



Planning & Zoning Commission
November 6, 2018
La Grange Park Village Hall
447 N. Catherine Avenue
La Grange Park, IL
7:00 P.M.

Agenda

1. Chairman to Convene Meeting
2. Public Comment
3. Approval of Minutes – October 16, 2018
4. Review and Approval – Findings of Fact for Zoning Case No. 2018-07 (1002 Community Drive).
5. Review and Approval – Findings of Fact for Zoning Case No. 2018-08 (1201 Barnsdale Road).
6. Adjournment

The Village of La Grange Park 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 Emily Rodman, Assistant Village Manager, at 708-354-0225 x108 promptly to allow the Village of La Grange Park to make reasonable accommodations for those persons.

Website <http://www.lagrangepark.org/>



RULES FOR PUBLIC COMMENT

Village Meetings

1. Please step up to the microphone before speaking, and announce your name before beginning your comments.
2. After announcing your name for the record, you will be allowed to speak for three (3) minutes.
3. You may not use profane or obscene language and you may not threaten any person with bodily harm, or engage in conduct which amounts to a threat of physical harm.
4. (a) Agenda-related comments: The Village Chairperson reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to agenda items.

(b) Non-agenda-related comments: The Village Chairperson reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to Village business, Village services or Village governance.
5. The Village of La Grange Park complies with the Americans with Disabilities Act of 1990. If you require accommodations in order to observe or participate in the meeting, please contact Ms. Emily Rodman at (708) 354-0225 between 9:00 and 5:00 before the meeting so that the Village can make reasonable accommodations for you.

FINDINGS OF FACT
VILLAGE OF LA GRANGE PARK PLANNING AND ZONING COMMISSION
1002 COMMUNITY DRIVE
CASE NO. 2018-07

WHEREAS, Lorraine Psenicka and Biana Zarate “Applicants,” on or about August 24, 2018, filed an Application for a Variation to seek approval to install a fence in an exterior side yard on property known as 1002 Community (“Subject Property”); and

WHEREAS, the Applicants are requesting a variation to allow the construction of a of the fence approximately 19’ feet east of the rear building line, and

WHEREAS, a public hearing was held before the Planning and Zoning Commission of the Village of La Grange Park, Illinois, on October 16, 2018, pursuant to notice and publication as required by law; and

WHEREAS, the public hearing was opened at 7:00 p.m. on October 16, 2018, and pursuant to a unanimous vote of the Planning and Zoning Commission on October 16, 2018, the public hearing was concluded; and

WHEREAS, based upon documentary evidence and testimony presented by the Applicants and members of the public, the Planning and Zoning Commission makes the following Summary of Facts, and pursuant to Section 153.057(F) of the La Grange Park Zoning Code, makes the following Findings of Fact:

SUMMARY OF FACTS

The subject property is located at 1002 Community. The property fronts both Garfield and Community Drive. The property is zoned R-1 Single Family. The subject property is a corner lot, with the front yard along Community and the corner side yard along Garfield. The property is improved with a single-story single-family home and a detached two-car garage. There is an existing brick patio located to the south of the home, along Garfield.

The Applicants are requesting to install four foot open fence 19’ east of the rear building line in order to enclose an existing exterior door on the south side of the home. Section 153.193(D)(2)(b) of the Zoning Code prohibits restricts the installation of fences to a maximum of 10’ beyond the rear building line and thus the Applicants’ request requires a zoning variation.

FINDINGS OF FACT

- 1. The strict application of the terms of this Zoning Code will result in undue hardship unless the specific relief requested is granted.**

The subject property is located on a corner lot with the primary access being from Community Drive. The only other ingress/egress to the home is on the south side of the home (facing Garfield) which directly accesses the corner side yard. There is no

existing access door on the west side of the home to the rear yard. It is impractical to provide an additional access door on the west side of the home due the existing interior configuration (bedrooms are located along this wall).

As the home is located on a corner lot, privacy and security are concerns for the homeowners. Without the installation of a fence, the subject property remains fully exposed to the public right of way (Garfield), which restricts how the property may be utilized due to safety concerns. There is an existing ingress/egress door located approximately 15' east of the rear building line. Under the existing zoning restrictions, the homeowners are unable to install a fence that encloses this door. This presents additional concerns as they own two large dogs, which must currently be chained in the backyard and are left exposed to the public.

2. The plight of the owner is due to unique circumstances inherent to the Subject Property and not from the personal situation of the owner.

The subject property is a corner lot which presents both safety and privacy concerns for the homeowners. Due to the configuration of the home on the property and its location, it is impractical and potentially unsafe for children and pets to utilize the corner side yard without implementing additional security measures (such as a fence). Additionally, the interior configuration of the home prevents the homeowners from altering the ingress/egress to the home in a practical manner. These factors are inherent to the subject property and were not created by the homeowners. The existing ingress/egress door on the south side of the home is located approximately 15' east of the rear building line of the home.

3. The variation, if granted, will not alter the essential character of the locality.

The installation of fence along a substantial portion of a corner side yard is not inconsistent with fences on other properties within the Village. However, the Zoning Code restricts such fences to four foot open fences for aesthetic and safety reasons. The proposed fence style adheres to the Zoning Code specifications.

Regarding the request for the variation outlined above, the Planning and Zoning Commission voted as follows:

AYES: Domagalski, Studwell, Bartholomai, Lee, Boyd, Ventura

NAYS: None

ABSENT: Lampert

RESPECTFULLY SUBMITTED this 6th day of November, 2018.

**VILLAGE OF LA GRANGE PARK
PLANNING AND ZONING COMMISSION**

By: _____

**FINDINGS OF FACT
VILLAGE OF LA GRANGE PARK PLANNING AND ZONING COMMISSION
CASE - #2018-08
1201 BARNSDALE ROAD**

WHEREAS, 1201 Barnsdale LLC (Applicant) on or about May 15, 2018, filed applications for the following:

- Zoning Text Amendment to allow truck rental in the M-1 District
- Special Use Permit for truck rental
- Special Use Permit for outdoor storage
- Variation for outdoor storage height
- Variation for allowable fence material
- Variation for a wall sign (location and size)

For the property located at 1201 Barnsdale Road, referred to as "Subject Property"; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission of the Village of La Grange Park, Illinois, on October 16, 2018, pursuant to notice and publication as required by law; and

WHEREAS, the public hearing was opened at approximately 7:00 p.m. on October 16, 2018, and pursuant to a unanimous vote of the members of the Planning and Zoning Commission; on October 16, 2018 the public hearing was concluded.

☑ **1. Zoning Text Amendment to allow truck rental in the M-1 District**

WHEREAS, with respect to the Application for a Zoning Text Amendment, based upon documentary evidence and testimony presented by the Applicant and members of the public, the Planning and Zoning Commission makes the following Summary of Facts, and pursuant to Section 153.056 of the La Grange Park Zoning Code, makes the following Findings of Fact:

Summary of Facts

The Subject Property is 2.98 acres and is located at 1201 Barnsdale Road. The property is zoned M-1 Manufacturing and is the former location of the International Molding Company. The property was sold in January 2018. The property is improved with a 44,359 square foot masonry building that includes interior office space and manufacturing space. There is an existing parking lot located to the south of the building.

The applicant, 1201 Barnsdale LLC ("Applicant"), is seeking to renovate the existing building, construct a new parking lot to the north of the building and make associated storm water, landscaping, lighting and signage improvements in order to accommodate a self-storage facility with outdoor storage.

The Applicant is proposing to relocate an existing business (Jackson Storage currently

located in La Grange) to the Subject Property. The primary use of the property will be indoor and outdoor storage. The Applicant would like to permit accessory truck rental in order to provide an additional service to customers who may need a larger vehicle to transport their items for storage. Currently, motor vehicle rental is only permitted as a special use in the C-1 Commercial District.

The Applicant proposes that Section 153.146 (formerly Section 9.2) of the Zoning Code, the Permitted & Special Uses Table, be amended to permit Accessory Truck Rental as a special use in the M-1 Manufacturing District, as shown in red below:

Use ¹	District M-1	Specific Use Standard
Commercial Uses		
Motor Vehicle Service and Repair, Major	P	§153.177(N)
Motor Vehicle Service and Repair, Major	P	§153.177(N)
Office Business	P	
Transportation Uses		
Motor Vehicle Operations Facility	P	§153.177(M)
Off-Street Parking Lot (Principal)	S	§153.177(O)
Parking Structure (Principal)		§153.177(O)
Manufacturing, Storage and Research Uses		
Contractor Storage Yard	P	
Manufacturing, General	P	
Mini-Warehouse	P	
Research and Development Facility	P	
Warehouse/Distribution	P	
Other		
Accessory Retail Use ³	P	
Accessory Truck Rental ⁴	S	
Planned Unit Development	S	
Utilities, Private	S	§153.177(S)
Wireless Telecommunication Antenna	S, P ²	§153.177(R)
Wireless Telecommunication Facility	S	§153.177(R)
Wireless Telecommunication Tower	S	§153.177(R)
¹ The terms in this column ("Use") are defined in §§ 153.300 through 153.304 ² Only wireless telecommunication antennas that comply with the stealth design standards in Section §153.177(R) shall be considered permitted uses ³ Accessory retail uses may be combined with any other use within the M-1 District ⁴ Accessory Truck Rental may include trucks, vans, trailers, and passenger vehicles and trucks weighing less than 8,000 pounds.		

Findings of Fact

- 1. The extent to which the proposed amendment promotes the public health, safety, comfort, convenience and general welfare of the Village.**

The proposed amendment creates a convenience for future customers of the Applicant, who may require the use of a vehicle to transport their storage items.

- 2. The relative gain to the public, as compared to the hardship imposed upon the applicant.**

The proposed use will allow the Applicant to provide a service that is currently not allowed in this zoning district.

- 3. The consistency of the proposed amendment with the Comprehensive Plan.**

The proposed amendment would permit via special use a use that is consistent with the existing manufacturing/industrial zoning designation of this property as identified in the Comprehensive Plan.

- 4. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.**

The proposed amendment reflect a change in policy in so far as it allows a use that is not currently allowed in the M-1 zoning district.

- 5. That the proposed amendment will benefit the residents of the Village as a whole, and not just the applicant, property owner(s), interest groups, and the extent to which the proposed use would be in the public interest and not serve solely the interest of the applicant.**

While the primary purpose of allowing accessory truck rental in the M-1 District is to allow Applicant to provide an additional service to its patrons, existing and future businesses within the district may also choose to provide accessory truck rental and would potentially benefit in equal measure from the amendment.

- 6. Whether the proposed amendment provides a more workable way to achieve the intent and purposes of this chapter and the Comprehensive Plan.**

The proposed amendment helps maintain the vitality of the M-1 zoning district by broadening the permitted uses, thereby furthering the goals of the Comprehensive Plan.

- 7. The extent to which the proposed amendment creates nonconformities.**

The proposed amendment does not create any nonconformities as the use is not currently allowed.

Regarding the request for the Zoning Text Amendment outlined above, the Planning and Zoning Commission voted as follows:

AYES: Bartholomai, Boyd, Domagalski, Ventura, Lee, Studwell

NAYS: None

ABSENT: Lampert

2. Special Use Permit for accessory truck rental

WHEREAS, with respect to the Application for a Special Use Permit for Accessory Truck Rental, based upon documentary evidence and testimony presented by the Applicant and members of the public, the Planning and Zoning Commission makes the following Summary of Facts, and pursuant to Section 153.058 of the La Grange Park Zoning Code, makes the following Findings of Fact:

Summary of Facts

The Applicant is requesting a special use permit for truck rental for the Subject Property. The Applicant is proposing to keep one or two trucks onsite for use by customers in transporting items they store or intend to store on the Subject Property. The trucks would not be available for rent or use by persons who are not storing items on the Subject Property.

Findings of Fact

- 1. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community.**

The Subject Property is located in a manufacturing district intended for high intensity uses and truck traffic. The proposed accessory truck rental is limited to no more than two trucks. The proposed trucks will be used on a limited basis by customers of the existing business. The proposed use does not pose a health or safety concern for the public.

- 2. The proposed special use is compatible with adjacent properties and/or other properties within the immediate vicinity of the special use.**

The Subject Property is located in a manufacturing district intended for high intensity uses and truck traffic. The Subject Property is bordered to the north by Deslaurier (a warehousing use), to the south by a ComEd substation, to the east by the IHB railroad and to the west by R-4 multi-family units. The proposed truck rental use is less intense than other uses permitted in the M-1 District and should have minimal, if any, impact on the surrounding uses.

- 3. The special use in the specific location proposed is consistent with the spirit and intent of this Code and the Comprehensive Plan.**

If the application for a text amendment is approved, then accessory truck rental will be permitted in the M-1 District. The Comprehensive Plan designates this property and the surrounding area for industrial/manufacturing uses.

Regarding the request for a Special Use Permit for Accessory Truck Rental outlined above, the Planning and Zoning Commission recommended that no more than two trucks shall be made available for rental at any time; and voted as follows:

AYES: Bartholomai, Boyd, Domagalski, Ventura, Lee, Studwell

NAYS: None

ABSENT: Lampert

3. Special Use Permit for Outdoor Storage

WHEREAS, with respect to the Application for a Special Use Permit for Outdoor Storage, based upon documentary evidence and testimony presented by the Applicant and members of the public, the Planning and Zoning Commission makes the following Summary of Facts, and pursuant to Section 153.058 of the La Grange Park Zoning Code, makes the following Findings of Fact:

Summary of Facts

The Applicant is proposing to construct a parking lot north of the existing building to accommodate the outdoor storage of up to fifty motor vehicles, boats and RVs. The parking lot will be screened with a six foot high fence and landscaped with arborvitae (6' tall at planting) which are anticipated to mature to between 15'-20' in height. The Zoning Code permits outdoor storage for certain uses outright and requires a special use permit for all other uses seeking outdoor storage.

Findings of Fact

- 1. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community.**

The Subject Property is located in a manufacturing district intended for high intensity uses. The proposed outdoor storage area will be fully enclosed with a fence in order to provide screening and security. Significant landscaping will also be installed in order to minimize the visual impact of the use on the adjacent properties. The proposed use does not pose a health or safety concern for the public.

- 2. The proposed special use is compatible with adjacent properties and/or other properties within the immediate vicinity of the special use.**

The Subject Property is bordered to the north by Deslaurier (a warehousing use), to the south by a ComEd substation, to the east by the IHB railroad and to the west by R-4 multi-family units. The proposed outdoor storage is less intense than other uses permitted in the M-1 District and should have minimal, if any, impact on the surrounding uses.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Code and the Comprehensive Plan.

The Zoning Code permits outdoor storage for other types of uses allowed in the M-1 District. The proposed outdoor storage meets all of the regulations set forth in the Zoning Code with the exception of the restriction on the height of the materials (see variation request below). The Comprehensive Plan designates this property and the surrounding area for industrial/manufacturing uses.

Regarding the request for a Special Use Permit for Outdoor Storage outlined above, the Planning and Zoning Commission recommended approval subject to the following conditions:

- a. That all outdoor storage shall be confined to the north parking lot; and
- b. That at no time shall any stored motor vehicle, RV or boat exceed ten feet in height; and,
- c. That all motor vehicles, RV's and boats which exceed six feet in height shall be stored in the eastern half of the north parking lot;
- d. That at no time shall more than 50 motor vehicles, RV's or boats be stored outdoors on the Subject Property; and

Voted as follows:

AYES: Bartholomai, Boyd, Domagalski, Ventura, Lee, Studwell

NAYS: None

ABSENT: Lampert

4. Variation for Outdoor Storage Height

WHEREAS, with respect to the Application for a Variation for the Outdoor Storage Height, based upon documentary evidence and testimony presented by the Applicant and members of the public, the Planning and Zoning Commission makes the following Summary of Facts, and pursuant to Section 153.057 of the La Grange Park Zoning Code, makes the following Findings of Fact:

Summary of Facts

The Applicant is proposing to store motor vehicles, boats and RV's. The height of the individual items stored will vary, but will not exceed 10' per the submitted application. The Zoning Code specifically states "no materials stored or displayed outdoors shall be of greater height than that of the required screening." The Zoning Code restricts the height of fences in

commercial districts to six feet. Thus, in order to store motor vehicles, boats and RV's outdoors, a variation is necessary. According to the Zoning Code, a variation request must meet each of the following criteria in order for a variance to be granted.

Findings of Fact

- 1. The strict application of the terms of this Zoning Code will result in undue hardship unless the specific relief requested is granted.**

The Applicant is proposing to operate a self-storage facility and asserts that a portion of its clientele desire outdoor storage for motor vehicles, RVs and boats. Some of these items may exceed the maximum permissible fence screening height of six feet. The Applicant asserts that without the ability to offer outdoor storage that exceeds six feet in height, it will be at a competitive disadvantage in the marketplace.

- 2. The plight of the owner is due to unique circumstances inherent to the Subject Property and not from the personal situation of the owner.**

The Zoning Code does not directly address the screening of outdoor storage for the M-1 District and industrial uses. The Applicant cannot locate an outdoor storage area behind (to the east of) the building where it would be fully screened, due to existing railroad and utility easements. Locating the outdoor storage to the north (or south) of the building are the only options, both of which would necessitate zoning relief.

- 3. The variation, if granted, will not alter the essential character of the locality.**

The Applicant is proposing to screen the outdoor storage area with a solid aluminum fence (see variation request below) and evergreen shrubs that will grow to a mature height of 15'-20'. If properly maintained, these evergreen shrubs will adequately screen the outdoor storage area. The Applicant has also agreed to store the taller items (such as RV's and boats) at the far eastern end of the north parking lot to further mitigate the visual impact of the outdoor storage.

Regarding the request for a Variation for Outdoor Storage Height, the Planning and Zoning Commission recommended that at no time shall any stored motor vehicle, RV or boat exceed ten feet in height, and voted as follows:

AYES: Bartholomai, Boyd, Domagalski, Ventura, Lee, Studwell

NAYS: None

ABSENT: Lampert

5. Variation as to Fence Material

WHEREAS, with respect to the Application for a Variation as to Fence Material, based upon documentary evidence and testimony presented by the Applicant and members of the public, the Planning and Zoning Commission makes the following Summary of Facts, and pursuant to Section 153.057 of the La Grange Park Zoning Code, makes the following Findings of Fact:

Summary of Facts

The Applicant is proposing to install a six foot high aluminum fixed louver fence to fully enclose the proposed north parking lot. This fence will provide screening and security for the proposed outdoor storage. The Zoning Code prohibits the use of aluminum as a fencing material unless the fence is designed to simulate wrought-iron. Thus, to install the fence as proposed, a variation is necessary. According to the Zoning Code, a variation request must meet each of the following criteria in order for a variance to be granted.

Findings of Fact

- 1. The strict application of the terms of this Zoning Code will result in undue hardship unless the specific relief requested is granted.**

The Zoning Code currently restricts fencing materials to treated wood, simulated wood, decorative brick or stone, coated chain link, vinyl and wrought-iron or aluminum or steel designed to simulate wrought. The proposed aluminum fence is a solid fence intended to screen and secure the outdoor storage area. The use of an alternative material would either significantly increase costs in the short-term (brick or stone) or in the long term (wood or vinyl) or fail to meet the screening requirements for outdoor storage (chain link or wrought-iron style).

- 2. The plight of the owner is due to unique circumstances inherent to the Subject Property and not from the personal situation of the owner.**

The Village's Zoning Code requires that all outdoor storage areas be fenced. The Applicant is proposing a fence material that they believe provides the greatest level of aesthetic benefit, security, and limited long-term maintenance.

- 3. The variation, if granted, will not alter the essential character of the locality.**

The proposed fencing material is consistent with the commercial/industrial use of the building. Landscaping will be installed around the perimeter of the fence to soften its appearance from the street and adjacent properties.

Regarding the request for a Variation for Fence Material, the Planning and Zoning Commission voted as follows:

AYES: Bartholomai, Boyd, Domagalski, Ventura, Lee, Studwell

NAYS: None

ABSENT: Lampert

6. Variation to allow Larger Wall Sign

WHEREAS, with respect to the Application for Variations for a Wall Sign, based upon documentary evidence and testimony presented by the Applicant and members of the public, the Planning and Zoning Commission makes the following Summary of Facts, and pursuant to Section 153.057 of the La Grange Park Zoning Code, makes the following Findings of Fact:

Summary of Facts

The Applicant is proposing to install a 150 square foot backlit wall sign on the southwest corner of the building. The Zoning Code restricts the size of wall sign based on the lineal building frontage and limits wall signs to a maximum of 100 square feet. The Zoning Code only permits wall signage on building walls that front public right-of-way. Thus, in order to install a sign that exceeds 100 square feet and that is located in part on the south side of the building, variations are necessary. According to the Zoning Code, a variation request must meet each of the following criteria in order for a variance to be granted.

Findings of Fact

- 1. The strict application of the terms of the Zoning Code will result in undue hardship unless the specific relief requested is granted.**

The Subject Property is located in an industrial district with its primary access from a local roadway. The nearest arterial roadway is 31st Street and the Applicant is seeking to increase the building's visibility from this arterial. Due to the building's configuration, the only way to increase visibility is to have the sign located (at least partially) on the south side of the building which is oriented toward 31st Street, as the proposed monument sign will not be tall enough to be seen from 31st Street. The Applicant asserts that while locating the sign at the southwest corner of the building will provide increased visibility to 31st Street, because the wall the sign will be located on is recessed from the front building line, the allowable size of 100 square feet is insufficient in size to be adequately seen from the street.

- 2. The plight of the owner is due to unique circumstances inherent to the Subject Property and not from the personal situation of the owner.**

The Applicant is not proposing to make any modifications to the building size or location and is maintaining and restoring the existing structure. The building is partially obscured by the

facilities located on the ComEd property immediately to the south of the Subject Property. The need for the sign to be located on the southwest corner is due to the existing configuration of the building and adjacent properties and was not created by the owner.

3. The variation, if granted, will not alter the essential character of the locality.

The proposed sign is consistent in design with the building style and is appropriate for the use and building type. Additionally, locating the sign in part on the south wall of the building reduces the impact of the sign on the R-4 multi-family units located across from the building (to the west).

Regarding the request for a Variation for a Wall Sign located on both the south and west sides (wrapping around the southwest corner) of the building, the Planning and Zoning Commission voted as follows:

AYES: Bartholomai, Boyd, Domagalski, Ventura, Lee, Studwell

NAYS: None

ABSENT: Lampert

Regarding the request for a Variation to allow a Wall Sign up to 150 square feet, the Planning and Zoning Commission voted as follows:

AYES: Bartholomai, Boyd, Ventura

NAYS: Domagalski, Lee, Studwell

ABSENT: Lampert

Regarding the request for a Zoning Variation to allow a wall sign of up to 120 square feet, the Planning and Zoning Commission voted as follows:

AYES: Bartholomai, Boyd, Domagalski, Ventura, Lee, Studwell

NAYS: None

ABSENT: Lampert

RESPECTFULLY SUBMITTED this 6th day of November, 2018.

**VILLAGE OF LAGRANGE PARK
PLANNING AND ZONING COMMISSION**

By: _____