

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, May 10, 2011 - 7:30 p.m.



1. Call to Order and Roll Call of the Plan Commission
2. Approval of Minutes – April 12, 2011
3. Business at Hand:

PLAN COMMISSION CASE #200 – Q-BBQ - Special Use Plan, Site Plan Approval and Design Review for an outdoor dining area in the C-1 District, 70 S. La Grange Road.

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
April 12, 2011

I. CALL TO ORDER AND ROLL CALL:

Vice Chairman Weyrauch called the meeting to order on April 12, 2011, at 7:30 p.m. in the Village Hall Auditorium, 53 S. La Grange Road, La Grange, IL.

Present: Commissioners Nowak, Paice, Reich and Weyrauch.

Absent: Commissioner Pierson, Williams and Chairman Kardatzke.

Also, present: Village Trustee Liaisons Bill Holder and Mark Langan, Community Development Director Patrick Benjamin, Angela Mesaros, Assistant Director of Community Development and Village Attorney Mark Burkland.

II. APPROVAL OF MINUTES:

The Minutes of the February 8, 2011, Plan Commission meeting were presented for approval. It was moved by Commissioner Reich, seconded by Commissioner Nowak, that the Minutes be approved. Motion carried unanimously by voice vote.

III. OLD BUSINESS:

None.

IV. BUSINESS AT HAND:

RESUBDIVISION CASE #158 – RESUBDIVISION OF LOTS, 200 SOUTH STONE & 101 S. BRAINARD – George Jensen and Matt Menna

Ms. Mesaros presented the application and staff recommendation. Commissioners asked questions about fence location, ownership, plans for the site and how the original configuration of the lots was established.

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Nowak, seconded by Commissioner Reich, that the Plan Commission recommend to the Village Board approval of the resubdivision.

Motion to approve the application carried by a roll call vote:

AYE: Commissioners Nowak, Reich, Paice and Weyrauch.
NAY: None.
ABSENT: Commissioners Pierson, Williams and Kardatzke.

**PLAN COMMISSION CASE #199 – WORKSHOP DISCUSSION –
AMENDMENTS TO THE LA GRANGE ZONING CODE – PLANNED
DEVELOPMENTS AND OPEN SPACE DISTRICT.**

Staff and the Village Attorney presented proposed amendments to the Zoning Districts related to open space and planned developments, including requests from the Park District for changes to the open space district special use lists, history of planned developments in La Grange and summary of issues related to our current ordinance. Village Attorney Burkland discussed in depth the concept of a new form based approach to development of smaller, infill sites.

Commissioners asked questions about potential broadcast booths and concession stands disturbing the neighborhood by noise, larger crowds, and parking in the Open Space district. Trustee Langan stated that playground equipment has required safety zones in addition to the Village's required setbacks, which restrict their capability to locate playgrounds.

There was general agreement about the concept creating a new special use category for infill development that utilizes form-based zoning – creating design standards that can be varied to ensure compatibility with adjacent properties. Commissioners stated that it should include public contributions and parking requirements.

There was no discussion from the audience.

Staff stated that they would draft criteria and definitions and bring back to the Plan Commission to review at a future hearing

V. NEW BUSINESS:

None.

VI. ADJOURNMENT:

There being no further questions or comments from the audience or Commissioners, A motion was made by Commissioner Reich and seconded by Commissioner Nowak that the Plan Commission meeting be adjourned. The meeting was adjourned at 8:41 p.m.

Respectfully Submitted:



Angela M. Mesaros, Assistant Community Development Director

STAFF REPORT

PC Case #200

TO: Plan Commission

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

DATE: May 10, 2011

RE: **SPECIAL USE/SITE PLAN APPROVAL TO ALLOW OUTDOOR SEATING/
"Q-BBQ" in the C-1 Central Commercial District, 70 S. La Grange Road.**

I. BACKGROUND:

Q-BBQ restaurant has been in operation in downtown La Grange for a year and a half. In that time, they have experienced media attention and successfully attracted customers from throughout the Chicago land area. According to the owners, they have reached capacity for seating – customers have to be turned away and at times have to wait an hour for a table. There are currently no available spaces to expand within their building. Therefore, they propose to erect a covered year round outdoor eating area on the north face of their facility at 70 S. La Grange Road.

Although outdoor cafes are permitted as temporary uses, and the Village grants permits for approximately 26 permits each year from mid-April through October for such cafes, permanent outdoor seating accessory to a permitted eating place is designated as a Special Use in Paragraph 5-105 A (5) of the Zoning Code. Therefore, a Special Use Permit and Site Plan Approval are required in order to allow the proposed outdoor eating area at Q-BBQ. In addition, the property is located within the Design Review Overlay District and requires Design Review approval.

II. APPLICATION:

1. SPECIAL USE TO ALLOW OUTDOOR SEATING ACCESSORY TO A PERMITTED EATING PLACE AT 70 S. LA GRANGE ROAD

SPECIAL USE STANDARDS

In reviewing the Special Use application, please be sure the standards listed on the application have been met. In determining that consider Paragraph 14-401-E.1 of your 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.*

The purpose of the Commercial Districts, as stated in the Zoning Code, is to “*permit development of property for the full range of commercial uses needed to serve the citizens of La Grange in a suburban setting.*” In addition, the C-1 core commercial district is designed specifically to “*provide for the development of a concentrated, pedestrian-oriented commercial center.*”

According to the *Market Assessments*, which is part of the Village’s *Comprehensive Plan* adopted in 2005, “*La Grange is increasingly known for its diverse...collection of restaurants...this is consistent with trends in successful downtowns throughout the Chicago metropolitan area.*” The Plan further notes that downtown restaurants are “*an important economic asset for the community.*”

An outdoor café is a permitted temporary use *in any commercial district accessory to an authorized restaurant immediately adjacent to such outdoor café, subject to the specific prior written approval of the Village Manager and to compliance with all conditions established therefore by code, ordinance and administrative policy.* The proposed special use permit would allow the owners of Q-BBQ to expand their seating area and provide an outdoor seating for their patrons year round.

While pleased with the success of this business, Village Management and Department Heads are concerned that approval of this special use for an expansion that is not a permanent, brick and mortar addition to the building is allowing a cheaper route for additional seating and might encourage other businesses to opt for this alternative that would not be consistent with the type and quality of development/expansion we would like to see in our core commercial district in downtown La Grange.

- (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 applicant believes that with proper controls the placement of an outdoor dining area at this location would not adversely affect the surrounding properties, and that this type of use is consistent with the character of the area. Several restaurants in downtown La Grange have temporary outdoor patios in the public right-of-way from mid-April through October with no permanent structures. Department Head staff raised concerns about the public safety and the proximity of the proposed structure to the adjacent parking lot. The nature of the enclosure being directly adjacent to the parking lot causes concern that vehicles may drive over the wheel stops, potentially crashing into the canvas sidewalls. That is not a safe condition for the people in the eating area. Other such permanent outdoor seating areas that have been approved under special use permits are fully enclosed and/or protected from vehicular intrusion.

- (c) No Interference with Surrounding Development: *The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.*

The proposed dining area is directly adjacent to the restaurant and a parking area. Feedback from adjacent businesses at the public hearing will be key as to whether the loss of the larger sidewalk area would adversely affect the use of their spaces. Their feedback would also be an indicator of how this structure would or would not dominate the immediate vicinity.

- (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 not be an increase in population. The proposed use would not affect the schools in the community. Fire suppression plans would all need to be reviewed to meet Village standards as a condition of any special use permit approvals.

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

With the only ingress and egress of the site through commercial areas only, staff anticipates modest traffic impact on the surrounding area. This facility has been in operation for a year and a half with no noted adverse impact on residential areas. The addition of an enclosure around the seating area would not significantly change any existing traffic patterns.

- (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.*

The proposed use would not require new development or alterations to the existing building. The outdoor awning would have clear panel screens to see through to the brick wall of the building. Additionally, not being an entirely permanent (brick and mortar) structure, this enclosure can be removed easily, should the use in the principle structure change in the future.

- (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 applicant has indicated a willingness to comply with all applicable provisions of the Zoning Code.

DELIBERATION FACTORS

Special Uses require weighing possible impacts and effects on the community against any added benefit they may afford or need they may address. In order to determine their appropriateness on any proposed site and their compliance with proposed standards, the Commissioners should consider these factors as outlined in Paragraph 14-401E3 of the Zoning Code:

- (a) Public Benefit *Whether 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 applicants believe that an outdoor eating area would be a desirable attribute to their restaurant and a positive amenity for patrons. Currently, many restaurants in downtown La Grange receive permits for outdoor sidewalk cafes located on public property each year. This special use would establish a permanent outdoor seating area in the Central Business District instead of the temporary cafes that most restaurants utilize.

- (c) Alternative Locations *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.*

Q-BBQ has established its restaurant and its customer base at its current location. According to the applicant, the proposed outdoor seating area is the only possible location on their property to accommodate an expansion. They have looked at the possibility of expanding their interior space, but there are no adjacent vacant spaces. Another option might be to construct a permanent structure (brick and mortar) addition to the building; however, this might further block the walkways around the property.

- (d) Mitigation of Adverse Impacts *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.*

Department Head staff reviewed the proposed plan with the following comments:

The Police Department had the following concerns:

1. The sidewalk provides an attractive lure (a canvas) for vandalism
2. The area could be accessed by homeless people, who might see this as a place of safety overnight and safe haven from the elements.

The Fire Department had the following life safety concerns:

1. Questions on fire proofing, duration, re-application, etc. of the awning.
2. Proximity to parked vehicles. Nine feet of tent leaves less than three feet (28") of walkway, even less, approximately 9" when at the site. The potential of a vehicle running into the tent must be considered by the Commissioners. Also, this would

not provide protection from rain, snow and ice as people walk on the narrow side walk.

3. Exit doors would have to have panic hardware.
4. Since this is year round (permanent), lighted exit signs with battery backup would be required.
5. Concerns about the type of heating system, if propane, how large are the tanks? Is it stored next to building? Secured? Protected from traffic?
6. Currently only one GFCI outlet is available. They would need another one inside the tent. Absolutely no extensions cords would be allowed.
7. The applicant did not submit plans for lighting; no extension cords would be permitted for lighting.
8. While the interior of the restaurant is protected by a fire alarm, if this new canopy structure is going to be 'permanent', detection also might be required within the canopy.
9. A minimum sized 2A10BC fire extinguisher will need to be mounted in the tent.
10. Inspectional staff questioned the structural integrity of the canopy; more information is needed to determine the wind load, snow load, flame spread, etc.

2. 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, or public health and safety. The following items should be examined:

Access and Circulation

Exits are provided at both the west and east end of the structure, which meets the building code requirements. Separation from the adjacent vehicle parking area is five and a half feet total, which provides a 3 feet wide pedestrian walkway and 2.5 feet of concrete car blocks. The ADA requirement for aisle clearance width is 44 inches; this plan would not be compliant with ADA accessibility requirements for both the inside aisles and outside walkway.

The *Comprehensive Plan* recommends generous sidewalks that allow for a “walking zone” adjacent to storefronts. This site plan would reduce the walkway width (defined as 10 – 15 feet). With the current configuration, the structure would be erected within the existing walking zone. To the point that the nose of the car would encroach onto the 3-foot walkway (See attached photos of “Proposed Location of Outdoor Seating” for Q-BBQ), forcing people to walk into the adjacent parking lot, blocking pedestrian access not only to Q-BBQ from the parking lot but also from La Grange Road to other businesses located behind the building. This could create an unsafe condition putting pedestrians in to the critical, busy two-way traffic pattern of vehicles turning off and onto La Grange Road. One option might be to change the configuration of the parking lot to parallel parking in order to provide a pedestrian walking zone. Due to parking constraints in this center, it is unlikely that the owner would agree to reduce parking spaces.

Parking

The tent lay out appears to encroach access to the designated handicapped parking spot, thus rendering it non-compliant with ADA accessibility requirements.

Noise. No use shall produce noise of such volume or pitch as to cause a nuisance in any residential district at any time...between the hours of 10:00 p.m. and 7:00 a.m.

The proposed area will be enclosed with a canopy structure, which according to the petitioner will contain all noises within the building. In addition, hours of operation are Monday through Friday, 11:00 a.m. through 9:00 p.m., which adequately conforms to the time requirements of the Village’s Code of Ordinances.

Exterior Lighting. Exterior lighting fixtures shall be shaded so that no direct light is ...upon any property located in any residential district.

Lighting for this project includes low voltage chandeliers within the structure and should not interfere with any residential properties, as this business is not directly adjacent to the residential district.

Other.

There is an active nuisance complaint regarding odors from the smoke operations of this facility. The owner has been cooperative thus far in trying to work with the Village toward a resolution. The owner indicates that adding this seating are will not increase the use of the smoker as it currently burns 24 hours a day and it is only the content (meat to be smoked) that will increase.

3. DESIGN REVIEW.

In any case where a Design Review Permit is required in conjunction with the issuance of a Special Use Permit, the application for a Design Review Permit shall be heard by the Plan Commission at the same time such approval is heard. The Plan Commission shall make its recommendation to the Village Board of Trustees as provided in Paragraph 14-403D6.

The Commission and the Board of Trustees shall be guided by the following standards and considerations:

STANDARDS AND CONSIDERATIONS FOR DESIGN REVIEW PERMIT.

1. *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 places 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 and other projections to sidewalks 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 structures to which it is visually related.*
- (i) Walls of Continuity. *Building facades 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 its directional character, whether this be vertical character, horizontal character, or nondirectional character.*

QUALITY AND DESIGN 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:

- (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 neighborhood.*
- (e) 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.*

The Plan Commission should discuss and determine whether or not the appearance of the proposed structure is consistent with other areas directly on La Grange Road.

III. RECOMMENDATION:

It appears that there are several matters raised by the Department Head and Inspectional staff that need to be addressed by the applicant. If you are satisfied that these issues have been adequately addressed based on the applicant's response and testimony from the public at your hearing, and you choose to proceed with a recommendation, staff would recommend approval of **a Special Use Permit, Site Plan Approval and Design Review Permit to allow Outdoor Seating accessory to a permitted eating place for the property legally described in Plan Commission Case #200 and commonly known at 70 S. La Grange Road, with the following conditions:**

- (1) The outdoor eating area is to be constructed and maintained in conformance with all State and Village Codes and operated so as not to create an adverse impact on adjacent properties;
- (2) Address all code and safety issues identified by the Fire Department in Section II of this Report.
- (3) Submit for review and approval plans and a timeline for specific action to address any current and existing code violations prior to erecting the proposed structure.

Proposed Location of Outdoor Seating

PC Case #200
Q-BBQ
70 S. LaGrange

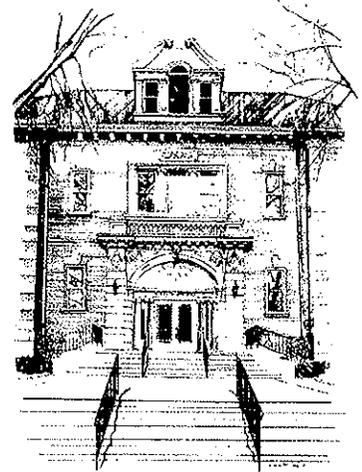


Looking East towards La Grange Road



Looking West

Village of La Grange



April 19, 2011

Michael LaPidus
Q BBQ
70 S. La Grange Road
La Grange, Illinois 60525

RE: OUTDOOR DINING AREA

Dear Michael:

In response to your email regarding the outdoor dining area we offer the following comments from the Village Department Head staff meeting. Upon full review it is appropriate that you proceed to the Plan Commission for a public hearing for a special use as outlined in the Zoning Code. Along with the special use permit you will need site plan approval and a design review permit, all of which can be handled at the same meeting in front of the Plan Commission.

Importantly, the application for site plan review must include a site layout for the seating area identifying ingress, egress, aisle widths, table location, etc. In addition to the site plan please address the following items:

1. Structural details of the canopy and walls;
2. Identify what the snow load capacity for the canopy is;
3. Provide an exit at least at the west end of the structure;
4. Provide written permission of the building owner;
5. Identify the distance of separation from the adjacent vehicle parking area;
6. Identify if and how the area will be heated and ventilated properly to meet code; and
7. Location of fire extinguishers.

This in addition to standards identified on the application for a special use permit which should be addressed and provided to staff as quickly as possible.

In order to accommodate your request in the timeliest manner, we will attempt to publish for a Special Use hearing for May 10th at 7:30 p.m. The earliest possible time that a recommendation could be brought forth to the Village Board would be May 23, 2011.

Please keep this in mind and we suggest that you place no order for the construction of this device until you have received a special use permit and building permit from the Village of La Grange.

Sincerely,
VILLAGE OF LA GRANGE

A handwritten signature in black ink, appearing to read 'Patrick D. Benjamin', with a large, stylized initial 'P'.

Patrick D. Benjamin
Community Development Director

Angela Mesaros

From: Pat Benjamin
Sent: Tuesday, May 03, 2011 3:05 PM
To: Angela Mesaros
Subject: FW: QBBQ

From: Andri Peterson
Sent: Tuesday, May 03, 2011 1:37 PM
To: Pat Benjamin
Subject: RE: QBBQ

I have many of the same concerns as Bill and others have said particularly as related to the canvas structure with the parking facing it. My others are more questions I suppose than comments:

1. Does the Zoning Code or Building Code allow for a permanent structure of that type even as a special use or is that what would be changed is he is asking for a text amendment to allow the special use? I am "confused". Stated differently, could he under the code build a permanent (brick and mortar) addition to his building in that location with nice big windows – (does he have other options available to him but he is just opting for a cheap route?)
2. I know the parking lot is private – is that sidewalk also private property? Blocking the walkway (people have to walk through the parking lot to get to the businesses including his) in the back is not "good practice" (although arguably people do this when they get out of the vehicles, I do not think it is "good practice" to block off the only designated pedestrian access to that back area). As a public entity I would be concerned about blocking the ped access, however if it is private property, maybe its not as concerning unless our code or other law requires it.
3. I am concerned that a property owner can petition for relief when we have outstanding code violations that have not been addressed (and that potentially could "add" to the concern – more customers = more food = more smoke). Condition of approval could potentially require specific action before erecting the tent?

Thanks!

Andrianna Peterson
Assistant Village Manager
Village of La Grange
53 S. La Grange Road
La Grange, IL 60525
(708) 579-2315

From: Bill Bryzgalski
Sent: Monday, May 02, 2011 3:55 PM
To: Pat Benjamin
Cc: Robert Pilipiszyn; Andri Peterson
Subject: QBBQ

Pat
Here are the concerns for the Fire Department and number one is public safety. Captain Gay and I went over to the address and laid out the awning structure alongside the building. According to the drawings there will be little room left over for a walk way and the curb that is there currently is only 5 inches tall and will not stop a car from jumping over and into the new structure.

As we talked, we have some real concerns regarding the proposed 'year round tent' at QBBQ.

Angela Mesaros

From: Pat Benjamin
Sent: Monday, May 02, 2011 11:49 AM
To: Angela Mesaros
Subject: FW: Q BBQ Special Use

From: Michael Holub
Sent: Monday, May 02, 2011 11:47 AM
To: Pat Benjamin
Subject: RE: Q BBQ Special Use

After reviewing some of the documentation, I have a few concerns to convey.

1. the nature of the enclosure being directly adjacent to the parking lot causes concern about vehicles that may drive over the wheel stops, potentially crashing into the canvas sidewalls. That is not very safe for the people in the eating area.
2. the sidewalls provides an attractive lure (a canvas!) for vandalism
3. the area could be accessed by homeless folks, who might see this as a place of safety overnight and safe haven from the elements.

Although not a police safety concern, I would mention that the appearance is truly not consistent with other areas directly on La Grange Road.

CHIEF

Michael A. Holub, Chief of Police
La Grange Police Department
304 W. Burlington Avenue
La Grange, IL 60525
(708) 579-2333
mholub@villageoflagrange.com
[La Grange Police is on Facebook](#)

From: Pat Benjamin
Sent: Monday, May 02, 2011 11:10 AM
To: Robert Pilipiszyn; Andri Peterson; Bill Bryzgalski; Lou Cipparrone; Michael Holub; Ryan Gillingham
Cc: Angela Mesaros
Subject: Q BBQ Special Use

Just to reiterate if you have any issues or questions that need addressed on the Q BBQ application if you could forward an email or memo to me no later than Wednesday that would be appreciated.

Thanks!

Pat

Angela Mesaros

From: Pat Benjamin
Sent: Monday, May 02, 2011 3:58 PM
To: Bill Bryzgalski
Cc: Angela Mesaros; Robert Pilipiszyn; Andri Peterson
Subject: RE: QBBQ

Thank you Bill for your thoughtful comments and the quick response!

Pat

From: Bill Bryzgalski
Sent: Monday, May 02, 2011 3:55 PM
To: Pat Benjamin
Cc: Robert Pilipiszyn; Andri Peterson
Subject: QBBQ

Pat
Here are the concerns for the Fire Department and number one is public safety. Captain Gay and I went over to the address and laid out the awning structure alongside the building. According to the drawings there will be little room left over for a walk way and the curb that is there currently is only 5 inches tall and will not stop a car from jumping over and into the new structure.

As we talked, we have some real concerns regarding the proposed 'year round tent' at QBBQ.
First and foremost, LIFE SAFETY concerns.

1. We have a call into the awning company with questions on fire proof(ing), duration, re-application ect.
2. Proximity to parked vehicles. 9+ feet of tent leaves less than 3' (28") of walkway. Less as you saw (9") while we were there. The potential of having a vehicle run into the tent? Also, rain snow and ice coming down on people walking on the narrow side walk.
3. Exit doors would have to have panic hardware.
4. Since this is year round (permanent), lighted exit signs with battery back up would be required.
5. Heating. What type of heating system? Propane? How large are tanks? Stored next to building? Secured? Protected from traffic?
6. Currently only one GFCI outlet is available. They would need another one inside the tent. Absolutely no extensions cords would be allowed.
7. I see no plans for lighting. Again, no extension cords.
8. While the interior is protected by a fire alarm, if this is going to be 'permanent', why shouldn't detection be required?
9. A minimum sized 2A10BC fire extinguisher will need to be mounted in the tent.

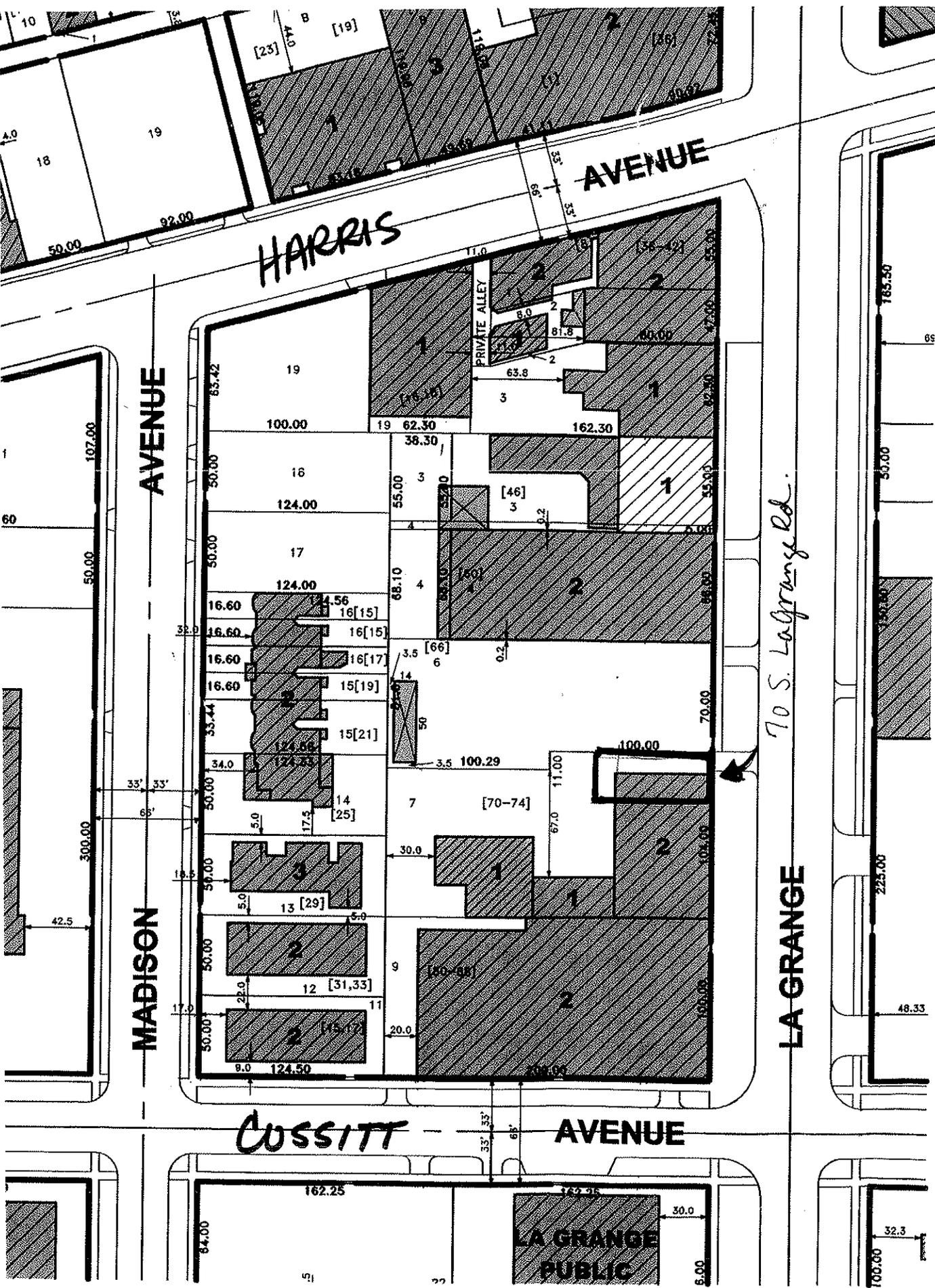
Some other concerns.

1. Handicap parking, the tent lay out appears to encroach the access to the designated parking spot, thus rendering it non-compliant with ADA.
2. Current indoor seating is 44. They already have 28 outdoor seating. With the tent they would add an additional 26. This would double the original capacity.
3. How does this affect the plumbing code? Bathrooms are sized to occupancy. Again, capacity is essentially doubled.
4. Do we want to start allowing this type of structures to be utilized in the CBA?

I hope that this information is helpful and if you have any questions please feel free to ask.

Thanks
Bill

Bill Bryzgalski, Fire Chief
La Grange Fire Department
300 W. Burlington Avenue



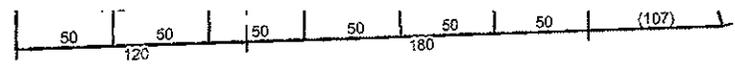
COSSITT AVE

ASHLAND AVE

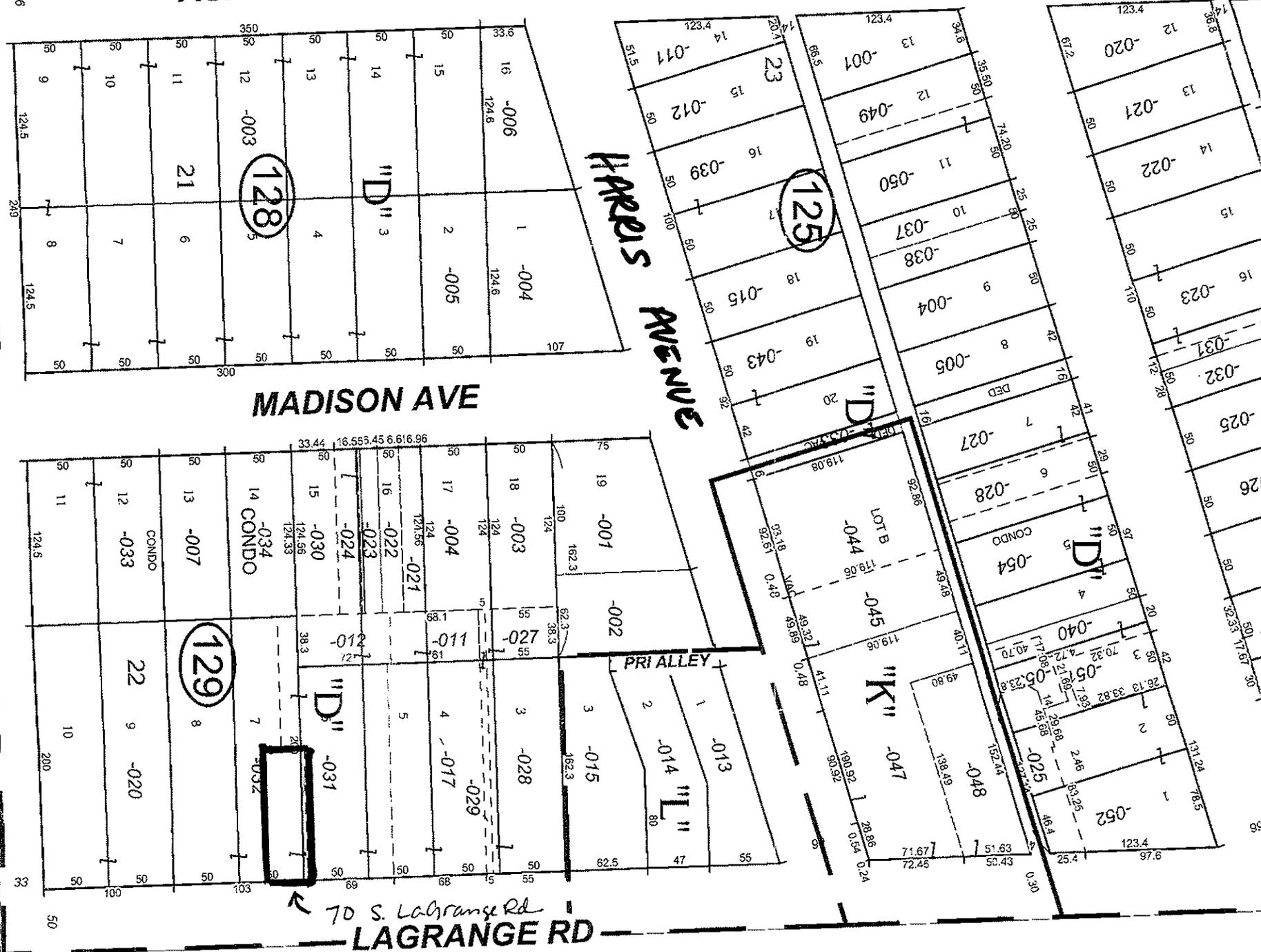
MADISON AVE

HARRIS AVENUE

70 S. LaGrange Rd
LAGRANGE RD



130.51



128

125

129

CONDO

CONDO

LOT B

PRI ALLEY





To: Pat Benjamin
From: Michael LaPidus, Q-BBQ
Re: Outdoor Eating Area Temporary Special Use Permit
Date: April 15, 2011

Q-BBQ has operated in Downtown La Grange for a year and a half and has experienced a tremendous amount of success. We are serving authentic BBQ in a chic and unique atmosphere. We have been fortunate to have had media success that has led to increased sales and traffic in town. People are traveling from all over Chicago land to experience our BBQ.

As you are aware our seating has reached its limit. We are constantly getting requests from families and larger groups to dine here because of our ease of ordering and economical price structure. We repeatedly have to turn people away or people wait for upwards to an hour for tables.

Therefore, we have space on the North side of our restaurant to put an attractive outdoor dining area. This would be a large black awning exactly matching the current one with removable clear sidewalls. The purpose of this area would be to use it during inclement weather and overflow seating to accommodate larger groups and current customers. It would be heated with two doors on either side for egress with fire exit signs. It will have a 3 foot high canvas wall and removable clear windows for beautiful days. This project would maintain the integrity of the building and downtown area while enhancing our visibility as a restaurant destination. These are customary in downtown Chicago at high-end steakhouses and are plentiful in NYC. We would like to have this erected by June 1, 2011.

Please review with the Village Manager and Department Heads and advise me if we can proceed to obtain the temporary use while we are concurrently applying for the special use permit for outdoor seating. Thank you for your assistance.

Village of La Grange

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

SPECIAL USE APPLICATION AND PLANNED UNIT DEVELOPMENT

TO THE PRESIDENT AND
BOARD OF TRUSTEES
VILLAGE OF LA GRANGE

Application No.: 200
Date Filed: 4-20-11
UARCO No.: 91583

(Please Type or Print)

Application is hereby made by A. B. B. Q.

Address: 70 S. LA Grange RD Phone: 708 482 8700

Owner of property located at: Seamus Knotts 70 S LA Grange RD

Permanent Real Estate Index No.: 18-04-129-032
as set forth by plat of survey attached hereto

Present Zoning Classification: C-1 Central Commercial District

PROPOSED SPECIAL USE: Outdoor dining area
(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.

Please see attached

(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.

Please see attached

- (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.

Please see attached

- (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.

Please see attached

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

Please see attached

- (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.

Please see attached

- (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.

Please see attached

* * *

(FOR VILLAGE USE ONLY)

1. Filed with the office of the Community Development Director 4-20, 2011
2. Transmitted to Plan Commission at their meeting held: May 10, 2011
3. Continuation (if any): _____
4. Notice of hearing published in: Sub Life on: 4-20-11
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:

Addendum to Special Use Application for Q-BBQ 70 S. La Grange Rd.

a. Code and Plan Purposes:

This plan will be in harmony with the general and specific purpose of commercial development in Downtown La Grange embodying the spirit of the 2005 Comprehensive Plan. The proposed use of this outdoor dining area is using an unused piece of property on a more permanent basis to accommodate the general public frequenting Q-BBQ and downtown La Grange. It embodies the purpose of a Commercial District “permitting development of property for the full range of commercial uses needed to serve the citizens of La Grange in a suburban setting.”

b. No Undue Adverse Impact:

The location of this proposed outdoor seating area would not pose an adverse impact on the surrounding community because it is merely a small extension of the current and permitted use. The character of the area would be enhanced by this project.

c. No Interference with Surrounding Development:

There will be no interference with the Surrounding Development created by this special use because this area currently exists and is not utilized on a more permanent basis.

d. Adequate Public Facilities:

No further public facilities or services will be needed for this proposed purpose.

e. No Traffic Congestion:

There will be no additional traffic congestion in the residential or commercial districts by the proposed use.

f. No Destruction of Significant Features:

There will be no destruction of significant features. This outdoor awning will cover up a brick wall but will have clear panel screens to still see through. Although it is considered a year round structure, it is totally removable to the original state.

g. Compliance with Standards:

The proposed special use will comply with all standards of the code and applicable laws.

To: Michael LaPidus, Q-BBQ

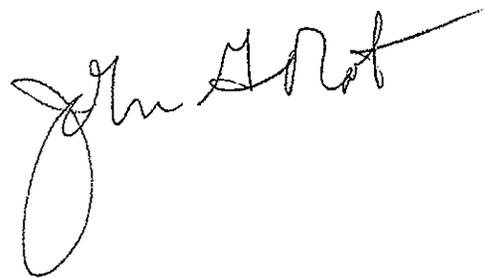
From: John Rot, Seamus Knolls

Date: April 15, 2011

Re: Permission for Outdoor Café Special Use

I hereby grant full permission for the outdoor café awning and year-round tent to be erected on the North side of 70 S. La Grange Rd known as Q-BBQ.

All permits and special use permits must be obtained from the Village of La Grange, IL.

A handwritten signature in black ink, appearing to read "John Rot". The signature is written in a cursive style with a large, looping initial "J" and a long horizontal stroke extending to the right.

To: 'LaPidus@Q-BBQ.com'

Subject: Q-BBQ Special Use - Outdoor Dining

Michael,

I have a couple questions about your outdoor seating area that I need to address in the report:

- (1) What are your hours of operation? Is this area open same hours as restaurant? 11-9
- (2) Expansion to surrounding businesses is not an option? Why? Did you look into it? YES, NO OTHER OPTION AVAILABLE
- (3) What is the snow load capacity for the canopy?
- (4) What is the location of the fire extinguishers? BY EACH EXIT DOOR
- (5) Any additional exterior lighting? YES, LOW VOLTAGE CHANDILIERS

Thanks,
Angela

Angela M. Mesaros, AICP
Assistant Director, Community Development
Village of La Grange
53 S. La Grange Road
La Grange, IL 60525
PH: 708-579-2320
Fax: 708-579-0980

This e-mail message is intended solely for the individuals to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer, and do not copy or disclose it to anyone else. Thank you.

The statements, opinions, and views expressed by the author in this message are the personal statements, opinions, and views of the author only, and they should not be construed, deemed, or interpreted to be those of the Village of La Grange or any other elected or appointed official, officer, agent, or employee of the Village of La Grange.

This e-mail message is intended solely for the individuals to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer, and do not copy or disclose it to anyone else. Thank you.

The statements, opinions, and views expressed by the author in this message are the personal statements, opinions, and views of the author only, and they should not be construed, deemed, or interpreted to be those of the Village of La Grange or any other elected or appointed official, officer, agent, or employee of the Village of La Grange.

Village of La Grange

53 S. La Grange Road, La Grange, IL 60525

Phone (708) 579-2320 Fax (708) 579-0980

APPLICATION FOR SITE PLAN APPROVAL

Case No.: 200

Date Filed: 4-20-11

UARCO: 91583

TO THE VILLAGE MANAGER and/or
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF LA GRANGE

Application is hereby made by Michael Lapidus D-BBQ
(Please Type or Print)

Address: 70 S. LaGrange Rd LaGrange IL 60525

Phone: (708) 482 8700
(City) (State) (ZIP)

Owner of Property Located at: 70 S. La Grange Rd.

Permanent Real Estate Index No.: 18-04-129-032

Present Use: Restaurant Present Zoning Class.: C-1

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

Design Review Permit X Special Use Permit X Planned Unit Development _____

PLAT OF SURVEY must be submitted with application. The plat should show existing buildings, lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

* * *

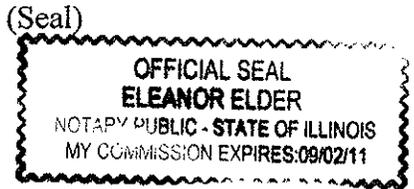
I, the undersigned, do hereby certify that I am the owner, or contract purchaser (evidence of title or other interest you have in the subject property, date of acquisition of such interest, and the specific nature of such interest must be submitted with application) and do hereby certify that the above statements are true and correct to the best of my knowledge.

Munich 70 S LaGrange Rd
(Signature of Owner or Contract Purchaser) (Address)

LaGrange IL 60525
(City) (State) (Zip)

Subscribed and sworn to before me this 20th day of APRIL, 2011.

Eleanor Elder
(Notary Public)



Whenever an application filed pursuant to any provision of this code involves any use, construction, or development requiring the submission of a site plan pursuant to section 14-402 of this Code, seventeen (17) 11 x 17 copies of a site plan illustrating the proposed use, construction, or development, and **providing at least the following data and information**, on one or more sheets, shall be submitted as part of the application:

1. A **GRAPHIC RENDERING** of the existing conditions, which depicts:
 - a. All significant natural, topographical, and physical features of the subject property including contours at 1-foot intervals;
 - b. The location and extent of tree cover including single trees in excess of 8 inches in diameter at breast height;
 - c. The location and extent of water bodies and courses, marshes and special flood hazard areas, base flood areas and floodways on or within 100 feet of the subject property;
 - d. Existing drainage structures and patterns; and
 - e. Soil conditions as they affect development.
2. The location, use, size and height in stories and feet of structures and other land uses on properties within 250 feet of the subject property.
3. For all areas within any required yard or setback, and any proposed regrading of the subject property.
4. Data concerning proposed structures and existing structures that will remain, including:
 - a. Location, size, use, and arrangement, including height in stories and feet;
 - b. Where relevant, floor area ratio, gross floor area, and net floor area;
 - c. Where relevant, number and size of dwelling units, by dwelling unit type, and number of bedrooms;
 - d. Building coverage; and
 - e. Description of the calculation method utilized in computing all required statistics shown.
5. Minimum yard and setback dimensions and where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
6. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
7. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines. Also, easements and all other utility facilities.

8. Location, size, and arrangements of all outdoor signs and lighting.
9. Location and height of fences or screen plantings and the type or kind of building materials or plantings to be used for fencing or screening.
10. Location, designation, and total area of all usable open space.
11. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
12. A traffic study, if required by the Village Manager, the Board, or Commission hearing the application.
13. Final architectural working drawings of all structures indicating typical architectural elevations, style of structures, and typical building materials.

If possible, please submit electronic copies of plans.

* * *

Enclosures:

(FOR VILLAGE USE ONLY)

- 1. Filed with the Office of the Community Development Director: April 20, 20 11.
- 2. Site Plan reviewed: May 10, 20 11.

3. In terms of the standards established by Subsection F of Section 14-402 of the Zoning Code the proposed site plan has been:

(i) Approved as submitted: _____

(ii) Approved subject to specific modifications: _____

(iii) Denied approval of site plan based of the following findings: _____

* * *

(APPLICABLE WHEN SITE PLAN APPROVAL IS ASSOCIATED WITH ANY DEVELOPMENT OR REDEVELOPMENT REQUIRING A DESIGN REVIEW PERMIT, SPECIAL USE, OR PLANNED DEVELOPMENT.)

- 5. Transmitted to Plan Commission at their meeting held: _____
- 6. Continuation (if any): _____
- 7. Notice of hearing published in: _____ on _____
- 8. Findings and Recommendations of Plan Commission referred to Village Board at meeting of _____
- 9. Final action of Village Board for adoption of amending ordinances or denial of applicant's request at meeting held: _____



Riverside Awnings & Canopies

9448 W. 47th Street
Brookfield, IL 60513
Phone (708) 447-9355
Fax (708) 485-5838
www.riversideawnings.com

Quote

To: **Q BBQ**
70 S. LaGrange Rd.
LaGrange, IL 60525

Date: April 6, 2011
Quote #1120
Estimated Delivery Date: 4 weeks
1/2 Down as Deposit
Balance on Completion

Description	Amount
<ul style="list-style-type: none"> To manufacture & install 1 new shed style canopy to business stated above (approx. 48w X 9p X 4h) To also include wind screen walls with 2 doors for entire canopy Canvas to be Sunbrella material in color/pattern of choice which carries a 5-year warranty All welded framework to consist of galvanized steel & carries a lifetime warranty 	

Thank you for considering us for this project.

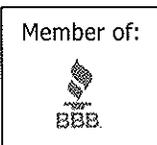
It is the intent of the seller to deliver to buyer the products so stated in this contract, within the time and frame so stated, subject to our ability to produced materials, and is subject to labor disputes, acts of God, and other delays beyond our control.

CUSTOMER DEPOSIT IS NON-REFUNDABLE 5 DAYS AFTER ACCEPTANCE OF CONTRACT.

For the purpose of securing payment and performance of the obligation hereunder, Seller shall have, and Buyer hereby grants to Seller, a purchase money security interests in contract is paid in full. In the event Seller has to remove property due to nonpayment, any monies paid on account shall remain the property of Seller as liquidation damages, and any reinstallation shall be subject to renegotiation. All new installations are guaranteed against defect in material or workmanship for three years after installation.

ACCEPTED _____ DATED _____ BY _____
BUYER SELLER

DEPOSIT _____ We may withdraw this proposal if not accepted within _____ days



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: 4-20-11
UARCO No.: 91583

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

Application is hereby made by (Please Print): Michael LAPIDUS Q-BBQ
Address: 70 S. LaGrange RD Phone: 708 482 8700
Owner of property located at: 70 S. LaGrange RD
Permanent Real Estate Index No.: 18-04-129-032
Present Use: _____ 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.

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 sidewalks 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.

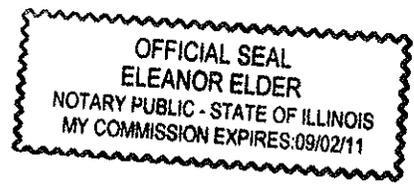
Mueser Park 70 S Labraye Rd. (Signature of Owner or Contract Purchaser) _____ (Address)

Labraye FL (State) _____ 60525 (Zip Code) _____ (City)

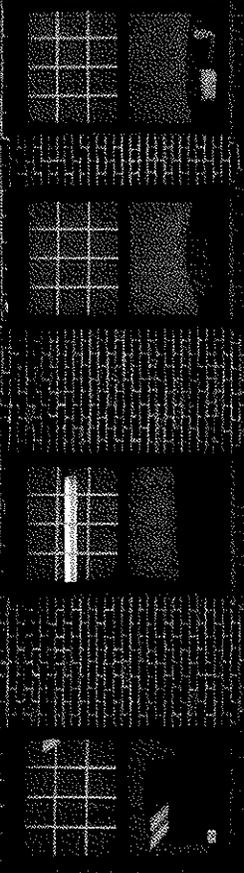
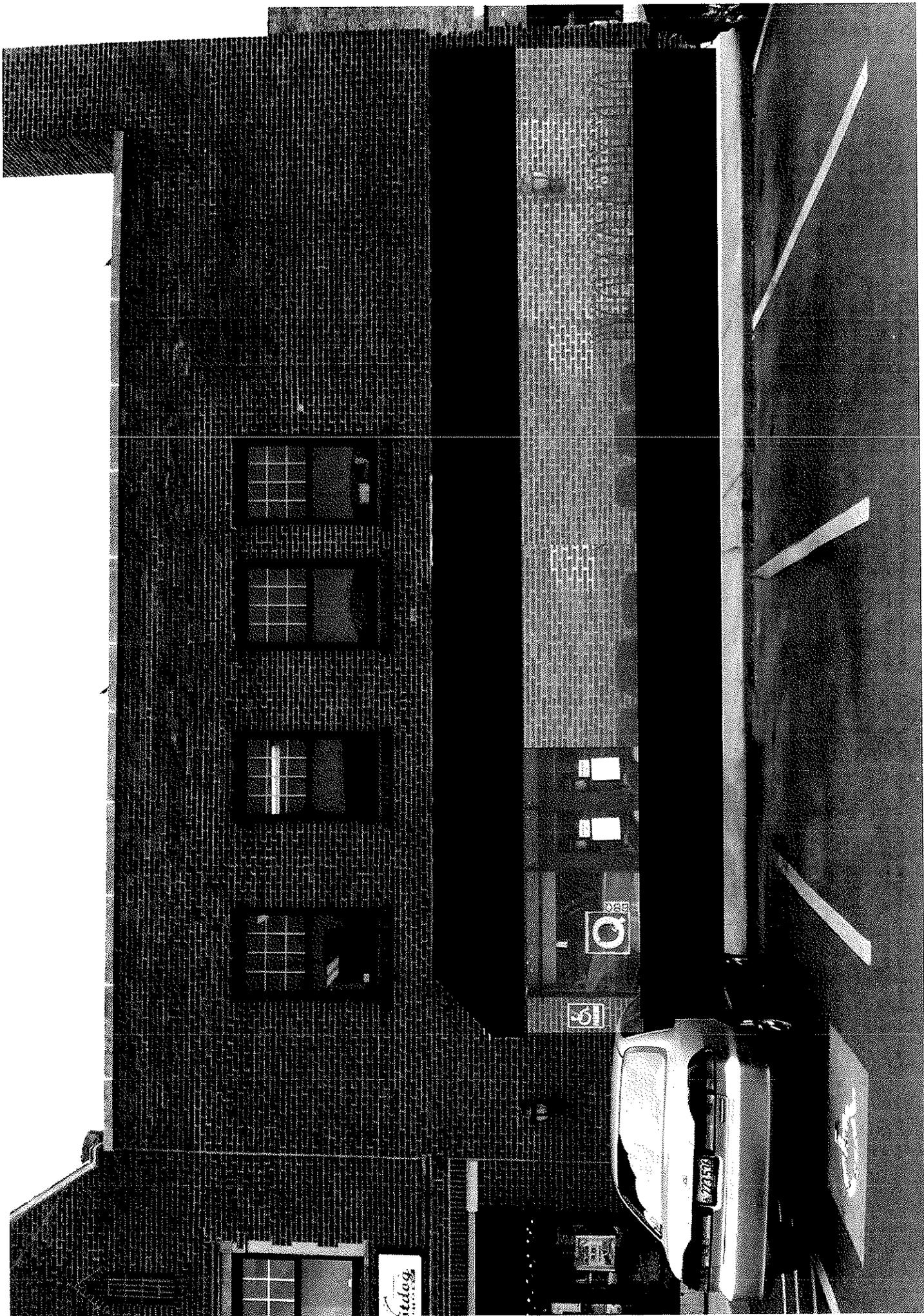
Subscribed and sworn to before me this 20th day of APRIL, 2011

Eleanor Elder _____
(Notary Public)

(Seal)



Enclosures: _____



Atlog