

PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, the next regular meeting of the Plan & Design Commission of the City of Highland Park is scheduled to be held at the hour of 7:00 P.M. on Tuesday, August 18, 2026, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois.

Individuals with questions or feedback about an agenda item may email Karl Burhop, Senior Planner, with the Community Development Department, at kburhop@cityhpil.com. All emails and comments submitted for the Commission will be made public.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe or participate in this hearing, or who have questions about the accessibility of the meeting facilities, contact the City's ADA coordinator Emily Taub at etaub@cityhpil.com or 847.926.1005.

The City encourages individuals to sign-up for its eNews for important information from the City and its government partners. The City updates its web site daily and also posts on social media daily. To sign-up for the eNews, visit www.cityhpil.com.

At the meeting, it is anticipated that there will be a discussion of the following items:

City of Highland Park
Regular Meeting of the Plan and Design Commission
Highland Park City Hall, 1707 St Johns Avenue

August 18, 2026

7:00 P.M.
MEETING AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
 - a. Consideration of Plan and Design Commission Minutes
 - i. Regular Meeting on July 21, 2026
- IV. Scheduled Business
 - a. Public Hearing #SUP-2026-00011 to Amend a Special Use Permit for Nonconforming Uses and Design Review with Variations (2132 Green Bay Rd.)
 - b. Public Hearing #SUP-2026-00012 for a Special Use Permit and Design Review with Variations, for a Storage Container (581 Roger Williams Ave.)
- V. Other Business
 - a. Information Item: Administrative Design Review Update
 - b. Next Meeting – September 1, 2026, A Regular Meeting at City Hall
 - c. Case Briefing
- VI. Business from the Public
- VII. Adjournment

**MINUTES OF A REGULAR MEETING
PLAN AND DESIGN COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

MEETING DATE: Tuesday, July 21, 2026

MEETING LOCATION: Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL

CALL TO ORDER

At 7 p.m., Chairperson Kerch called the meeting to order. Staff was asked to call the roll.

ROLL CALL

Commissioners Present: Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, & Nanus (Vice Chair)

Councilmember Absent: Ross

Student Council Present: Piolet

Staff declared that a quorum was present.

Guests Present: Matthew Toepper, Vice President & Architect/FGM Architects
Anthony Ochs, Attorney/Patzik, Frank & Samotny Ltd.
Larry Mason, Attorney/Goldberg Segalla

Staff Present: Fontane, Burhop, & Mistretta

Others Present: Marcus Martinez, Corporation Counsel/Elrod Friedman LLP
Gale Cerabona/Recorder

APPROVAL OF MINUTES

Regular Meeting of the Plan and Design Commission – June 16, 2026

Commissioner Fettner moved to approve the June 16, 2026, PDC regular meeting minutes. Commissioner Mantis seconded the motion.

On a voice vote

Voting Yea	Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, & Nanus
Voting Nay:	None
Abstain:	Moore

Chairperson Kerch declared that the motion passed 6-0.

SCHEDULED BUSINESS

Chair Kerch rearranged the order of cases slightly and noted the Petitioner for the following case on tonight's agenda withdrew the Application. Senior Planner Burhop confirmed same:

5. Public Hearing #PUD-2026-00086 for a Special Use Permit in the Nature of a Preliminary and Final Planned Development; Design Review; variations and modifications from City Codes; and to amend the Planned Development approval O29-98 for property commonly known as “Town of Fort Sheridan” including the Town of Fort Sheridan Master Redevelopment Plan (0 Patten Road.; a vacant parcel with PIN 1611301063 adjacent to the property 3535 Patten Road)

Chair Kerch noted the following Applicant requested a continuance:

4. Public Hearing #PUD-2026-00083 & PUD-2026-00084 for a Zoning Map Amendment to Rezone from RM1A to RO, a Special Use Permit in the Nature of a Concurrent Preliminary and Final Planned Development, and Design Review, with Modifications and Variations from City Code, for multi-story Multiple Family Developments (1696-1704 McGovern St. and 793 Laurel Avenue)

Commissioner Henry moved to continue this case to the September 15, 2026, PDC meeting. Commissioner Nanus seconded the motion.

On a voice vote

Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, & Nanus

Voting Nay: None

Director Fontane declared that the motion passed unanimously, there would be no new notice, and the meeting would take place at City Hall in Highland Park at 7 p.m.

Chair Kerch asked that the next two Public Meetings be opened together:

1. Public Meeting #DES-2026-00099 for Design Review with Variations & Fence-Code Variations (2150 St. Johns Avenue; the vacant parcel south of the Highland Park High School)

2. Public Meeting #DES-2026-00100 for Design Review with Variations & Fence-Code Variations (1040 Park Avenue W, also known as Wolters Field)

Planner Mistretta reviewed #1 above:

- Recommendation
- Site Location
 - RM1
 - owner is District 113
- Project Summary
 - replace existing 6’ chain-link fence; detail was illustrated
- Commission Consideration
- Approval Process & Recommendation

Commissioner Moore asked if the current fence is also 6’. Planner Mistretta responded yes; though, there is no record of the fence being approved. Senior Planner Burhop expounded.

Planner Mistretta reviewed #2 above:

- Recommendation
- Site Location

- R5
- owner is District 113
- Land Use: Outdoor Lights
- Project Summary
 - replacement of existing 7' chain-link fence; detail was displayed
- Commission Consideration
- Approval Process & Recommendation

Some PDC comments are.....

- Chair Kerch asked, and Planner Mistretta noted this fence exists at 7'.
- Commissioner Mantis asked about the fence on two sides. Planner Mistretta said there's a fence on the east side where nothing is proposed. Senior Planner Burhop added this only approves west and south, subject to the site plan.
- Commissioner Ihnchak asked, and Planner Mistretta stated there is a security concern.

Petitioner, Matthew Toepper, Vice President & Architect with FGM Architects, noted this is intended to match what's there. The extra height will keep balls inside.

More PDC comments are.....

- Commissioner Mantis asked if a vinyl coated chain-link fence has been explored, as it would look better. Mr. Toepper advised they will clean up the trees and are proposing like-for-like. He doesn't think the District would be opposed to a vinyl-coated fence.
- Commissioner Henry asked, and Mr. Toepper noted which areas are 4', 6', and 7'.

Chairperson Kerch asked if anyone in the audience wishes to speak on either item above. There was no one.

Final PDC comments are.....

- Commissioner Henry stated District 113 and the Board of Education may not be the owner but rather Township High School 113. He noted this is an appeal. Corporation Counsel Martinez stated this wouldn't matter. Ownership should be corrected on the record. Senior Planner Burhop stated, per code, the PDC votes on height relief (like the ZBA). He noted any corrections on Board of Appeals will be made. Planner Mistretta said he is going by the County Assessor's information. Senior Planner Burhop would like Applicant to clarify.

Mr. Toepper said he has always referred to schools as Board of Education of Township District 113. Senior Planner Burhop recommends that this be a stipulation in the motion. Corporation Counsel Martinez stated it is not unusual for the Applicant to not put the correct owner name. After approval, the legal name can be corrected before legal documents are issued.

- Commissioner Nanus is troubled by putting a chain-link fence on Vine Avenue, as the public sees it.
- Commissioner Fettner concurred, as it will be there for a long time; could be upgraded.
- Commissioner Ihnchak asked about the cost of an ornamental fence vs. chain-link. Mr. Toepper said changing everything to ornamental would be a 35% increase, where vinyl-coated would be a 9% increase of current costs. He understands the concern on Vine Avenue.
- Chair Kerch stated he is not in favor of forcing a public body to spend more money. What's proposed will still be better, safer. Mr. Toepper explained sloping, opening in fencing, etc. He noted black vinyl would be up high.

- Commissioner Mantis prefers black vinyl where it is visible.
- Commissioner Henry asked if the portion on Vine Avenue could be black-coated with the remainder as proposed. Mr. Toepper believes that would be acceptable.
- Commissioner Henry said it may be an unreasonable expense.

Corporation Counsel Martinez said, regarding motions if the consensus is the same, the items can be taken together.

Mr. Toepper shared the hope is to have this done before school begins.

Senior Planner Burhop stated the Petitioner can amend the Application and include in the approval order.

Commissioner Moore moved to approve fencing at Wolters Field, #DES-2026-00100, as noted in approval order. Commissioner Henry seconded the motion.

On a voice vote

Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, & Nanus

Voting Nay: None

Director Fontane declared that the motion passed unanimously.

Commissioner Moore moved to approve fencing with a black-coated fence along Vine Avenue, #DES-2026-00099, as amended. Commissioner Ihnchak seconded the motion.

On a voice vote

Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, & Nanus

Voting Nay: None

Director Fontane declared that the motion passed unanimously.

3. Public Meeting #SUB-2026-00016 for a Plat of Re-Subdivision with Variations (790 Laurel Avenue, 794 Laurel Avenue, 798 Laurel Avenue, 802 Laurel Avenue, 806 Laurel Avenue, 810 Laurel Avenue, 814-834 Laurel Avenue, 812-832 Laurel Avenue, 836 Laurel Avenue, and 844 Laurel Avenue)

Commissioner Fettner advised he is recusing himself from this case at 7:43 p.m.

Senior Planner Burhop reviewed the proposal:

- Recommendation
 - approved by City Council and the PDC
- Background (Laurel Park Phase II)
- Recommendation

Petitioner, Anthony Ochs, Attorney with Patzik, Frank & Samotny Ltd., advised the executed Plat is submitted with Highland Park for completion.

1 Chair Kerch asked if anyone in the audience wishes to speak. There was no one.

2
3 Commissioner Nanus moved to approve. Commissioner Mantis seconded the motion.

4
5 On a voice vote

6 Voting Yea Chairperson Kerch; Commissioners, Henry, Ihnchak, Mantis, Moore, & Nanus

7 Voting Nay: None

8
9 Director Fontane declared that the motion passed unanimously.

10
11 Commissioner Fettner returned to the meeting at 7:49 p.m.

12
13 6. Public Hearing #SUB-2026-00010 to amend a Special Use Permit and Special Exception approved on
14 September 14, 2009, by Ordinance No. 054-09, for a project to allow relocation of a driveway and related
15 changes, and Design Review, with Variances (1301 Clavey Road and 1377 Deer Creek Parkway)

16
17 Senior Planner Burhop reviewed the proposal:

- 18 • Recommendation
 - 19 ○ Land Use: House of Worship – Makom Solel Lakeside
- 20 • Project Summary
 - 21 ○ driveway will be removed from Clavey Road and relocated
 - 22 ○ impervious surface is being removed
 - 23 ○ installing new landscaping
 - 24 ○ amending plans from prior Special Use
- 25 • Aerial view was shown
- 26 • Background & Design Review
- 27 • Comments (code requirements)
- 28 • Recommendation

29
30 Commissioner Henry asked if fire access should comply with what the Fire Staff wants. Director Fontane said
31 the code requires this. Corporation Counsel Martinez stated, by the time any Conditions get to City Council,
32 they could be a moot point.

33
34 Chair Kerch swore in Larry Mason, Attorney with Goldberg Segalla on behalf of Makom Solel Lakeside, who
35 provided background. This congregation began in 1950 and merged in 2019. The Special Use Permit was
36 amended in 2009. They also worked with Park District Staff. Green space is now being added. They were
37 there before Deer Creek Parkway. Traffic is a concern. Safety and security is paramount and affects
38 thousands of people. They appreciate thoughtful collaboration with City Staff, Fire Staff, etc. He noted the
39 drawing is not exact. The contractor, Total Paving, is being used. This is Phase I of a two-part process. They
40 are under armed-security protection. This solves problems for the police.

41
42 Chair Kerch asked if anyone in the audience wishes to speak. There was no one.

43
44 Commissioner Moore moved to adopt the Findings of Fact. Commissioner Ihnchak seconded the motion.

45
46 On a voice vote

Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, &
Nanus
Voting Nay: None

Director Fontane declared that the motion passed unanimously.

7. Public Hearing #ZTA-2026-00003 for a Zoning Code Text Amendment to revise, strike, or create definitions, land uses, land-use permissions, and regulations related to Data Centers, Data Processing Centers, and similar uses

Senior Planner Burhop reviewed the proposal:

- Recommendation
- Background
- Zoning Code (history)
- Zoning Code (changes)

A brief discussion took place on energy, usage, that this subject is controversial, etc.

Chair Kerch asked if anyone in the audience wishes to speak. There was no one.

Commissioner Moore moved to adopt the draft Findings of Fact to prohibit the land use Data Center. Commissioner Fettner seconded the motion.

On a voice vote

Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, &
Nanus
Voting Nay: None

Director Fontane declared that the motion passed unanimously.

OTHER BUSINESS

1. Information Item: Administrative Design Review Update

Senior Planner Burhop advised that ComEd at 1785 Old Skokie Road was administratively approved for lighting.

2. Next Regular Meeting – August 18, 2026

The next regular meeting is scheduled for August 18, 2026.

3. Case Briefing

Director Fontane advised the Amendments for 1700 Old Deerfield Road were approved by City Council.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

ADJOURNMENT

Commissioner Henry moved to adjourn at 8:23 p.m. Commissioner Nanus seconded the motion.

1 On a voice vote

2 Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, &
3 Nanus

4 Voting Nay: None

5
6 Chairperson Kerch declared that the motion passed unanimously.

7
8 Respectfully Submitted,

9
10
11 Gale Cerabona
12 Recorder

13
14 **MINUTES OF A REGULAR MEETING ON JUNE 16, 2026, WERE APPROVED WITHOUT CORRECTIONS.**
15

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission (“*Commission*”)
FROM: Community Development Department
DATE: for the August 18th, 2026 Commission meeting
RE: **Public Hearing #SUP-2026-00011 to Amend a Special Use Permit for Nonconforming Uses and Design Review with Variations (2132 Green Bay Rd.)**

Recommendation.

Staff recommend the Commission review the request to allow a nonconforming use and discuss the proposed amendments to the existing ordinance.

Findings of Fact are included as **Attachment 5** that recommend approval¹.

Project Summary.

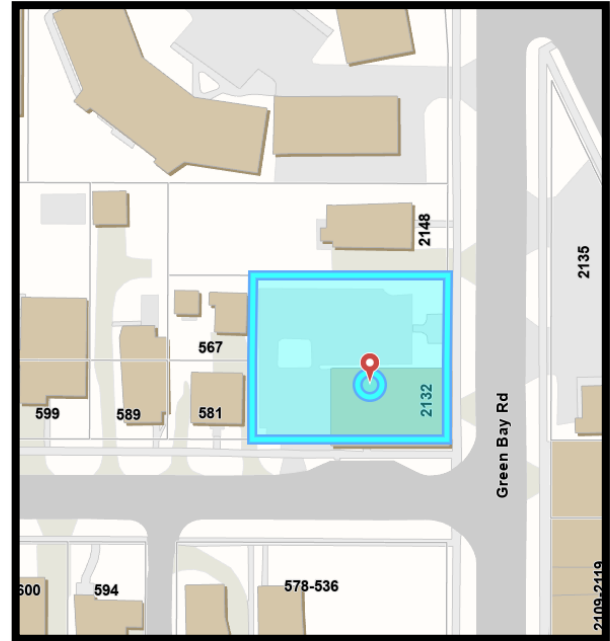
Katie Jahnke Dale (the “*Applicant*”), acting as an agent for Leslie Berish (the “*Property Owner*”), proposes an amendment to Ordinance No. 47-08 (**Attachment 3**), which granted a special use permit for a non-conforming use at the property located at 2132 Green Bay Road (the “*Property*”). The Applicant proposes the following amendments:

- Convert the first floor of the two story building to a personal training facility (considered a Medical Office land use).
- The second floor will remain an office space, which is in line with its current use and approval.

The site is one tax parcel with frontages on Green Bay Road & Glenview Ave. The property is currently vacant, but was previously used as general office space. Ordinance 47-08 granted a variation to this Property from the [Sec. 150.902\(I\)\(1\)](#) two year abandonment regulation and granted the General Business Office use via the Article 9 nonconforming Special Use Permit (per [Sec. 150.902\(G\)](#)) (see **Attachment 2** for O47-08). In addition, there is an existing onsite parking lot, and an existing principal entry and exit with vehicular traffic moving to and from Glenview Ave.

The Applicant is requesting an amendment to the previously approved ordinance. The overall footprint of the principal structure will remain the same, with no proposed changes to the exterior of the principal structure. No changes to the existing parking lot are proposed. This is a use change only, with associated signage.

The previous use, which was defined as “General Office Space”, was a legal-non conforming use and has been vacant for more than two years. Under [Sec. 150.902\(G\)](#) an existing legal non-conforming use may be replaced with an equal or less intense legal non-conforming use only upon issuance by the City Council of a special use permit in the nature of a conditional use.



¹ As requested by the Applicant and are not a staff recommendation. The Commission may recommend approval, approval with conditions, denial, or continue, if more information is needed.

Previous Consideration & Changes.

Ordinance No. 47-08 was originally approved by City Council in October of 2008. The ordinance granted the aforementioned Special Use Permit and variation. The existing ordinance is included in packet as **Attachment 2**.

➤ The following considerations are before the Commission:

- a. Amend the ordinance to allow the use of the property for a “Medical Office” for the first floor and keeping the second floor for General Business Office.

Zoning Analysis

Land Use.

The property’s principal use is currently “General Office Space”, and is located in the RM1 – Multi-Family Housing zoning district. General Office Space is not listed as a permitted use in Sec 150.490, making the current use non-conforming and legal nonconforming because it was approved in 2008.

Off-Street Parking & Loading.

The applicant has provided their parking calculations for each use below:

General Business Offices: requires: 4 spaces per 1,000 sq. ft. GFA for GFA up to 30,000 sq. ft., 3.3 spaces per 1,000 sq. ft. GFA for buildings with GFA over 30,000 sq. ft.”

- 8 spaces – approximately 2,000 sf offices

Medical Offices: requires 4.11 spaces per 1,000 sq. ft. GFA

- 8.22 spaces – approximately 2,000 sf for one-on-one training

Total Required – 17 parking spaces

Total Provided – 19 parking spaces

Additionally, the City’s third party consultant for Traffic Study has indicated that they needed clarification on the parking evaluation. CivilTech’s comments are included in **Attachment 4**, along with the Applicant’s Traffic Study. The Applicant’s consultant provided these primary conclusions:

- The facility is projected to generate a low number of trips and is projected to result in a minimal increase in traffic on Green Bay Road.
- The access system that will serve the facility will provide flexible and efficient access to the site and no additional roadway or traffic control measures are required.
- The parking requirements per the City and the projected parking demand of the facility can be accommodated by the available parking serving the facility.

Exterior Lighting and Landscaping.

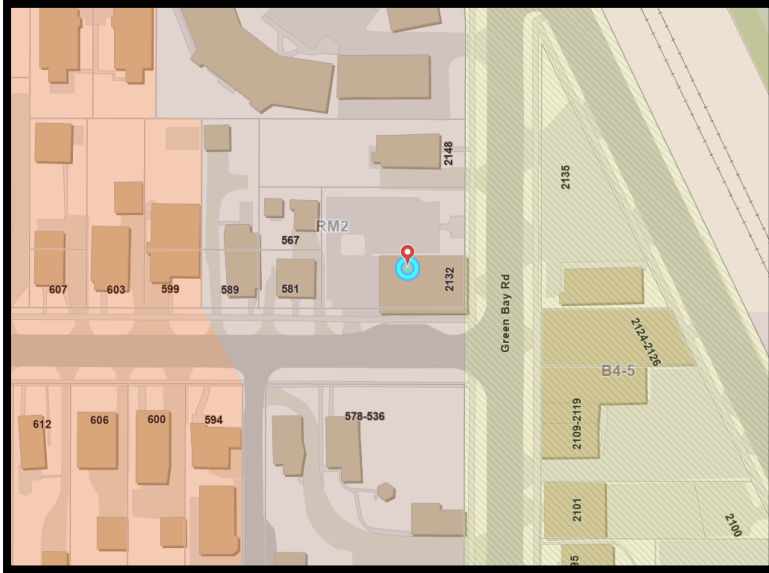
No new exterior lighting proposed.

No new landscaping is required, as no new foundation (for a building) is proposed. Vehicular Use Area is not changes

Bulk Regulations.

No construction is proposed that has to meet bulk regulations in Article 7 of Chapter 150 Zoning Code.

Neighborhood Review.



Below is a summary of the zoning districts and land uses around the subject property:

West: RM2 – Multi- Family; there is a single family home

North: RM2 – Multi-Family; there is a single family home

South: RM2 – Multi-Family; there is a current PUD under construction.

East: B4-5 – Downtown Commercial; there are various shops and commercial uses.

Signage Review.

There is no existing signage currently on the property. The applicant has submitted an exhibit showing proposed signage for the Medical Office. There will be a total of two wall signs, with a sign situated on each frontage. Sec 150.2023 allows for one wall sign per use, and the property may have one wall sign for same use per frontage, as this is a corner lot.

Public Benefit:

This is not a Planned Development and no public benefit requirement is triggered.

City Department Comments:

The following provides summary comments from City staff.

- *Public Works - Engineering Division:* The applicant provided a traffic study, which was sent to Civiltech, the City's third party review service. Civiltech's comments are included in **Attachment 4**.

Standards of Approval:

For this specific type of SUP Sec. 150.902(G) states that Sec. 150.1404(A)(1), (2), (4) and (9) are applicable. The Commission must consider all the standards and all standards must be met, as appropriate and indicated in the below sections of City Code.

Chapter 150, [ARTICLE IX](#) – NONCONFORMING STRUCTURES AND USES - 150.901(G)

Chapter 150, [ARTICLE XIV](#) – SPECIAL USES, Sec. 150.1404(A).

NONCONFORMING STRUCTURES AND USES - Chapter 150, ARTICLE IX

This proposal is subject to the provisions in Chapter 150 of the City Code “NONCONFORMING STRUCTURES AND USES” – Which includes the following:

“(G) Change in Use. A nonconforming use of land not involving a structure or involving only a structure that is accessory to a nonconforming use of land or a nonconforming use in a structure shall not be changed to any use other than a use permitted in the zoning district in which the use or

structure is located, except that a nonconforming use may be replaced by an equal or less intense nonconforming use as may be authorized by a special use permit issued pursuant to the standards set forth in subsections (1), (2), (4), and (9) of Section 150.1404(A) of Article XIV of this Code. When such a nonconforming use has been changed to a permitted use, it shall not thereafter be changed back to any non-permitted use. For purposes of this subsection, a use shall be deemed to have been so changed when an existing nonconforming use shall have been terminated and a permitted use shall have commenced and continued for a period of five days. Any change of use in violation of this subsection shall be deemed to be an abandonment of the lawfully existing nonconforming use.”

SPECIAL USES – Chapter 150, Article XIV

This proposal is subject to the provisions in Chapter 150 of the City Code, “Special Uses”. These include the following:

“Sec. 150.1404(A) The Plan and Design Commission or the City Council, as the case may be, shall not recommend or grant a special use permit be issued unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:

- (1) The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- (2) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with the special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the zoning district in which it is located;
- (3) ~~That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair the value of other property in the neighborhood;~~
- (4) The nature, location, and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the regulations of the zoning district within which they are located;
- (5) ~~Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;~~
- (6) ~~Parking areas of adequate size for the special use shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets;~~
- (7) ~~The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified as provided in this Chapter;~~
- (8) ~~There is reasonable assurance that the special use will be completed and maintained as and if authorized; and~~
- (9) The special use shall comply with all applicable requirements set forth in this Chapter.”

“(B) In order to comply with the foregoing standards and to protect adjacent property and property values, the Plan and Design Commission or the City Council, as the case may be, may impose conditions and restrictions upon the subject property; and the location, construction, and design of buildings”

First Level



Second Level





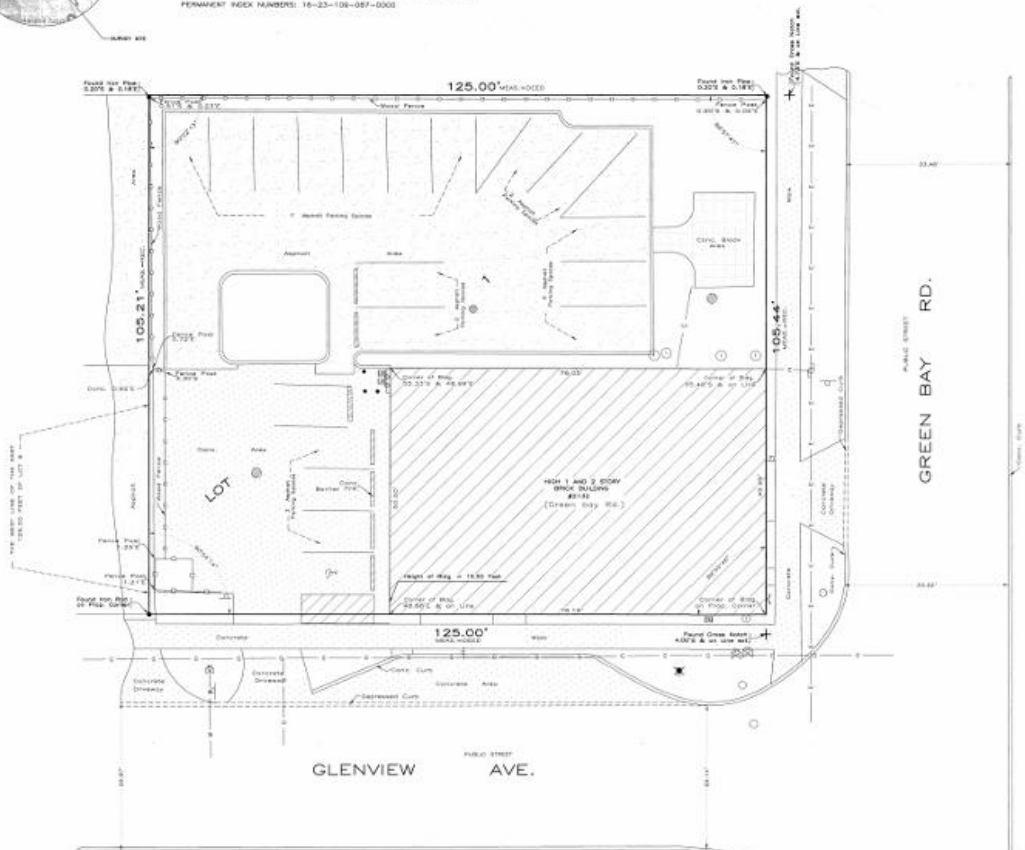
PROFESSIONAL ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-000000
7100 N. WISSE AVE., LINCOLNWOOD, ILLINOIS 60471
TEL. (847) 475-3000, FAX (847) 475-2187
E-mail: pbs@professionalassociated.com
www.professionalassociated.com

ALTA/NSPS LAND TITLE SURVEY

OF

LOT 4 IN THE 100' WIDE RECONSTRUCTION, BEING A RECONSTRUCTION OF PART OF LOT 6 IN BLOCK 8 IN EXHIBIT ADDITION TO HIGHLAND PARK A PART OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE FINAL PLAT RECORDED MARCH 8, 2013 AS DOCUMENT NUMBER 15-23-108-0007, IN LAKE COUNTY, ILLINOIS.
LAND TOTAL AREA: 15,166 SQ. FT. = 0.352 ACRES.
EXTERIOR FOOTPRINT AREA OF BUILDING: 3,882 SQ. FT.
COMMONLY KNOWN AS: 2132 GREEN BAY ROAD, HIGHLAND PARK, ILLINOIS.
PERMANENT INDEX NUMBERS: 15-23-108-0007-0000



- LEGEND:**
- BOUND POST (COLLATE)
 - UTILITY BOX
 - GAS METER
 - GAS VALVE
 - WATER VALVE
 - ✱ FIRE HYDRANT
 - UTILITY POLE
 - PAVED SIDE
 - AUTO-RETRACTOR
 - REMOTE CONTROL VALVE
 - MANHOLE
 - DRIVE SHAFT
 - FILL DRAIN
 - DISABLED PARKING



NOTES:
- AGREEMENT PER DOCUMENT NUMBER 152649
- EXPEDIENT WITH DEMONSTRATION OF BUILDING REFERENCE
- AGREEMENT PER DOCUMENT NUMBER 152649
- AGREEMENT PER DOCUMENT NUMBER 152649
- CITY OF CHICAGO PLANS FOR INSTALLATION
- OF LANDSCAPING AND PROPERTIES THEREON
- ADJACENT TO LOT 5 OF BLOCK 8 IN EXHIBIT
- ADDITION TO HIGHLAND PARK.

PARKING SPACES:
REGULAR _____
TOTAL PARKING SPACES _____

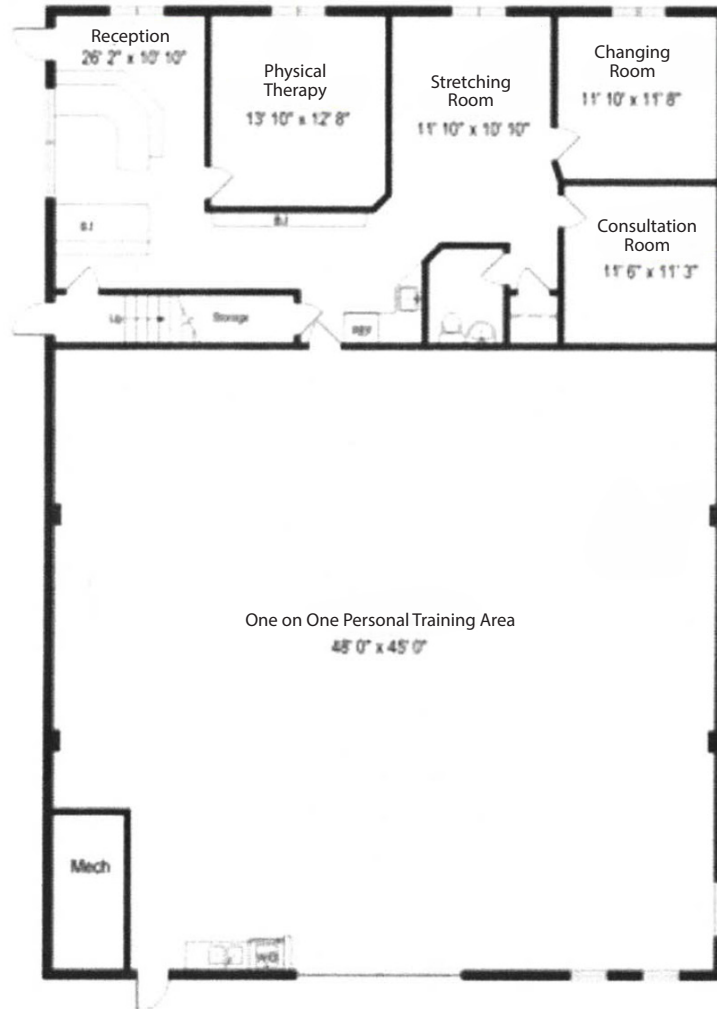
TO:
- 2132 BUILDING, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
THIS IS TO CERTIFY THAT THIS MAP ON PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MEASUREMENT STANDARDS (MSL) REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EXCEPT WHERE SHOWN OTHERWISE BY AREA AND NOTE, AND INCLUDING THEREIN A 1/4" = 1' SCALE. THE 1/4" = 1' SCALE IS A THIRDS OF THE 1/2" = 1' SCALE. THE 1/4" = 1' SCALE IS A THIRDS OF THE 1/2" = 1' SCALE. THE 1/4" = 1' SCALE IS A THIRDS OF THE 1/2" = 1' SCALE.
DATE OF PLAT: December 28, 2022.

FLOODING CERTIFICATE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 17021C0110010000, THIS PROPERTY IS IN A MINOR FLOODING AREA AND IS DESIGNATED AS ZONE "X". (FIRM DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLANE). NO FIELD SURVEY WAS PERFORMED BY LICENSED SURVEYOR TO DETERMINE THIS ZONE.

BACK
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 220000107354
EFFECTIVE DATE: DECEMBER 6, 2022.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
ORDER NO.: 18-78750
SCALE: 1 inch = 10 feet
DATE OF FIELD WORK: December 21, 2022.
ORDERED BY: THOMAS A. ASSOCIATES, P.C.
ATTORNEYS AT LAW

First Level



Second Level





Front



Garage

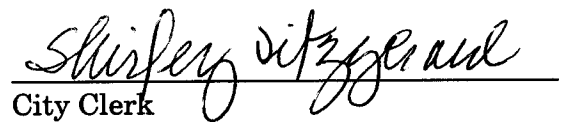


**CITY OF HIGHLAND PARK)
COUNTY OF LAKE) SS
STATE OF ILLINOIS)**

I, SHIRLEY A. FITZGERALD, City Clerk of the City of Highland Park, in the County of Lake, State of Illinois, do hereby certify that I am keeper of the records, ordinances, files and seal of said City, and;

I HEREBY CERTIFY that the attached is a true and correct copy of Ordinance No. 47-08, entitled "AN ORDINANCE GRANTING A VARIATION AND A SPECIAL USE PERMIT IN THE NATURE OF A CONDITIONAL USE TO PERMIT A NON-CONFORMING GENERAL BUSINESS OFFICE USE(2132 Green Bay Road)," passed and approved by the City Council of said City at a regular meeting of the City Council held on October 13, 2008, and still in full force and effect, all as appears from the records and files of my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said City of Highland Park, this 14th day of January, 2009.


City Clerk

Return to:

Community Development – Planning
Attn: Nellie Beckner
City of Highland Park
1150 Half Day Road
Highland Park, Illinois 60035

ORDINANCE NO. 47-08

**AN ORDINANCE GRANTING A VARIATION
AND A SPECIAL USE PERMIT IN THE NATURE OF A CONDITIONAL USE
TO PERMIT A NON-CONFORMING GENERAL BUSINESS OFFICE USE**

(2132 Green Bay Road)

WHEREAS, SHR Holdings, LLC ("**Owner**") is the record owner of that certain parcel of property totaling approximately 6,137 square feet, commonly known as 2132 Green Bay Road, Highland Park, Illinois, located in the RM1 Medium to High Density Multiple Family Residential District of the City ("**RM1 District**"), and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Property**"); and

WHEREAS, the Property is presently improved with a two-story commercial building and a private garage; and

WHEREAS, the Property was most recently used as a minor motor vehicle repair shop, which use has been discontinued for a period exceeding two years; and

WHEREAS, the Owner desires to use the Property for general business offices; and

WHEREAS, "The City of Highland Park Zoning Ordinance of 1997," as amended ("**Zoning Code**"), prohibits the use of property in the RM1 District for minor motor vehicle repair shops or for general business offices; and

WHEREAS, pursuant to Section 150.202 of the Zoning Code, the recent use of the Property as a minor motor vehicle repair shop was a legal non-conforming use; and

WHEREAS, pursuant to Section 150.902(G) of the Zoning Code, an existing legal non-conforming use may be replaced with an equal or less intense legal non-conforming use only upon issuance by the City Council of a special use permit in the nature of a conditional use; and

WHEREAS, pursuant to Section 150.902(I)(1) of the Zoning Code, a legal non-conforming use that has been discontinued for a period of two years may only be replaced with a conforming use; and

WHEREAS, the Owner has filed an application for: (i) a variation from Section 150.902(I)(1) of the Zoning Code to permit a non-conforming use of the Property ("**Requested Variation**"); and (ii) a special use permit in the nature of a conditional use to permit the use of the Property for general business offices ("**Requested Special Use Permit**");

WHEREAS, on July 28, 2008, pursuant to Section 150.1204(A)(15) of the Zoning Code, the City Council referred the Requested Variation to the Zoning Board of Appeals for the City of Highland Park ("**ZBA**") for consideration and recommendation back to the City Council; and

WHEREAS, a public hearing of the ZBA to consider the approval of the Requested Variation was duly advertised in the Pioneer Press on July 17, 2008, and held on August 7, 2008; and

WHEREAS, on August 7, 2008, the ZBA voted to recommend approval of the Requested Variation, in accordance with Section 150.1207(A) of the Zoning Code (Public Hearing No. 08-08-VAR-031); and

WHEREAS, a public hearing of the Plan Commission of the City of Highland Park to consider approval of the Requested Special Use Permit was duly advertised in the Pioneer Press on July 31, 2008, and held on September 2, 2008; and

WHEREAS, on September 16, 2008, the Plan Commission approved findings of fact in support of the Requested Special Use Permit in accordance with Sections 150.902(G) and 150.1405 of the Zoning Code (Public Hearing No. 08-07-SUP-003); and

WHEREAS, the City Council finds that the proposed general business office use is of equal or lesser intensity than the former use of the Property as a minor motor vehicle repair shop; and

WHEREAS, the City Council has determined that the requested relief meets the required standards for variations and special use permits, as set forth in Articles IX, XII, and XIV of the Zoning Code; and

WHEREAS, the City Council has determined that it will serve and be in the best interests of the City to grant the Requested Variation and the Requested Special Use Permit, subject to the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the City Council.

SECTION TWO: APPROVAL OF REQUESTED VARIATION. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Four of this Ordinance, a variation from Section 150.902(I)(1) of the Zoning Code to permit a non-conforming use of the Property shall be, and is hereby, granted pursuant to Section 150.1207(B) of the Zoning Code and the home rule powers of the City.

SECTION THREE: APPROVAL OF REQUESTED SPECIAL USE PERMIT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Four of this Ordinance, a special use permit in the nature of a conditional use to permit the use of the Property for general business offices shall be, and is hereby, granted to the Owners in accordance with, and pursuant to, Article XIV and Section 150.902(G) of the Zoning Code and the home rule powers of the City.

SECTION FOUR: CONDITIONS. The approvals granted in Sections Two and Three of this Ordinance shall be, and are hereby, expressly subject to and contingent upon the construction, use, operation, and maintenance of the Property in compliance with each and all of the following conditions:

- A. **Compliance with Regulations.** Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and

maintenance of the Property shall comply at all times with all applicable City codes and ordinances, as the same have been or may be amended from time to time.

- B. Compliance with Plans. Except for minor changes and site work approved by the Director of Community Development and the City Engineer (for matters within their respective permitting authorities) in accordance with all applicable City standards, the development, use, operation, and maintenance of the Property shall comply with the Site Plan and Elevation, consisting of ____ sheets and prepared by Aspect Design Architects, Inc., with a latest revision date of June 12, 2008, a copy of which is attached to and, by this reference, attached to this Ordinance as **Exhibit B ("Plans")**.
- C. Design Review Commission Approval. No building permit shall be issued for the Property prior to the issuance by the City Design Review Commission of a Certificate of Design Review Appeal pursuant to Chapter 176 of "The Highland Park Code of 1968," as amended, for all proposed exterior modifications to the Property, as set forth in the Plans.
- D. Reimbursement of City Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable City codes, ordinances, resolutions, rules, or regulations, the Owner shall pay to the City, promptly upon presentation of a written demand or demands therefore, all legal fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Owner shall be liable for and shall pay upon demand all costs incurred by the City for publications and recordings required in connection with the aforesaid matters.

SECTION FIVE: RECORDATION: BINDING EFFECT. A copy of this Ordinance shall be recorded with the Lake County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein shall inure solely to the benefit of, and be binding upon, the Owner, and each of its heirs, representatives, successors, and assigns.

SECTION SIX: FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the City, the approvals granted in Sections Two and Three of this Ordinance shall, at the sole discretion of the City Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the City Council may not so revoke the approvals granted in Sections Two and Three of this Ordinance unless it shall first provide the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the City Council. In the event of such revocation, the City Manager and Corporation Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION SEVEN: AMENDMENTS. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code for the amending or granting of special use permits.

SECTION EIGHT: EFFECTIVE DATE.

A. This Ordinance shall be effective only upon the occurrence of all of the following events:

1. Passage by the City Council in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and
3. The filing by the Owner with the City Clerk of a fully executed Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the City for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Owner does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 8.A.3 of this Ordinance, within 30 days after the date of final passage of this Ordinance by the City Council, the City Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES: Mayor Belsky, Councilwoman Olian, and Councilmen Levenfeld, Brenner, Kirsch, Mandel, and Silberman

NAYS: None

ABSENT: None

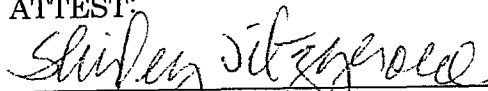
PASSED: October 13, 2008

APPROVED: October 13, 2008

PUBLISHED IN PAMPHLET FORM: October 14, 2008

ORDINANCE NO. 47-08

ATTEST:


Shirley Fitzgerald, City Clerk

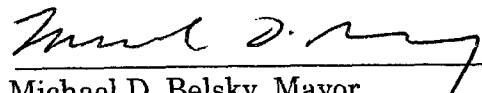

Michael D. Belsky, Mayor

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

2121 Green Bay Road

The East 125 feet of Lot 6 in Block 9 in Exmoor Addition to Highland Park, in the West ½ of the Northwest ¼ of Section 23, Township 43 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded July 11, 1903 as Document 91079, in Book "F" of the Plats, Pages 30 and 31, in Lake County, Illinois

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

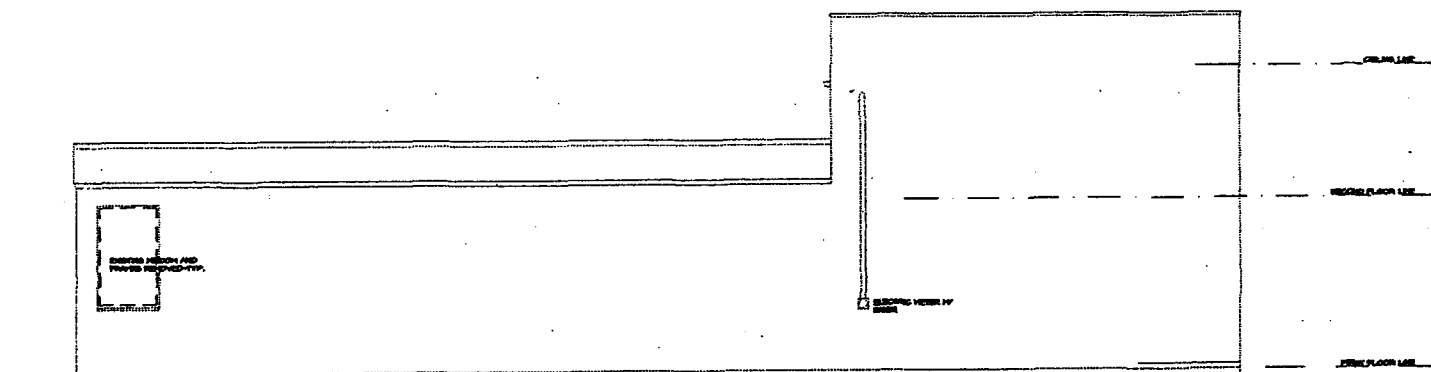
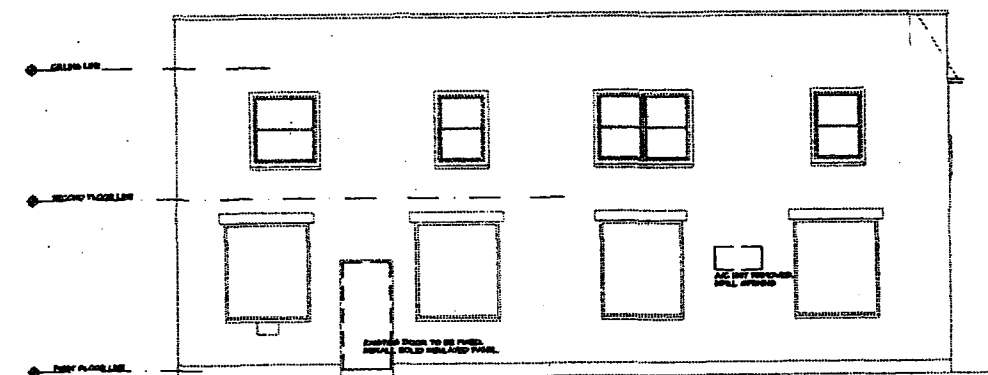
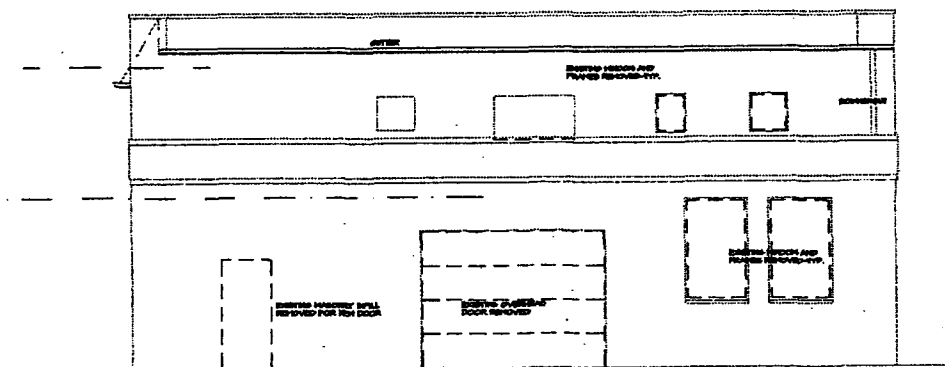
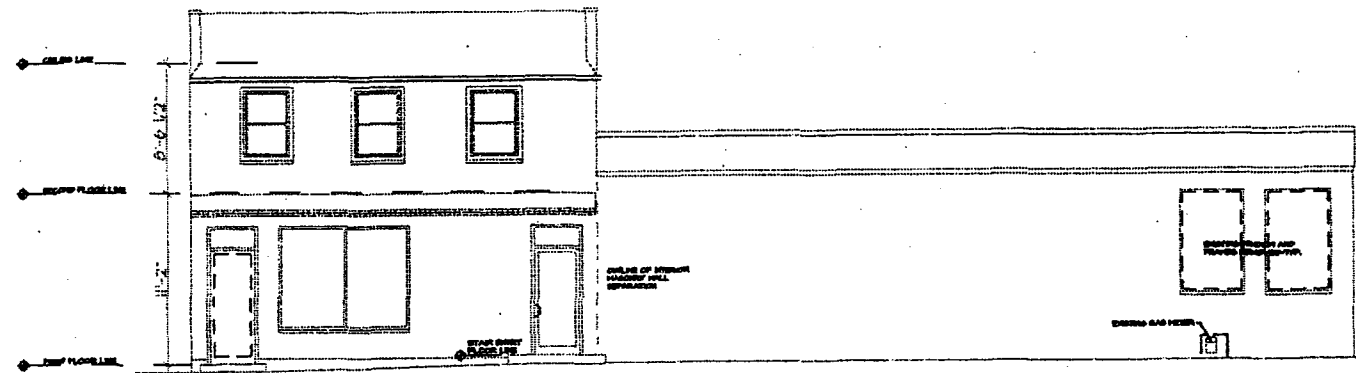
2132 Green Bay Road

The East 125 feet of Lot 6 in Block 9 in Exmoor Addition to Highland Park, in the West ½ of the Northwest ¼ of Section 23, Township 43 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded July 11, 1903 as Document 91079, in Book "F" of the Plats, Pages 30 and 31, in Lake County, Illinois

EXHIBIT B

TITLE SHEET, SITE PLAN, AND SITE ELEVATION PLAN

EXHIBIT C
SITE PLANS AND ELEVATIONS

[illegible]

DUKE CUSTOM BUILDERS, LTD.

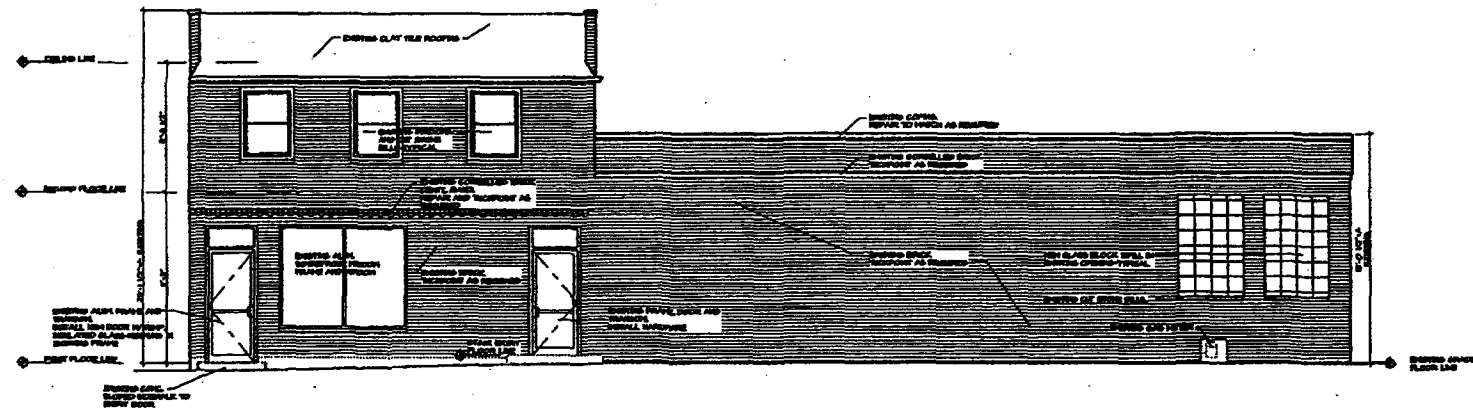
[illegible]

910 SHIRWOOD DRIVE
SUITE 12A
LAKE BLUFF, IL 60144
MAINE 647-457-2500
FAX: 647-457-2501
WWW.AIRPACTSUSKINC.COM
W1.LICENSE # 7044-IH)



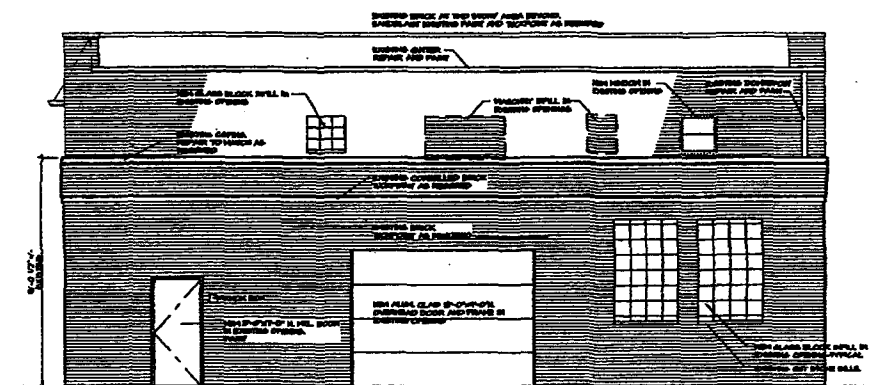
ASPECT DESIGN
ARCHITECTS INC.

PROJECT #	AD511
DRAWN BY:	HOW
ELECTRIC BUILDING ELEVATIONS	
A 1	
OF TOTAL SHEETS	



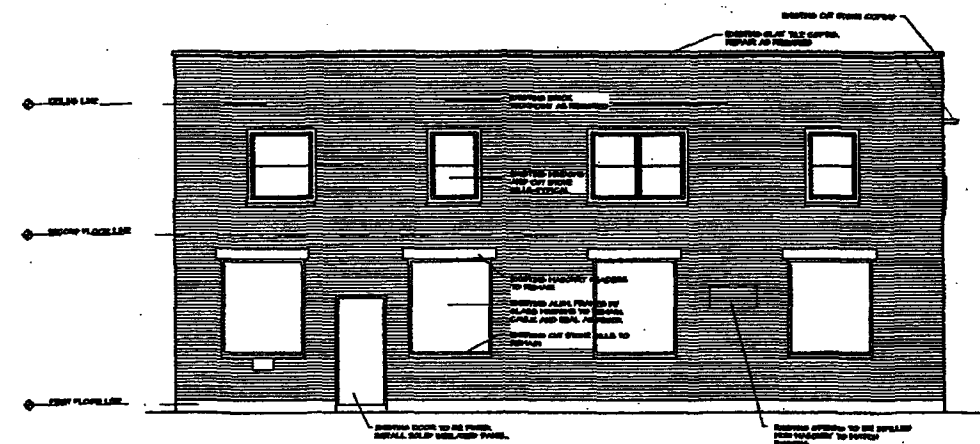
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



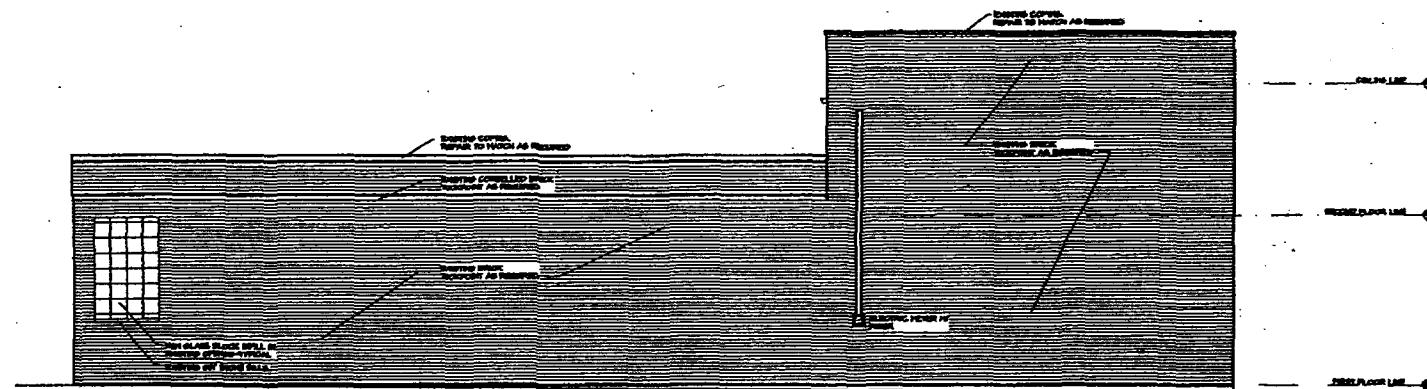
EAST ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

BUILDING REMODEL
2132 GREEN BAY ROAD
HIGHLAND PARK, ILLINOIS

DUKE CUSTOM
BUILDERS, LTD.

210 GREENWOOD DRIVE
SUITE 11A
LAKE BLUFF, IL 60044
PHONE: 847-477-3111
WWW.ASPECTDESIGN.COM

ASPECT
DESIGN
ARCHITECTS

PROJECT # 10011
DRAWN BY: JEM
CHECKED BY: JEM
DATE: 10/1/01
A3

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Highland Park, Illinois ("**City**");

WHEREAS, SHR Holdings, LLC ("**Owner**") filed an application for a variation and a special use permit in the nature of a conditional use for the Property located at the address commonly known as 2132 Green Bay Road in the City (collectively, the "**Requested Relief**");

WHEREAS, Ordinance No. _____, adopted by the City Council on _____, 2007 ("**Ordinance**"), grants the Requested Relief to the Owner; and

WHEREAS, Section Eight of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner shall have filed, within 30 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner does hereby agree and covenant as follows:

1. The Owner shall, and does hereby unconditionally agree to, accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owner acknowledges and agrees that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's granting of the Requested Relief or its adoption of the Ordinance, and that the City's approval of the Requested Relief does not, and shall not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.

4. The Owner shall, and does hereby agree to, hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the City's adoption of the Ordinance granting the Requested Relief.

Dated: _____, 2008

ATTEST:

SHR HOLDINGS, LLC

By: _____

By: _____

Its: _____

Its: _____

Sec. 150.1404. Standards.

(A) The Plan and Design Commission or the City Council, as the case may be, shall not recommend or grant a special use permit be issued unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:

(1) The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

Response: The Proposed Use will serve the public convenience at the Property by providing personal training services to meet a demonstrated community need. Following the closure of Anytime Fitness on 2nd Street and Equinox on Central Avenue in December 2021, the availability of qualified personal trainers in Highland Park has diminished. The Proposed Use addresses this gap by offering a centralized, accessible location for one-on-one fitness instruction.

The Proposed Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The use is inherently low-intensity, limited to one-on-one personal training sessions and physical therapy, which ensures minimal occupancy at any given time and reduces the potential for adverse impacts on the surrounding area.

(2) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with the special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the zoning district in which it is located;

Response: The Proposed Use is appropriate for this location given the nature of the Property and its surroundings. The Applicant will utilize the existing building footprint without expansion, and the current structure provides adequate space for the proposed operations. The Property is readily accessible via Green Bay Road and Glenview Avenue. The operational intensity of one-on-one personal training is lower than that of a general business office or other uses permitted in the RM2 District, including high-density multifamily residential, thereby promoting harmony with the orderly development of the district.

(3) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair the value of other property in the neighborhood;

Response: The Proposed Use will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values in the neighborhood. All training activities will be conducted entirely within the enclosed building, preventing excessive noise or other external disturbances. The low-intensity nature of the use generates minimal traffic, and the Property provides adequate on-site parking to accommodate all anticipated demand without reliance on street parking.

(4) The nature, location, and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the regulations of the zoning district within which they are located;

Response: The nature, location, and size of the existing building will not impede, hinder, or discourage the development or use of adjacent land and buildings in accordance with RM2 District regulations. The Applicant proposes no modifications to the building's exterior or footprint, and the low-intensity use will not generate adverse impacts that could discourage conforming development on adjacent parcels.

(5) Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;

Response: The Property is fully developed with adequate utilities, access roads, drainage, and other necessary infrastructure. No additional facilities are required to support the Proposed Use.

(6) Parking areas of adequate size for the special use shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets;

Response: The existing parking area provides adequate capacity for the Proposed Use and is appropriately located at the rear and side of the Property. The parking area is suitably screened from adjoining residential uses to the north, west, and south by existing fencing, landscaping, and mature trees. The entrance and exit driveway from Glenview Avenue is designed to allow safe ingress and egress, preventing traffic hazards and minimizing congestion on the public streets.

(7) The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified as provided in this Chapter;

Response: The Proposed Use conforms in all other respects to the applicable regulations of the RM2 zoning district and the relevant provisions of Chapter 150,

except as may be modified pursuant to the special use permit process authorized by Chapter 150.

(8) There is reasonable assurance that the special use will be completed and maintained as and if authorized; and

Response: The building is complete and fully operational. The Applicant is committed to maintaining the Proposed Use in accordance with all applicable conditions and requirements of the special use permit, if granted.

(9) The special use shall comply with all applicable requirements set forth in this Chapter.

Response: The Proposed Use complies with all applicable requirements set forth in Chapter 150. No variances or other modifications are required.



Civiltech Engineering, Inc.
www.civiltechinc.com

Two Pierce Place, Suite 1400
Itasca, IL 60143
Phone: 630.773.3900
Fax: 630.773.3975

30 N LaSalle Street, Suite 3220
Chicago, IL 60602

330 E Kilbourn Avenue
Suite 1215, Tower 1
Milwaukee, WI 53202

Transportation Design

Traffic Engineering

Civil Engineering

Construction Engineering

Environmental Studies

Water Resources

Structural Design

Right of Way

Urban Design

Transportation Planning

Program Management

Landscape Architecture

Nature-based Solutions

Memorandum

Date: July 31, 2026
To: Anna Ford
City of Highland Park
From: Steve Pautsch, P.E., PTOE
Re: 2132 Green Bay Road Traffic Impact Statement Review

Civiltech Engineering, Inc. has been retained by the City of Highland Park to conduct a third-party review of the traffic impact statement dated July 17, 2026 prepared for the proposed 2132 Green Bay Road redevelopment. We have the following comments on this document:

1. We concur with the traffic impact statement's conclusion that the proposed development will generate a minimal amount of traffic and that no modifications to the street system are required to accommodate the new use in the existing building.
2. The parking evaluation section of the memo states that the ratio of 0.33 spaces per person was calculated from Highland Park's Code of Ordinances which states that health clubs are required to provide 0.33 parking spaces per person in permitted occupancy. Confirm whether this calculation should be based on the maximum allowable occupancy of the building, as determined by the fire code rather than the maximum number of people anticipated to use the building at the same time.
3. In the parking evaluation section of the memo, clarify how customers are anticipated to arrive and depart the site at staggered times. If training sessions are anticipated to be an hour long as stated in the trip generation calculations, wouldn't a group of new customers arrive at the site prior to the previous group departing? Unless sessions are less than an hour and there is a buffer period between sessions, this could result in a slight shortage of on-site parking spaces.
4. If sessions are an hour long and the hours of operation are from 7 a.m. to 7 p.m., wouldn't the last group of customers arrive during the 5 p.m. to 6 p.m. hour to be on time for the start of the session? If so, correct the projected trip generation table (Table 1).

MEMORANDUM TO: Leslie Berish
2132 Building LLC

FROM: Kelly Pachowicz, EI
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: July 17, 2026

SUBJECT: Traffic Impact Statement
Personal Training Facility
Highland Park, Illinois

This memorandum summarizes the results of a traffic impact statement conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed personal training facility to be located in Highland Park, Illinois. The site is located at 2132 Green Bay Road in the northwest corner of the intersection of Green Bay Road with Glenview Avenue.

As proposed, the facility will occupy an existing building on the site that is currently utilized as office space. The existing parking lot containing 19 parking spaces that will continue to be utilized by the proposed facility. Access to the parking lot is provided off Glenview Avenue.

Site Location

The site is located in the northwest corner of the intersection of Green Bay Road with Glenview Avenue on the north side of downtown Highland Park. The site is bounded by residential properties to the west and north, Green Bay Road to the east, and Glenview Avenue to the south. Residential uses are located west, north, and south of the site. Commercial uses are located east of the site. Highland Park Hospital is located approximately one block (545 feet) west of the site. **Figure 1** shows an aerial view of the site.



Aerial View of Site

Figure 1

Existing Roadway Characteristics

The characteristics of the existing roadways that surround the proposed facility are described below.

Green Bay Road

- North-south minor arterial roadway
- One lane in each direction in vicinity of the site
- No exclusive turn lanes at Glenview Avenue
- Generally provides left-turn lanes and right-turn lanes at roadway intersections
- No parking allowed on either side of roadway within vicinity of the site
- Jurisdiction of City of Highland Park
- Carries an annual average daily traffic (AADT) volume of 9,100 vehicles (Illinois Department of Transportation [IDOT] 2023)
- Posted speed limit of 30 miles per hour

Glenview Avenue

- East-west local roadway that extends west from Green Bay Road
- One lane in each direction
- High-visibility crosswalk at its intersection with Green Bay Road
- On-street parking for two vehicles on the north side of roadway along site frontage
- No parking allowed on either side of roadway for the rest of the block
- Jurisdiction of City of Highland Park
- Posted speed limit of 25 miles per hour

Proposed Site Plan

As proposed, the existing building on the site will be utilized for a personal training facility. The entire building totals approximately 5,000 square feet, including an approximately 2,160 square-foot garage.

The existing parking lot on the site will be utilized by the facility and continue to provide 19 parking spaces. Access to the parking lot is provided off Glenview Avenue which provides one combined inbound/outbound lane. As no stop sign is currently provided on the southbound approach, one should be posted to control the exiting movements.

A copy of the building floor plan and site plan is included in the Appendix.

Trip Generation Estimates

The vehicle trip generation for the facility was estimated using data provided by the operator.

The following outlines the projected operations of the facility:

- The facility is expected to be open Monday through Sunday, from 7:00 A.M. to 7:00 P.M.
- Two to three employees (including a physical therapist) will be located in the first-floor training facility.
- Three employees will be located in the second-floor office space.
- Sessions will be approximately one hour.
 - There will be approximately one to two customers per session per first-floor employee.
- Other services may be provided by the staff such as additional personal training and physical therapy.
 - To account for these other services, the three second-floor employees are estimated to generate approximately one customer per employee per hour.

Table 1 shows the estimated vehicle trip generation for the weekday morning and weekday evening peak periods.

The 7:00 A.M. to 8:00 A.M. peak hour is estimated to generate the most traffic during the morning peak period due to employees arriving to the site for the day in addition to two customers per first-floor employee for a session and one customer per second-floor employee for a session.

The 6:00 P.M. to 7:00 P.M. peak hour is estimated to generate the most traffic during the evening peak period due to employees leaving for the day at the end of the hour, in addition to nine customers arriving and departing for a session and nine additional customers leaving from a 5:00 P.M. to 6:00 P.M. session.

Table 1
ESTIMATED PEAK PERIOD VEHICLE TRIP GENERATION

Time	Employees			Clients			Total		
	In	Out	Total	In	Out	Total	In	Out	Total
7:00-8:00 A.M.	6	0	6	9	0	9	15	0	15
8:00-9:00 A.M.	0	0	0	9	9	18	9	9	18
5:00-6:00 P.M.	0	0	0	9	9	18	9	9	18
6:00-7:00 P.M.	0	6	6	9	18	27	9	24	33

Trip Generation Comparison

The total number of trips estimated to be generated by the proposed personal training facility during the weekday peak hours was compared with the traffic that could be generated by the building's use as an office.

The "Small Office Building" (ITE Land-Use Code 712) rates were used to estimate the traffic to be generated by the existing office building. The peak hour trips that could be generated by the existing office building are shown in **Table 2**. The peak hours fall within the weekday morning peak period (7:00 A.M. to 9:00 A.M.) and weekday evening peak period (4:00 P.M. to 6:00 P.M.). A copy of the ITE trip generation sheets is included in the Appendix.

Table 2
ESTIMATED PEAK HOUR TRIPS – OFFICE BUILDING

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
712	Small Office Building (5,000 S.F.)	7	1	8	4	7	11

Table 3 shows a comparison of the estimated traffic to be generated by the proposed personal training facility and the existing office building. It should be noted that as the 6:00 P.M. to 7:00 P.M. hour falls outside of the weekday evening peak period, the 5:00 P.M. to 6:00 P.M. trip generation volumes for the proposed facility were used in the comparison.

From the table, it can be seen that the proposed use is estimated to generate seven more trips during the weekday morning and weekday evening peak hours. As such, the proposed facility is projected to have a minimal impact on the area roads as the existing use due to the overall low projected traffic volumes.

Table 3
COMPARISON OF ESTIMATED PEAK HOUR TRIPS

Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	In	Out	Total	In	Out	Total
Proposed Personal Training Facility	15	0	15	9	9	18
Existing Office Building	7	1	8	4	7	11
Difference	+8	-1	+7	+5	+2	+7

Traffic Evaluation

Given the following, the proposed personal training facility will be able to be accommodated by the roadway system due to the following:

- The facility-generated traffic will be similar to the existing traffic generated by the office building.
- The facility-generated traffic will be distributed to the area roadways via a single existing access drive.
- Based on the 2023 AADT volumes on Green Bay Road, the proposed facility will increase the traffic on Green Bay Road by less than one percent.
- The peak traffic estimated to be generated by the facility will likely fall outside of the weekday evening roadway peak hour.

As such, the facility is projected to generate a low number of trips and is projected to result in a minimal increase in traffic on Green Bay Road.

Access Evaluation

Given the following, the proposed access system will provide flexible and efficient access by the following:

- The access drive provides one combined inbound/outbound lane.
- Left-turn and right-turn movements are permitted to and from the access drive.
- It is recommended that a stop sign be posted for outbound movements.
- As a local roadway, Glenview Avenue is a low-volume road and therefore the traffic accessing the site should have minimal conflicts with the existing traffic along the roadway.
- As no parking is allowed on the majority of Glenview Avenue, visibility is not impacted by other vehicles, leading to safer movements.

As such, the proposed access system that will serve the facility will provide flexible and efficient access to the site and no additional roadway or traffic control measures are required.

On-Site Circulation Evaluation

Given the following, the on-site circulation will be adequate by the following:

- The drive aisles serving the site allow for two-way traffic.

- The drive aisles are approximately 22 feet-wide.
- The existing parking lot serves the existing building use well and as the proposed facility is estimated to generate a similar amount of traffic, the parking lot is projected to serve the proposed facility well.

As such, the proposed on-site circulation will be adequate.

Parking Evaluation

To ensure that the proposed parking supply will meet the City's requirements, the number of spaces that are required was determined based on the City of Highland Park Code of Ordinances, which states that health clubs are required to provide 0.33 parking spaces per person in permitted occupancy.

As such, it is assumed that the greatest number of people estimated to be within the facility at once is 24 people. (6 employees and 18 customers, of which nine are a session group leaving and nine are a session group arriving). When compared with the parking ratio of 0.33 parking spaces per person, this results in the proposed facility requiring 8 parking spaces. With the existing parking lot providing 19 parking spaces, the parking lot can meet this requirement and have a surplus of 11 parking spaces.

Additionally, when considering the aforementioned operations of the facility, it is projected that the parking demand generated by the facility will be accommodated. While the 6:00 P.M. to 7:00 P.M. hour is projected to generate approximately 27 customer trips, 18 of those trips will be overlapping; nine vehicles will be leaving the site and be replaced with nine vehicles arriving to the site.

With the employees already on-site occupying six parking spaces, there are 13 parking spaces on-site available for customers with an additional two on-street parking spaces, for a total of 15 parking spaces available for customer use. These 18 customers are estimated to overlap, but they will likely arrive and depart the site at staggered times. As the 15 on-site parking spaces provide approximately six parking spaces more than is required during a one hour session (nine customer spaces), the turnover within the overlap is estimated to be accommodated by the existing parking serving the facility.

Therefore, the parking requirements per the City and the projected parking demand of the facility can be accommodated by the available parking serving the facility.

Conclusion

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The existing office building will be utilized as a personal training facility.
- The existing parking lot serving the building will continue to be utilized by the proposed facility.
- The facility is projected to generate a low number of trips and is projected to result in a minimal increase in traffic on Green Bay Road.
- The access system that will serve the facility will provide flexible and efficient access to the site and no additional roadway or traffic control measures are required.
- The parking requirements per the City and the projected parking demand of the facility can be accommodated by the available parking serving the facility.

Appendix

Floor Plan and Site Plan ITE Trip Generation Sheets

First Level



Second Level





Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 20

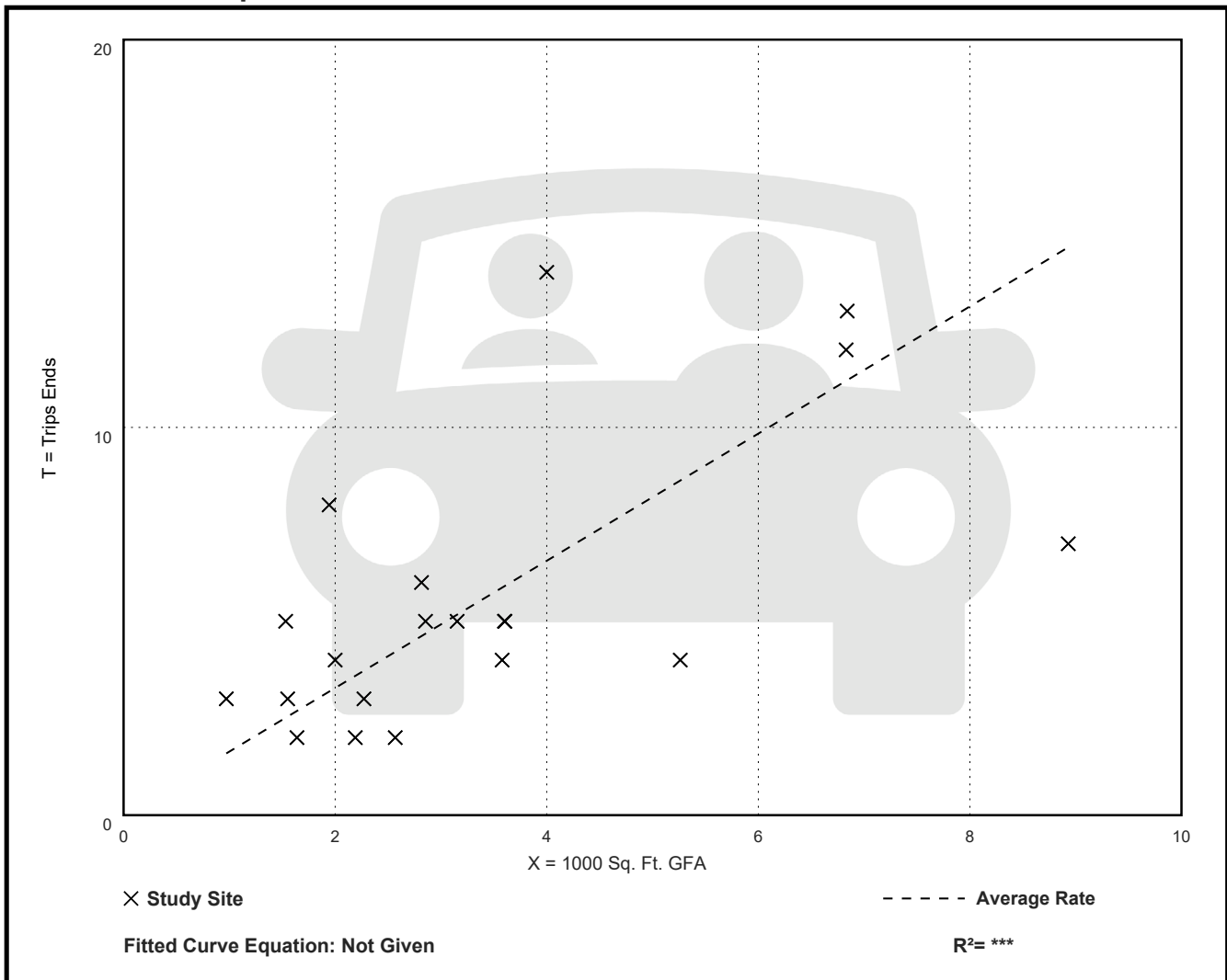
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 83% entering, 17% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.64	0.76 - 4.12	0.87

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

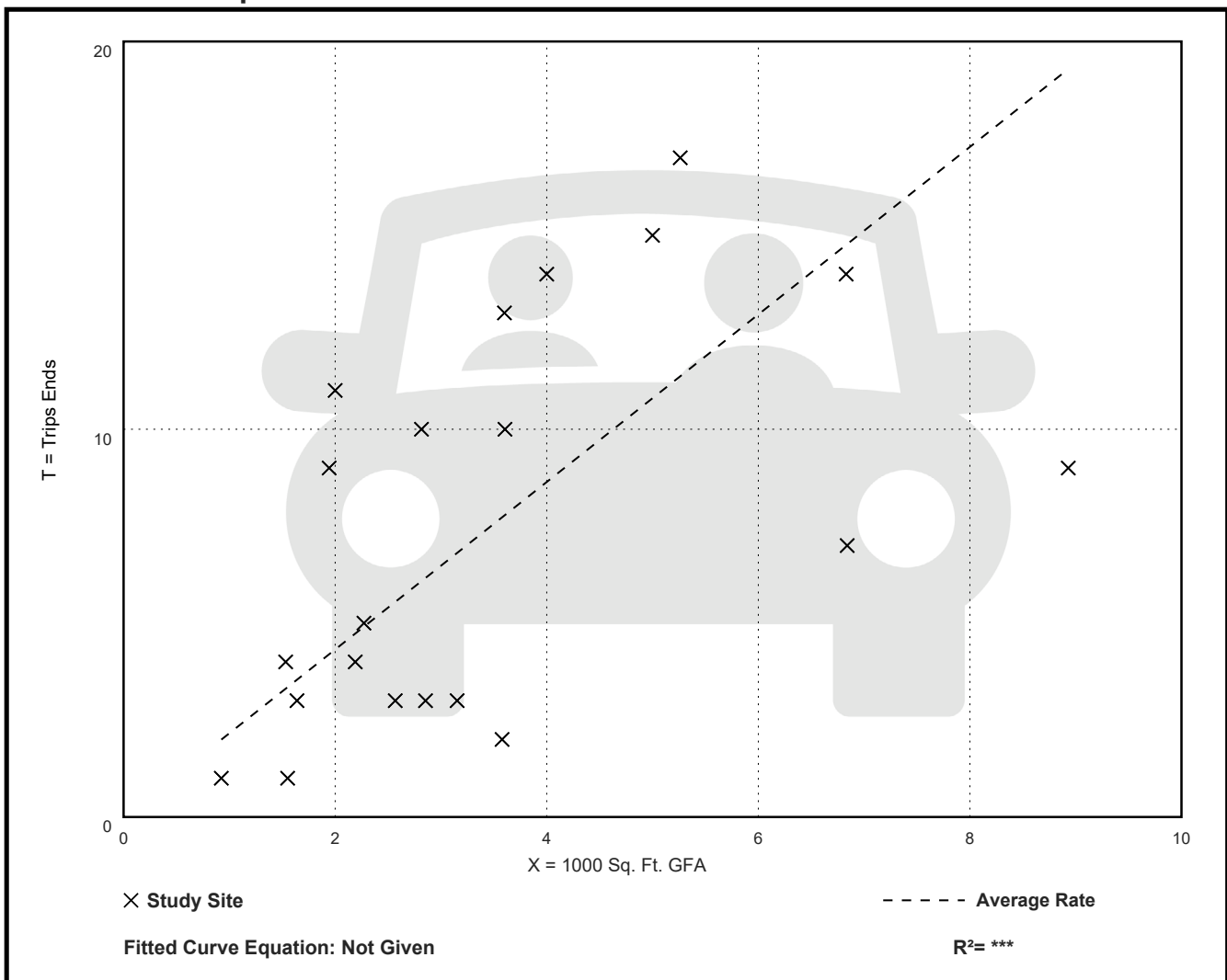
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



FINDINGS OF FACT
For Amendments to a Special Use Permit and Design Review

Public Hearing #SUP-2026-00011 for an Amendment to an Ordinance granting a Special Use Permit. (2132 Green Bay Road.)

Pursuant to Section 150.1404, the Plan & Design Commission or the City Council, as the case may be, shall not recommend or grant a special use permit be issued unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:

- (1) The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;**

Finding: The Plan & Design Commission finds that the site is zoned RM2 – Multi-Family, and that the property has previously received approval for a legal non-conforming use as part of Ordinance No. 47-08 in October of 2008.

- (2) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with the special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the zoning district in which it is located;**

Finding: The Plan & Design Commission finds that the proposal does not affect the overall aesthetic of the existing structure, and remains in harmony with the appropriate, orderly development of the RM2, as well as the adjacent B4-5 Zoning district.

- (3) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair the value of other property in the neighborhood;**

Finding: The Plan & Design Commission finds that the proposed use will not be injurious to properties in the immediate vicinity of the subject property.

- (4) The nature, location, and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the regulations of the zoning district within which they are located;**

Finding: The Plan & Design Commission finds that the nature and size of the property will not impede or discourage the development or use of adjacent land.

- (5) Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;**

Finding: The Plan & Design Commission finds that adequate utilities, access roads, and drainage exist.

- (6) Parking areas of adequate size for the special use shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from**

these parking areas shall be designed to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets;

Finding: The Plan & Design Commission finds that the site is providing all off-street parking facilities required by Article 8 of the Zoning Code.

- (7) The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified as provided in this Chapter;**

Finding: The Plan & Design Commission finds that the development conforms to the regulations of the RM2 zoning district and the applicable provisions in other Articles of Chapter 150.

- (8) There is reasonable assurance that the special use will be completed and maintained as and if authorized; and**

Finding: The Plan & Design Commission finds reasonable assurance that the conditional use will be built and maintained as authorized.

- (9) The special use shall comply with all applicable requirements set forth in this Chapter.**

Finding: The Plan & Design Commission finds that the proposed amendment meets the requirements of the Zoning Code.

CONDITIONS OF APPROVAL

The Commission finds that in order to meet one or more of the above standards of approval, the following conditions shall be imposed (to be drafted in final form by the City's Corporation Counsel):

- None.
-

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission (“*Commission*”)
FROM: Community Development Department
DATE: for the August 18, 2026 Commission Meeting
RE: **Public Hearing #SUP-2026-00012 for a Special Use Permit and Design Review with Variations, for a Storage Container (581 Roger Williams Ave.)**

PROJECT SUMMARY:

The petitioner Frank Colaanni (the “*Applicant*”) of Viaggio Restaurant at 581 Roger Williams Ave (the “*Property*”) has submitted an application for a storage container. The application requests the storage container be located on site in a parking space behind the building.

This request includes the following:

1. Special Use Permit for the use of a storage container.

PROJECT BACKGROUND:

The storage container is already located on site. Please reference the aerial and site photo included in this report. Per Section 150.441. – Storage Containers (C) *Issuance of Permit*. The Director may not issue a permit for a storage container to be located for more than 45 days, except upon prior approval by the City of a special use permit therefore, in accordance with Article XIV of [Chapter 150](#), and must also meet the standards of [Sec. 176.205](#) of this Code, provided, however, such permit may only be issued for non-residential uses, and provided further, that notice for a special use permit required under this [Section 150.441](#)(C) must be issued in accordance with [Sec. 176.045](#)(E) of this Code.



RECOMMENDATION:

Staff recommends that the Plan & Design Commission open the public hearing, consider the request, and continue, deny, or approve the draft findings of fact, as appropriate with the condition the applicant move the storage container three feet away from the adjacent property line to comply with accessory structure setback requirements.



FINDINGS OF FACT
For Amendments to a Special Use Permit and Design Review

**Public Hearing #SUP-2026-00012 for a Special Use Permit and Design Review with Variations, for
a Storage Container (581 Roger Williams Ave.)**

Pursuant to Section 150.1404, the Plan & Design Commission or the City Council, as the case may be, shall not recommend or grant a special use permit be issued unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:

- (1) The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;**

Finding: The Plan & Design Commission finds that the storage container is accessory to the use of the business and is located behind the building in a parking space adjacent to the alley.

- (2) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with the special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the zoning district in which it is located;**

Finding: The Plan & Design Commission finds that the proposal does not affect the use of the adjacent alley and is in harmony with the B2-RW Commercial Zoning District.

- (3) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair the value of other property in the neighborhood;**

Finding: The Plan & Design Commission finds that the proposed use will not be injurious to properties in the immediate vicinity of the subject property.

- (4) The nature, location, and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the regulations of the zoning district within which they are located;**

Finding: The Plan & Design Commission finds that the nature and size of the property will not impede or discourage the development or use of adjacent land.

- (5) Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;**

Finding: The Plan & Design Commission finds that adequate utilities, access roads, and drainage exist.

- (6) Parking areas of adequate size for the special use shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets;**

Finding: The Plan & Design Commission finds that the storage container does not increase traffic congestion in the public streets or present as a nuisance to neighboring properties.

- (7) **The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified as provided in this Chapter;**

Finding: The Plan & Design Commission finds that the development conforms to the regulations of the R2-RW zoning district and the applicable provisions in other Articles of Chapter 150.

- (8) **There is reasonable assurance that the special use will be completed and maintained as and if authorized; and**

Finding: The Plan & Design Commission finds reasonable assurance that the special use will be built and maintained as authorized.

- (9) **The special use shall comply with all applicable requirements set forth in this Chapter.**

Finding: The Plan & Design Commission finds that the proposed amendment meets the requirements of the Zoning Code.

The Commission also finds the requirements and standards of Sec. 176.205 for Design Review are met.

CONDITIONS OF APPROVAL

The Commission finds that in order to meet one or more of the above standards of approval, the following conditions shall be imposed (to be drafted in final form by the City's Corporation Counsel):

- Storage container must meet 3' setback.
-