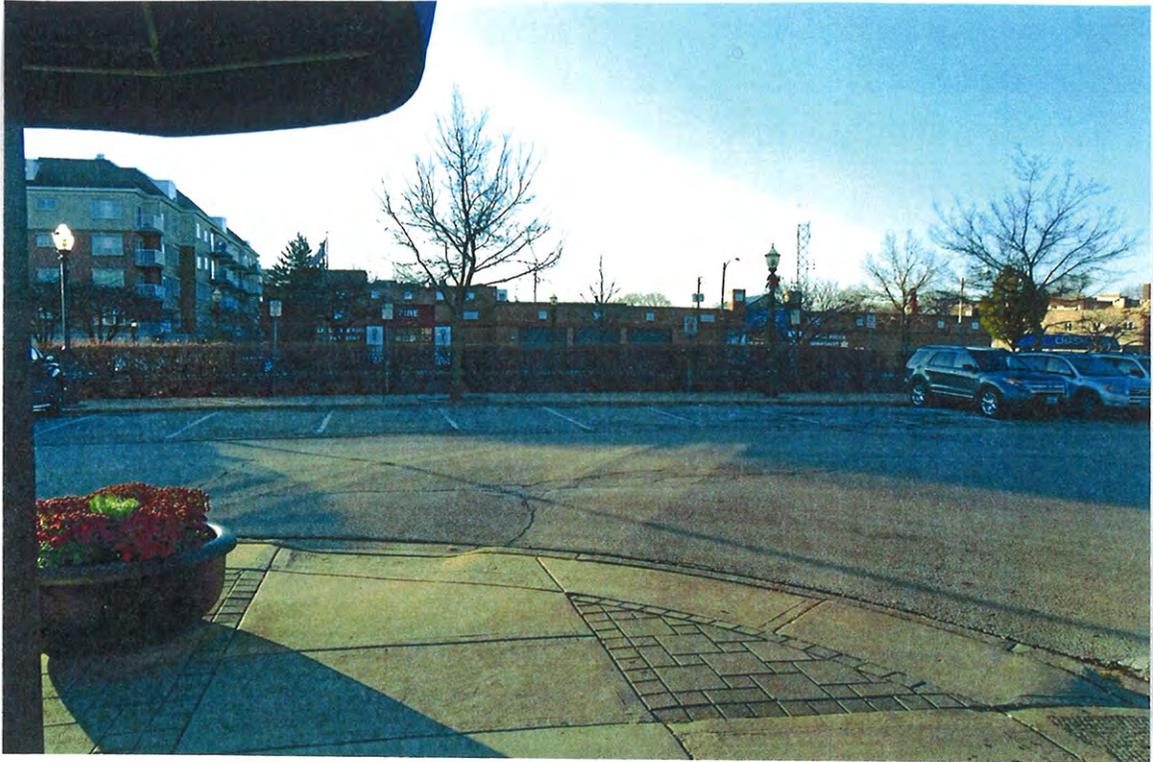
8 AM



9 AM

Burcor Properties

CATHERINE/HILLGROVE (Looking South)



8 AM

One hour Public Spaces

Burcor Properties

PRIVATE LOT (Catherine Entrance – Looking East)



6 AM



7 AM

Burcor Properties

PRIVATE LOT (Catherine Entrance – Looking East)



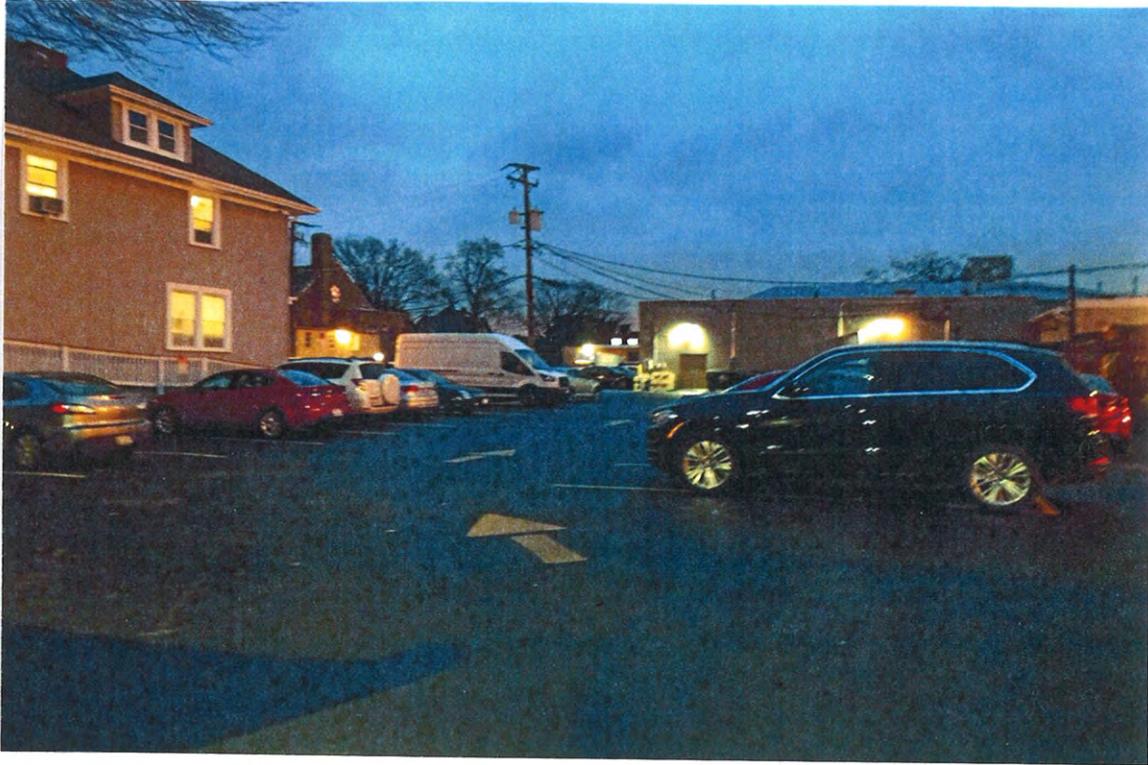
8 AM



9 AM

Burcor Properties

PRIVATE LOT (Looking East)



5 PM

Burcor Properties

PRIVATE LOT



8 AM



9 AM

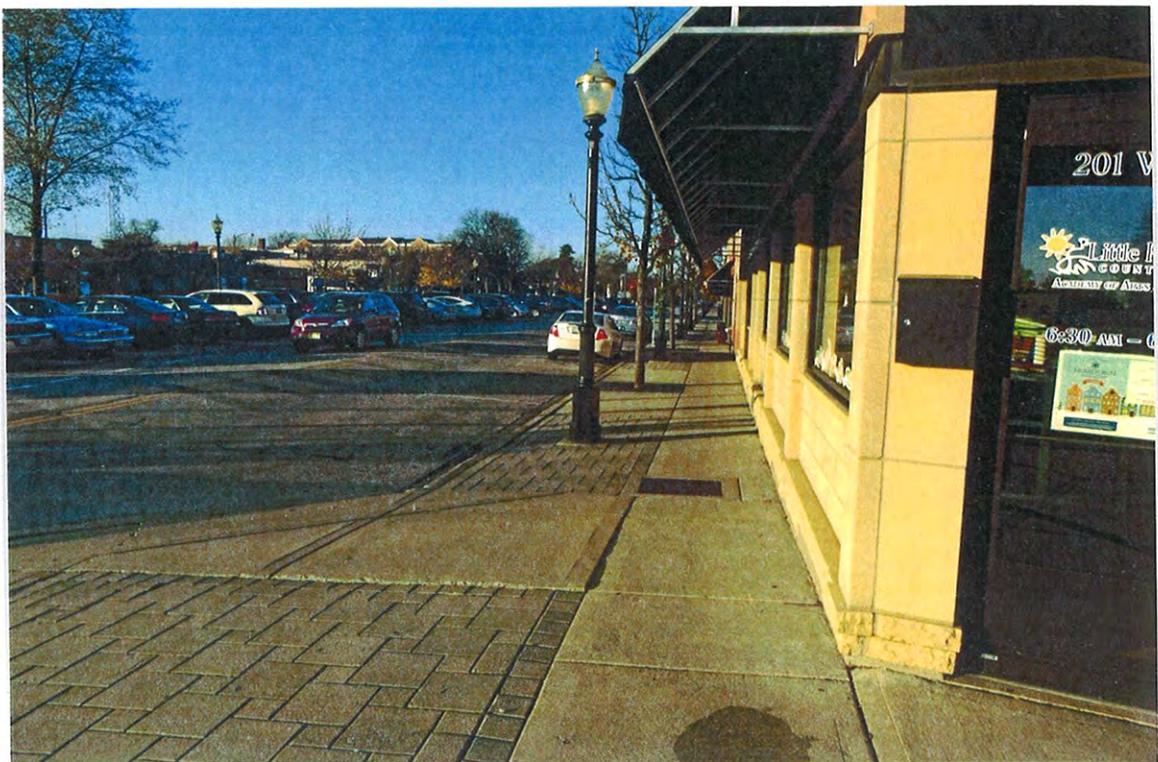
Burcor Properties

HILLGOVE (Looking West)

Note: Left side is commuter parking



7 AM



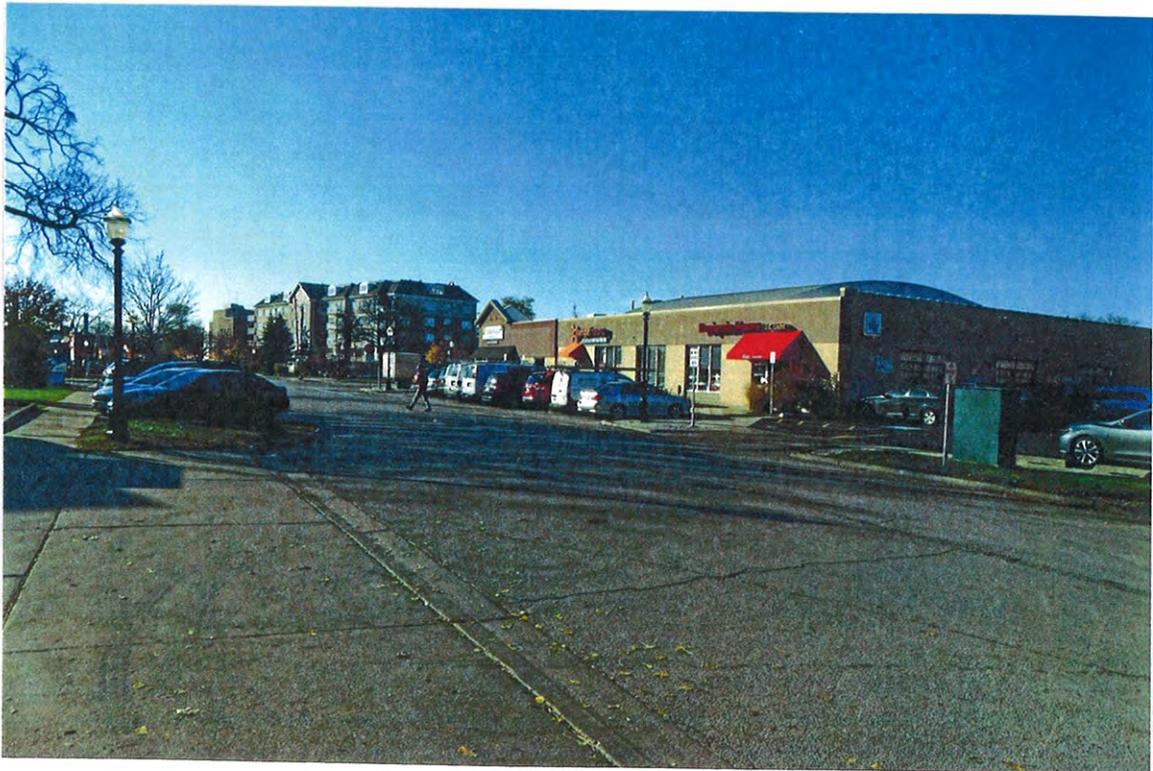
8 AM

Burcor Properties

ASHLAND (Looking AT Orange Theory)



7 AM



8 AM

Burcor Properties

ASHLAND (Looking AT Orange Theory)



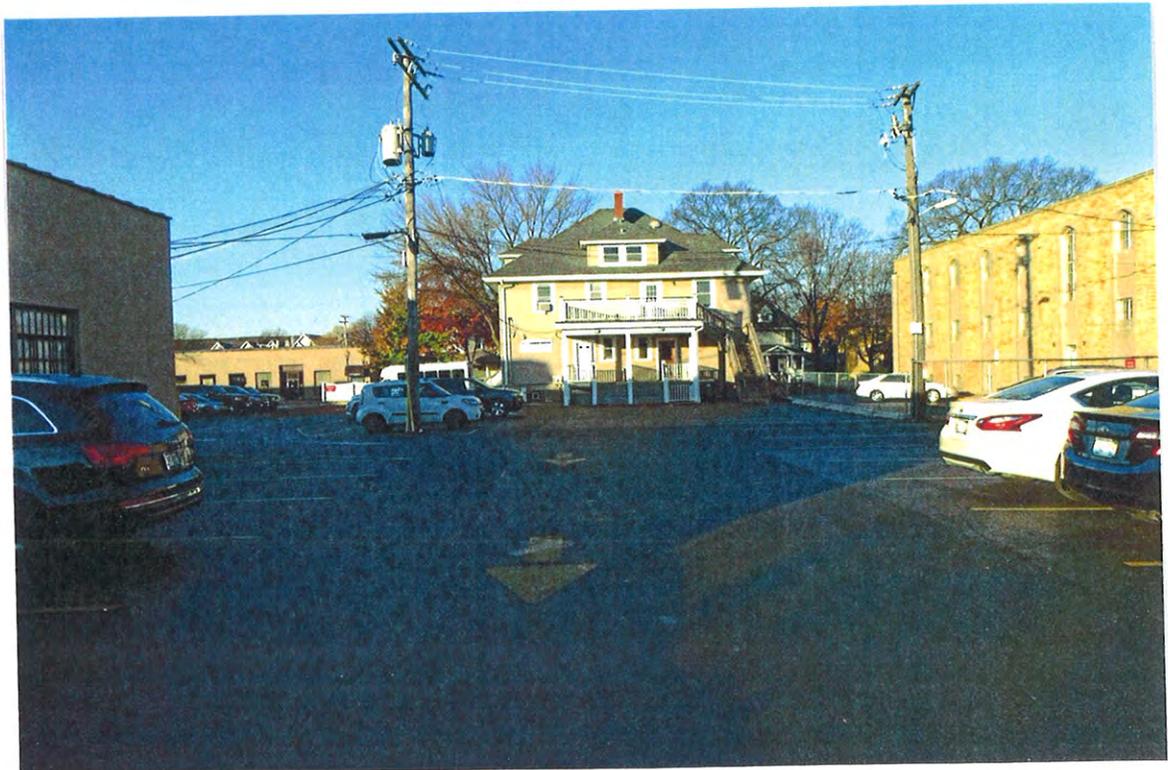
9 AM

Burcor Properties

ASHLAND (Private Lot Exit - Looking West)



7 AM



8 AM

Burcor Properties

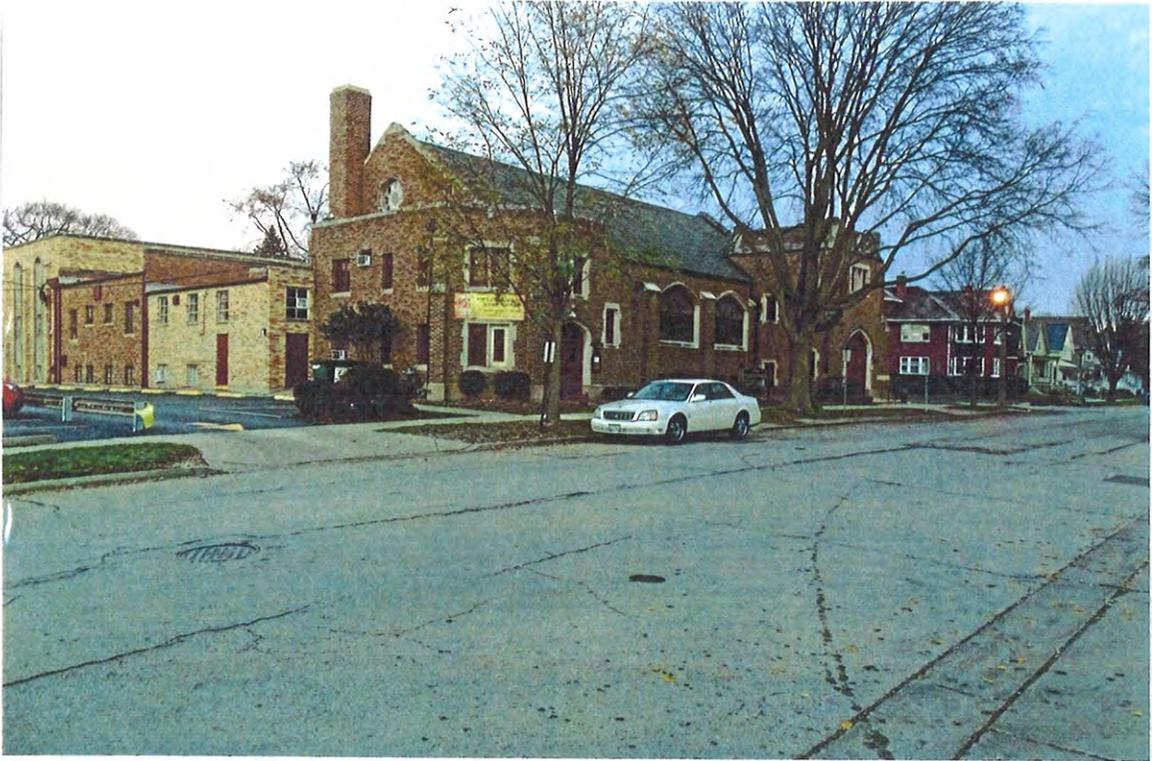
ASHLAND (Private Lot Exit - Looking West)



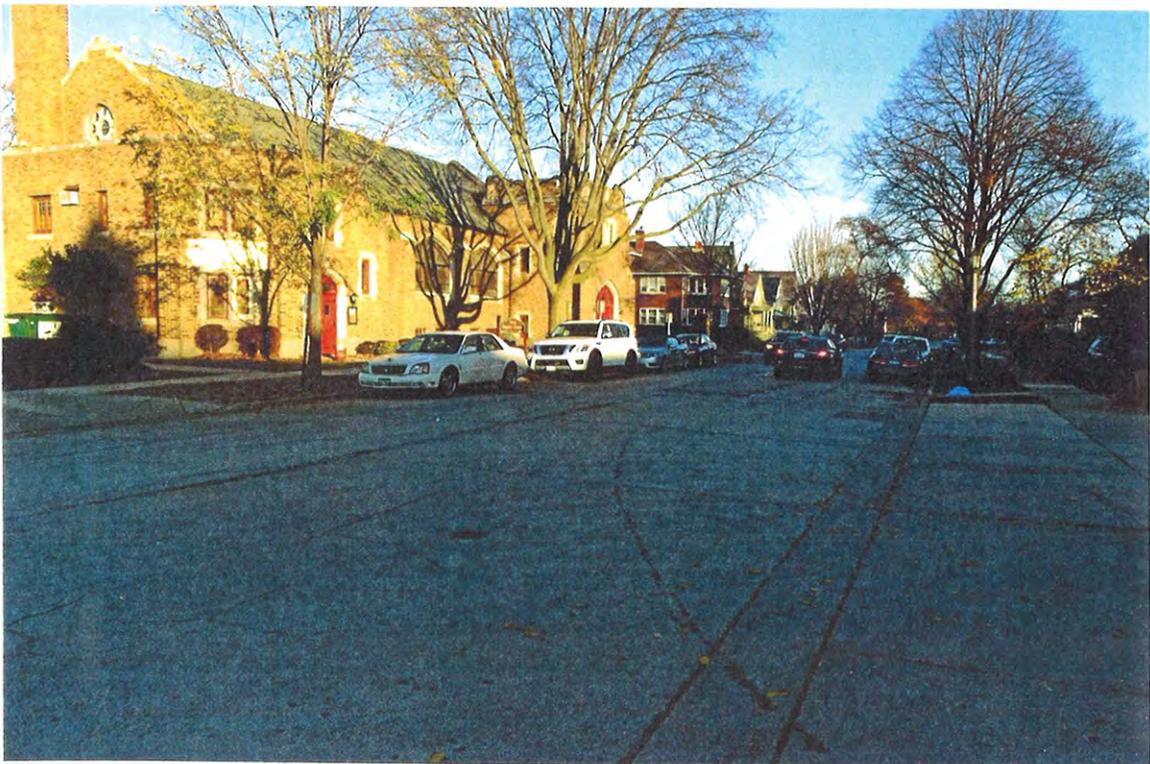
9 AM

Burcor Properties

ASHLAND (Next to Baptist Church)



7 AM



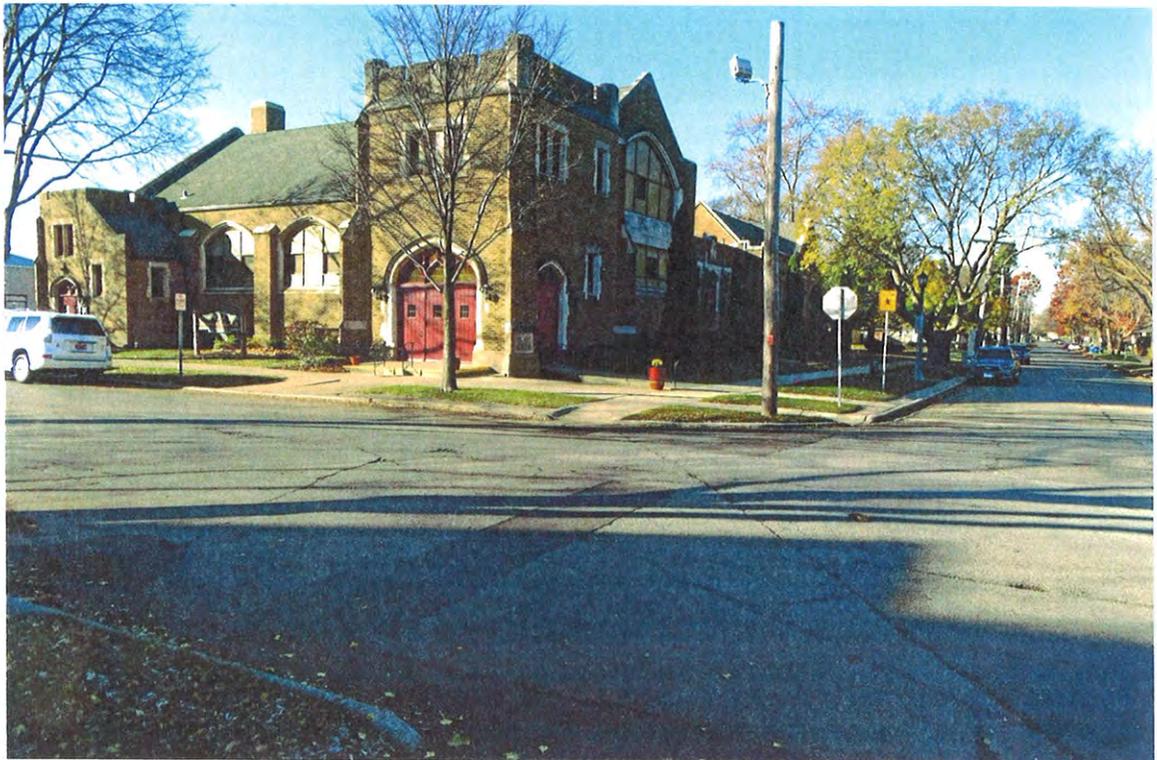
8 AM

Burcor Properties

BELL (Looking West from Ashland)



7 AM



8 AM



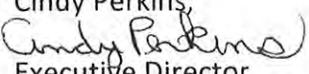
December 1, 2016

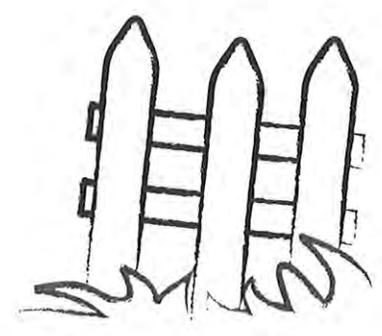
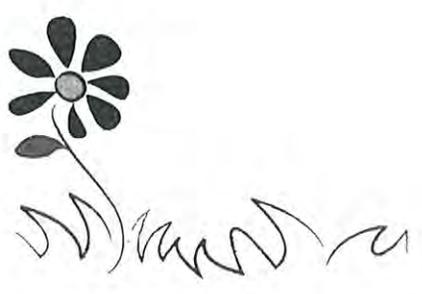
To The Village of La Grange Plan Commission,

At the request of Jerry Burjan and Burcor Properties, I am writing in support of the special use being granted for the space at 14 North Catherine Ave for the purpose of a kick boxing facility. We are all aware parking is an issue anywhere you go in La Grange. When I think about the uses that could be in the space without requiring a special use, the predicament could be even worse! On behalf of the clients and staff of Little People's Country Academy of Arts & Education, we have managed to meet the parking needs and work cooperatively with our business neighbors to accommodate for the parking challenges.

I was asked to clarify our most challenging times throughout the day. Our clients are dropping off children up with the highest impact on limited time parking, between 7:15 am and 8:30 am. All our staff is in place and parked in the rear lot by 9:00 am. In the afternoon the greatest parking impact is between 4:15 pm thru 5:30 pm. Most of our staff is gone by 5:00 pm.

The services that are provided at the Epcoc Paint, Orange Theory, Little People's Country, Coldwell Banker, DeSitter Tile, Pediatric Place and the new pharmacy seem to manage despite the parking crunch times and I do believe that Burcor Properties has a plan to accommodate the new tenant. I hope this helps in confirming the special use permit for the kick boxing facility. Please feel free to contact me should you require further information.

Cindy Perkins,

 Executive Director



loveKickboxing.com Sign research
19 N.Catherine location currently: Crest Furniture

November 8, 2016
Last presentation signage was in code
24 feet long 45 inches in height.

Revised:
December 13, 2016
Cut down in size by 25%
18ft long 34 in height.

Relation to Ashland businesses in exact locations:

Orange Theory:
Street Frontage has half the amount of 19 Catherine
15 ft long by 48 inches in height.

Benjamin Moore
Has equal street frontage as 19 Catherine
Sign is 21 feet long

Street Frontage/Residential concerns: refer to photos

19 N. Catherine: Faces no residential homes until the south corner of Bell and Catherine.
Across the street is Coldwell Banker, Parking lot, Burjan properties office, and the Church.

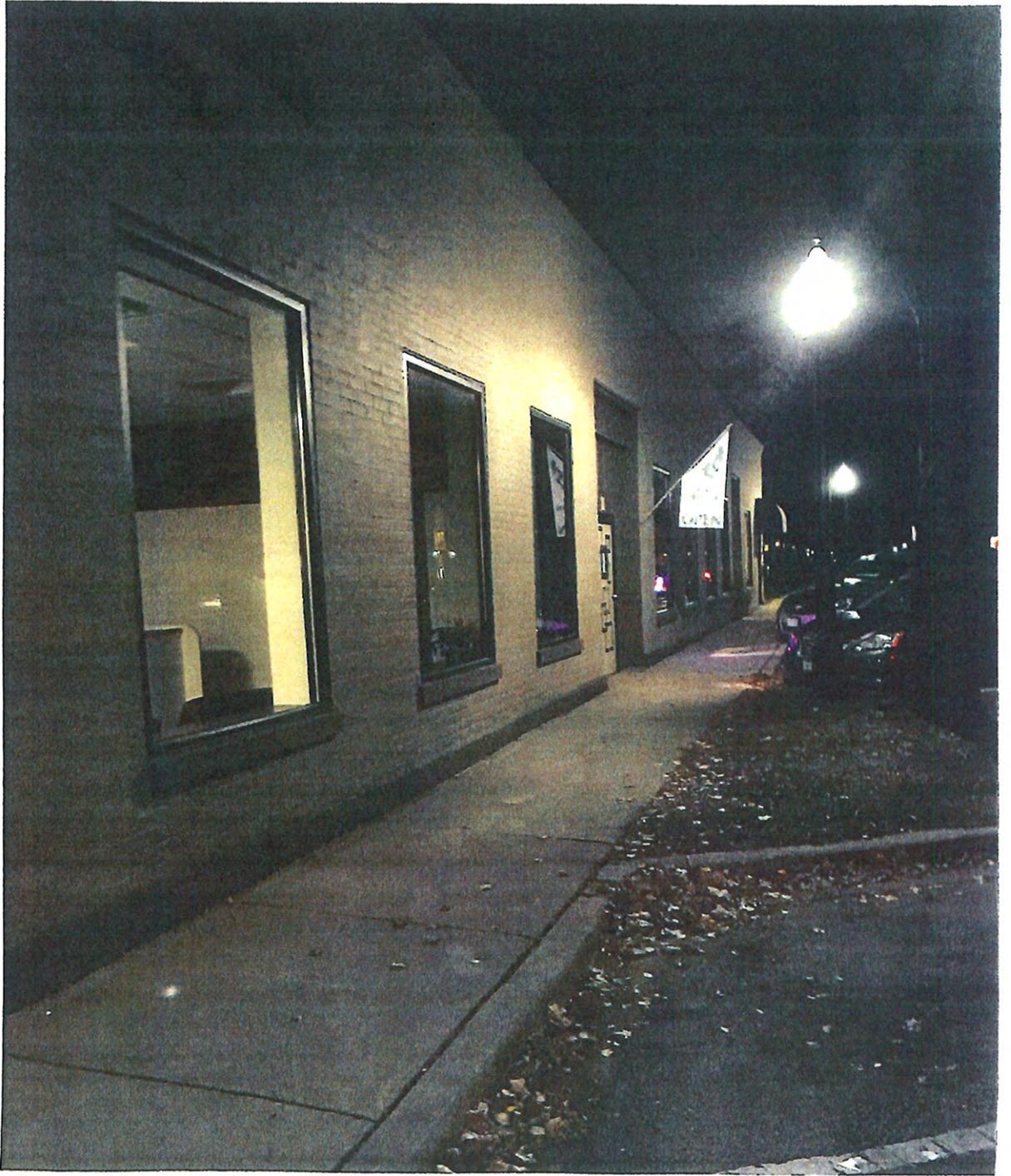
In comparison:

Ashland Businesses: Face parking lot, and all residential homes.

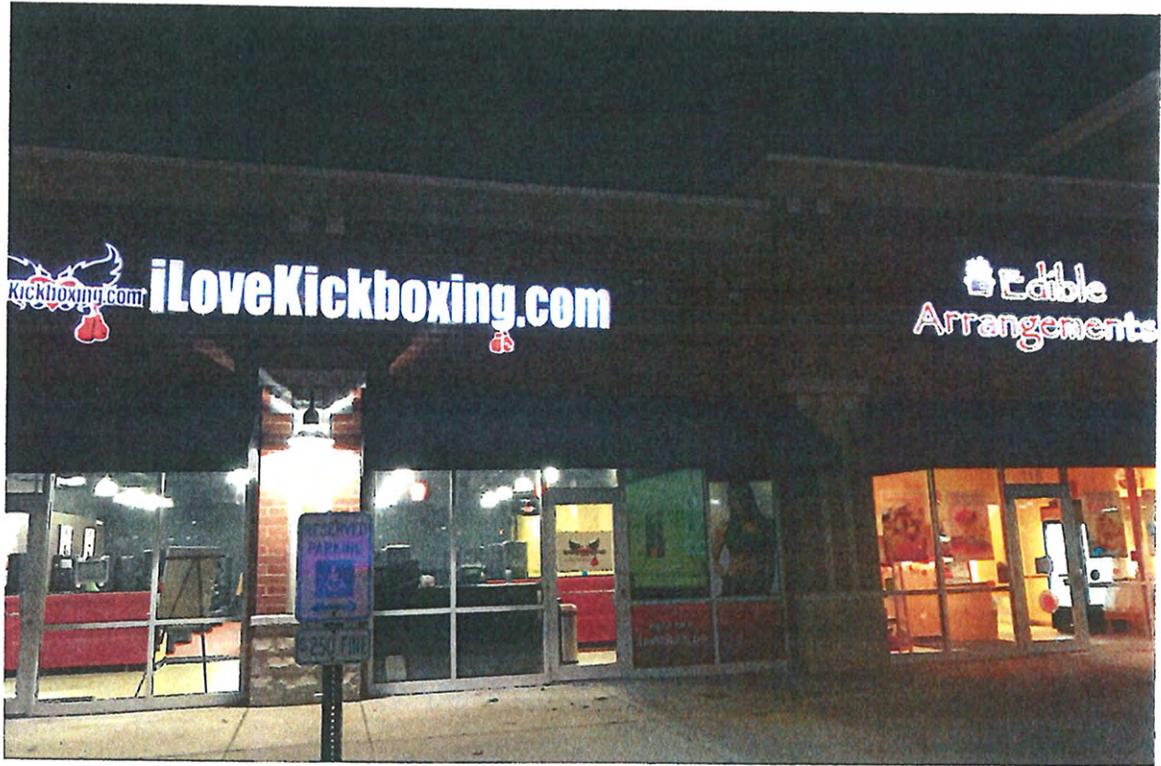
 **Orangetheory**
FITNESS













Benjamin Moore J.C. Licht

**WE
SELL
ICE MELT
SHOVELS
SNOW
BRUSHES**

JCLicht

Benjamin Moore

ZOOM ZOOM nation.com

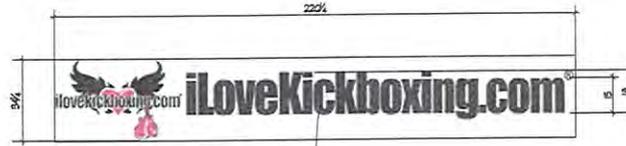
CBO
11-16



Benjamin Moore J.C. Licht



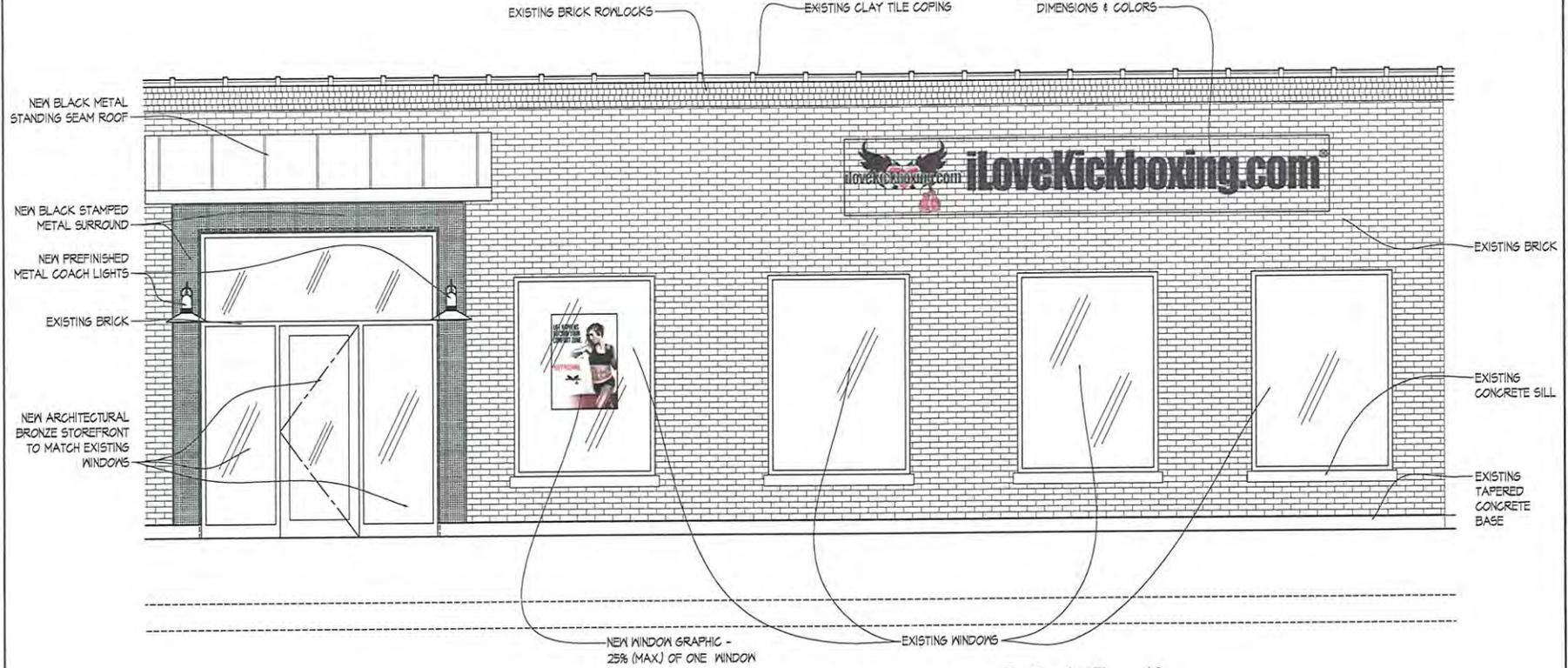




INTERNALLY ILLUMINATED INDIVIDUAL LETTERS ON RACEWAY - WHITE FACES WITH BLACK DUAL COLOR VINYL (BLACK DURING THE DAY SHINES WHITE AT NIGHT) & RED INSET VINYL. WHITE RACEWAY, WHITE TRIM & WHITE RETURNS. LIGHT LEVEL OF LED SIGN TO MATCH ORANGE THEORY AND BE ON A TIMER.

2 Sign Dimensions

NEW TENANT SIGN - INTERNALLY ILLUMINATED INDIVIDUAL LETTERS ON RACEWAY (SEE 2/D-2 FOR DIMENSIONS & COLORS)



1 East Elevation

Architects
By
Design, PC
100 Ogden Avenue
Clarendon Hills
Illinois 60514
(630) 353-9004 (F)
(630) 353-9018 (C)
randy@id
architects@id.com

A Facade Renovation For
ILOVEKICKBOXING.COM
16 North Catherine
Lisle, Illinois 60532

File No:	10-2000	Date:	10-1-2016
Checked:	RJK	Drawn:	TJG

STAMP

SHEET NO.
DR-2
1 OF 1 SHEETS
COPYRIGHT © 2016
ARCHITECTS BY DESIGN, P.C.