

Village of La Grange

AGENDA

PLAN COMMISSION
of the
VILLAGE OF LA GRANGE

Village Hall Auditorium

53 S. La Grange Road, La Grange, IL

Tuesday, February 10, 2015 - 7:30 p.m.



1. Call to Order and Roll Call of the Plan Commission
2. Approval of Minutes – January 13, 2015
3. Business at Hand:

PLAN COMMISSION CASE #222 – To consider an application for zoning amendment, planned development, special use, site plan and design review approval to permit the construction of a three story mixed use building and to operate individual and family services and residential care facility at 9601 W. Ogden Avenue, Beds Plus Care, Inc.

4. Old Business:
5. New Business:
6. Adjournment

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

Individuals with disabilities and who require certain accommodations to participate at this meeting are requested to contact the ADA Coordinator at 579-2315, to allow the Village to make reasonable accommodations.

MINUTES

Plan Commission of the
Village of La Grange
January 13, 2015

I. CALL TO ORDER AND ROLL CALL:

Chairman Kardatzke called the meeting to order on January 13, 2015, at 7:30 p.m. in the Village Hall Auditorium, 53 S. La Grange Road, La Grange, IL.

Present: Commissioners Egan, Paice, Reich, Weyrauch (arrived 7:33 p.m.) and Williams, with Chairman Kardatzke presiding.

Absent: Commissioner Stewart.

Also Present: Village Clerk John Burns, Assistant Community Development Director Angela M. Mesaros.

II. APPROVAL OF MINUTES:

The Minutes of the November 12, 2014, Plan Commission meeting were presented for approval. It was moved by Commissioner Paice seconded by Commissioner Williams, that the Minutes be approved. Motion carried unanimously by voice vote.

III. BUSINESS AT HAND:

RESUBDIVISION CASE #162 – To consider a consolidation and resubdivision of 310 and 320 S. Waiola Avenue.

Chairman Kardatzke introduced the application. Commissioner Williams asked if the Village had any concerns about the new lot widths being unequal (60 feet and 90 feet instead of 75 feet and 75 feet.) Ms. Mesaros stated that the proposed widths were consistent with the area. There were no Audience comments.

There being no further questions or comments from the audience or the Commissioners, a motion was made by Commissioner Reich, seconded by Commissioner Williams that the Plan Commission recommend to the Village Board of Trustees Approval of the application for consolidation and resubdivision #162.

Motion to APPROVE Carried by a roll call vote (6/0/1):

AYE	Egan, Paice, Reich, Weyrauch, Williams, and Chairman Kardatzke.
NAY:	None.
ABSENT:	Stewart.

IV. OLD BUSINESS:

None.

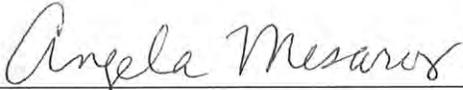
V. NEW BUSINESS:

None.

VI. ADJOURNMENT:

There being no further questions or comments from the audience or Commissioners, a motion to adjourn was made by Commissioner Reich, seconded by Commissioner Williams. The meeting adjourned at 7:35 p.m.

Respectfully Submitted:



Angela Mesaros, Assistant Community Development Director

STAFF REPORT

PC Case #222

TO: Plan Commission

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

DATE: February 10, 2015

RE: (1) AMENDMENT TO ZONING MAP FROM C-3 GENERAL SERVICE COMMERCIAL TO I-B INSTITUTIONAL BUILDINGS, (2) SPECIAL USE FOR INDIVIDUAL SERVICES AND RESIDENTIAL CARE, (3) SMALL PLANNED DEVELOPMENT, (4) SITE PLANS, and (5) DESIGN REVIEW TO CONSTRUCT A THREE STORY MIXED USE BUILDING, 9601 Ogden Ave, BEDS Plus Care, INC.

I. BACKGROUND:

The applicant, BEDS Plus Care, Inc. is under contract to purchase the property at 9601 Ogden Avenue. This property is the former site of a Martin Oil Company Gas Station, which was demolished in 1993. The subject property is currently vacant land. The site includes portions of two alleys that were vacated upon petition by previous property owners – the north-south portion that ran from the existing alley to Ogden Avenue was vacated in 1990, and a 30 ft. by 134 ft. dedicated alley adjoining the southeast corner of the property was vacated in 2006 by previous owners.

Staff has met with representatives of BEDS Plus Care, Inc. to review a proposal for construction of a 3-story, 20-unit mixed use building. The first floor of this building will house the BEDS Plus daytime support center and administrative offices – services will include case management, service connections and access to partner agency programs. These services will be relocated from their current offices at the Emmanuel Episcopal Church, 203 S. Kensington Avenue and the First Presbyterian Church, 150 S. Ashland Avenue both located within single family residential neighborhoods. The second and third floors of the proposed facility will provide long-term permanent housing and supportive services to individuals with a history of homelessness.

As provided in our Zoning Code, BEDS Plus, Inc. participated in a pre-application meeting held in January 2015, which included: Village Trustees Mark Kuchler and David McCarty, Plan Commission Chairperson Kardatzke and Vice Chair Laura Weyrauch, the Village management team and Village Planner. Participants at the meeting generally liked the overall design and appearance of the building. While the site plan is constrained, it is workable given the parcel's irregular shape and frontage along two major roadways. Participants were supportive of the proposed use, citing the facts that

the property has been vacant for many years, and the broader objective of relocating a social service agency out of a residential neighborhood and into a more appropriate location. Participants at the conference also discussed concerns with the operations and security of the facility as well as site circulation and parking ratios. These issues will be discussed in more detail in this report.

II. APPLICATIONS:

In order to construct the proposed development, BEDS Plus Care, Inc. has submitted the following applications:

1. Zoning Map Amendment
2. Special Use Permit
3. Small Planned Development
4. Final Site Plan Approval
5. Design Review Permit

1. MAP AMENDMENT

Staff and the Village Attorney discussed in detail the appropriate zoning classification for the proposed facility and advised the applicant that this use would not be authorized within the commercial or residential districts and therefore would be a better fit in the IB District. BEDS Plus, Inc. has filed an application with the Community Development Department for a Zoning Map Amendment to reclassify the property located at 9601 Ogden Avenue from its current classification of C-3 General Service Commercial to the IB Institutional Buildings District.

AMENDMENT CRITERIA:

In reviewing the request for Zoning Map Amendment, be guided by the principles stated in Section 14-605 of the Zoning Code: “...the power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment be made. In determining whether the principle is satisfied in any particular case...weigh the data required in 14-101E and among other factors, the following standards:”

1. *The consistency of the proposed amendment with the purposes of this Code.*

One of the key purposes of the Zoning Code according to Section 1-102, is to “implement and foster the goals and policies of the Village's Official Comprehensive Plan.”

Goal 1 of the “Community Facilities” category of the *Comprehensive Plan* is to cooperate with service providers to ensure that other facilities function effectively while minimizing impacts on nearby land uses.

In addition to general principles and policies, the *Comprehensive Plan* established a Land Use Plan for future development within the Village. The land use plan identifies this property as *neighborhood commercial* – a use that “*provides convenience goods and services, to meet the daily living needs of nearby residents.*” In addition, this corner is identified as a “Community Gateway.”

2. *The community need for the proposed amendment and for the uses and development it would allow.*

According to the applicant, the map amendment is necessary to transform an underutilized property into a viable development. This is a needed element in the community and this location has been vacant and underutilized for 30 years. At the pre-application conference, BEDS reported that preliminary feedback has been positive. Local churches see the proposed BEDS facility as an asset and an opportunity for them to have a greater role in community service. With the exception of a convenience store and strip shopping center – both of which were never constructed due to economic feasibility, the Village has not entertained any viable proposals for the property. The adjacent alleys have been vacated to make the property more viable.

3. *If a specific parcel is the subject, then the following factors should be considered:*
 - a. *The existing uses and zoning classifications for properties in the vicinity of the subject property.*
 - b. *The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.*
 - c. *The extent, if any, to which any diminution in value is offset by an increase in public health safety and welfare.*
 - d. *The extent to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.*
 - e. *The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.*

- f. *The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.*
- g. *The suitability of the subject property for uses permitted or permissible under its present zoning classification.*
- h. *The availability, where relevant, of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.*
- i. *The availability, where relevant, of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.*
- j. *The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.*

This property is transitional between commercial properties to the north and east and two-family residential area to the south and west. In the vicinity of the proposed development is a car wash directly to the west, located in the Village of Brookfield; directly across the street to the north is a gasoline station/convenience store, zoned C-3 General Service Commercial, an industrial facility, zoned I-1 Light Industrial across Ogden Avenue to the northeast; directly adjacent to the south are two single family residential buildings, zoned R-6 Two Family Residential; and across the street to the west is a religious institution zoned IB Institutional Buildings District.

The current C-3 zoning classification *“is intended to provide areas for the development of service, commercial and retail uses requiring direct vehicular access.”* In comparison, the proposed IB district *“is established to accommodate existing and future public buildings and buildings having purposes and impacts similar to public buildings...it is the intent of this Code to avoid the problems inherent in treating such buildings as permitted or special uses in zoning districts characterized by uses and structures bearing no similarity to public and institutional uses and buildings.”*

Staff and the Village Attorney considered the most appropriate zoning district - commercial, residential or institutional. Through our analysis we determined that this use fits best as an institutional use. The current classification, C-3 District, does not authorize the uses proposed for the first floor – including administrative offices for BEDS Plus’s entire operation, social services related to homelessness and activity centers. Therefore, staff believes that the IB District in which individual social

services of the type proposed are authorized as a special use is a more appropriate classification for this property.

RECOMMENDATION:

In order to consider recommendations for the proposed BEDs facility, Staff suggests that the Plan Commission recommend to the Village Board of Trustees **approval of the Zoning Map amendment to reclassify the property located at 9601 Ogden Avenue from its current classification of C-3 General Service Commercial District to the IB Institutional Buildings District.**

2. SPECIAL USE PERMIT

Staff and Village Attorney have determined that the dwelling units in this facility would be defined as “residential care” and not as multiple family dwellings due to the nature of the facility. Clients will qualify through an extensive screening process and dwelling units will be reserved only for those individuals with a history of homelessness, multiple health conditions, and preference will be given to former community residents of Lyons Township. Rooms will be designated as single units only (couples would be referred to other facilities). Residents will be assigned a case manager and be required to comply with rules such as no alcohol on the premises, no overnight guests, etc. that are not typically part of an apartment lease.

Therefore, BEDs Plus Care, Inc. has filed an application with the Community Development Department to obtain a Special Use Permit and Site Plan Approval for construction to operate Individual & Family Services (832) on the first floor and Residential Care (836) on the second and third floors of the proposed mixed use building.

SPECIAL USE STANDARDS

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

- (a) Code and Plan Purposes
- (b) No Undue Adverse Impact
- (c) No Interference with Surrounding Development
- (d) Adequate Public Facilities
- (e) No Traffic Congestion

- (f) No Destruction of Significant Features
- (g) Compliance with Standards

- (a) Code and Plan Purposes: *The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.*

The Land Use Plan of the Village’s *Comprehensive Plan* identifies this property as *neighborhood commercial* – a use that “*provides convenience goods and services, to meet the daily living needs of nearby residents.*” In addition, this corner is identified as a “Community Gateway.”

The “Vision for La Grange” as established in the *Comprehensive Plan* asserts that La Grange will remain a community with diverse housing. The BEDS proposal is consistent with that vision -- it provides a type of housing that is needed in the community.

- (b) No Undue Adverse Impact: *The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.*

According to the applicant, they propose to develop a parcel of land that has been vacant for the past 30 years with a development that is consistent with the goals of the *Comprehensive Plan*. Previously located on this land was a gasoline station that was demolished in 1993. The proposed facility would have impacts similar to an office/service use and is designed to be compatible with the character of the area. The proposal includes a wood fence with vines along the south property line to provide additional screening to the residences.

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

The BEDs Plus facility would be located in an area that includes a mix of commercial and residential properties – with the C-3 General Service Commercial District directly across Ogden Avenue to the north, a car wash and commercial properties directly to the east and northeast, a two-family residential district directly to the south, a religious institution directly to the west and an industrial facility to the northwest.

According to the applicant, the design is intended to be sensitive to the residential character and to provide a buffer between the residential area to the south and the commercial district to the north and east. Commissioners should be aware that the applicant proposes to reopen the alley to the residential neighborhood to the south.

- (d) *Adequate Public Facilities: The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.*

The site plan has been reviewed by the Village Management team with the following issues identified: demand for Village services, property maintenance over the long term, site circulation, trash removal and parking.

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

The proposed facility would serve as an activity center for approximately 100 clients with up to 15 staff (employees, specialists, counselors at any time) as well as single unit housing for 20 people. According to the applicant, only a small percentage of residents will own cars, so impact will be minimal. The proposed site plan would have only one curb cut on East Avenue but would also keep access to the residential alley to the south.

- (f) *No Destruction of Significant Features: The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic or historic feature of significant importance.*

The proposed use and development would not result in the loss of any historic feature of significant importance. This property is currently a vacant parcel.

- (g) *Compliance with Standards: The proposed use and development complies with all additional standards imposed on it by the particular provision of this code authorizing such use.*

The proposed development requires modifications from the Code from maximum floor area ratio, number of parking spaces, and parking space dimensions. The applicant has expressed a willingness to comply with any additional standards imposed by the Village.

CONSIDERATIONS

In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider:

- (a) *Public Benefit: Whether or to what extent, the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.*
- (b) *Alternative Locations: Whether or to what extent, such public goals can be met by the location of the proposed site or in some other area that may be more appropriate than the proposed site.*
- (c) *Mitigation of Adverse Impacts: Whether or to what extent, all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, landscaping, and screening.*

According to the applicant, the proposed services will benefit the community. BEDs Plus currently operates within a single family residential neighborhood and they believe relocating to this facility would have less impact on the community. The applicant has presented the concept to area neighbors in more than one forum.

In the Village’s public process for the creation of the Comprehensive Plan, participants identified “homelessness/vagrancy” as an issue/weakness in La Grange.

It is also important to note that in October, 2014 the Village was notified by the Illinois Housing Development Authority that we are approximately 0.6% below the 10% threshold for affordable housing stock. The Village’s Comprehensive Plan recommendations and policies states that the Village should “maintain compliance with the State of Illinois threshold for affordable housing.” This project would contribute towards progress in meeting the goal of promoting affordable housing in the community.

3. PLANNED DEVELOPMENT

The Village has specific regulations related to a category for smaller, infill development projects as distinct from larger, campus-style planned developments. A “Small PD” is defined as any “*project that includes less than 40,000 square feet of total land area.*” The proposed project falls within this category. Small PDs allow flexibility for infill projects. The Code also includes new standards for excellence of design

After staff evaluation of the plans, we have determined that it would be necessary for the development to be constructed as a Small Planned Development, because the total land area is less than 40,000 square feet, and the development requires relief from several provisions of the Code as outlined below.

BEDS Plus Care, Inc. has filed an application for Planned Development Final Plan approval with the Community Development Department. (Staff analysis of the site plan and application assumes that the subject property will be re-classified to the IB Institutional Buildings District). The applicant has applied for relief from the following zoning requirements:

- Maximum Floor Area Ratio
- Number of Parking Spaces
- Parking Space Dimensions

A Planned Development is a distinct category of Special Use and has the same general purposes of all special uses. Section 14-502 of the Zoning Code states, “*Within a planned development, the traditional use, bulk, space and yard regulations may be relaxed if they impose inappropriate limitations on the proposed development or redevelopment of a parcel of land that lends itself to an individual planned approach.*” Among those objectives that the Village seeks to achieve through the flexibility of the planned development technique are the following:

- *Encouragement of flexibility in the development or redevelopment of land.*
- *Creation of an appreciably more desirable environment than would be possible through strict application of Village land use regulations, whether through maximization of open space, or excellence in building and site design, or provision of amenities not possible under the otherwise applicable requirements.*
- *Promotion of creative architectural and site designs and resulting development.*
- *Promotion of quality, useful open space and recreational opportunities.*
- *Promotion of environmentally sound development practices.*
- *Facilitation of development in harmony with the Comprehensive Plan.*
- *Promotion of public health, safety, and welfare.*

A Planned Development consists of two phases: (1) Development Concept Plan to provide a basic scope of the character and nature of the development and (2) Final Plan, which serves to implement, particularize and define the Development Concept Plan. As allowed by Code, the applicant has chosen to submit the two phases concurrently.

ADDITIONAL STANDARDS FOR PLANNED DEVELOPMENTS

A Small Planned Development must meet each of the following standards in addition to the special use standards:

1. Unified Ownership Required. The applicant plans to develop the property under unified ownership. Covenants and Restrictions will be in place.
2. Covenants and Restrictions to be Enforceable by Village. The applicant will provide the Covenants and Restrictions to be recorded in connection with the Planned Development. All covenants and similar restrictions may not be modified, removed, or released without express consent of the Village Board. The Village Attorney’s office will review the covenants, restrictions and easements submitted with this application. These Covenants and Restrictions will be reviewed and enforced by the Village.
3. Open Space. *The applicant must show that the largest amount of open space reasonably possible has been included in the Small PD Development Plan and that open space has been assembled and designed to maximize its quality, usefulness, beauty, and value to the development. The Village may require recorded restrictions and covenants or dedication of development rights to assure the perpetual care, conservation, and maintenance of the operation of the open space and to prevent the use of common open space for any structure, improvement, or use other than that shown on the approved Small PD Development Plan. The restrictions must be permanent and not for a given period of years and must run with the land.*

Common open space for use only by residents and their guests will be located on the west side of the building.

4. Landscaping and Perimeter Treatment. *To the fullest extent possible, any area of the planned development not used for structures or circulation elements shall be landscaped or otherwise improved.* The applicant proposes to provide landscaping for the entire perimeter of the property.
5. Public Improvements. Staff recommends the following improvements: (1) overhead utilities crossing the site should be buried to the north side of Ogden Avenue. The preliminary architectural renderings show the overhead utilities very close to the proposed building. The site plan appears to have been designed to accommodate the overhead utility line. Burying the line would give more flexibility in site design for better site circulation; (2) the applicant should also

work with IDOT to identify the area of property in the northwest corner to accommodate future intersection improvements at this corner; and (3) the sidewalks around the property should be replaced.

6. Excellence of Design. The building within the planned development must be of high architectural quality, with excellence of design considering the context within which the development is being proposed and the general standards stated in the “Urban Design Principles,” and “Appendix A” of the Village of La Grange Urban Design Guidelines dated February 2009. (See attached.)

According to the applicant, this project incorporates the following features: quality and durable materials with design in keeping with the downtown La Grange commercial areas.

Staff has just received the materials for this proposal and have not had a chance to review in detail. As this facility will be a gateway building into La Grange, the Commission should pay particular attention to design of the building, the quality of materials and details.

- C. Additional Standards for Specific Small PD. *When the district regulations authorizing any planned development use in a particular district impose standards to be met by such planned development in such district, a special permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such special standards.*

BULK, YARD, AND SPACE REQUIREMENTS:

The following table is a comparison of the applicable bulk, yard, and space requirements for the C-3 General Service Commercial District, IB Institutional Building District, Planned Development standards and the proposed development. Staff has also prepared an analysis of other potential district regulations, which is attached to this document for comparison of potential reclassification.

*****Proposed development (column furthest to the right) assumes zoning map amendment to IB.***

Standard	C-3 General Service Commercial District (Current Classification)	I-B Institutional Buildings District (Proposed Reclassification)	Planned Development Standards	Proposed Development**
Use	Not permitted	Special Use Permit	Same	Individual & Family Services and 20 units of Residential Care
Height	3 stories or 45' 0" (whichever is less)	3 stories or 45' 0" (whichever is less)	May be increased to 70'	3 stories, 45 feet
Total Lot Area	None	Minimum 15,000 square feet	Minimum 15,000 square feet. May be reduced by not more than 50%	26,095 sq. ft.
Lot Area Per Unit	Min 2,000 sq. ft. per unit Permitted: 13 units (26,095 ft ² / 2,000 = 13.05 = 13 units)	Min 1,300 sq. ft. per unit Permitted: 20 units (26,095 ft ² / 1,300 = 20.07 = 20 units)	None specified	20 units maximum (1,304 sq. ft. per unit)
Minimum Lot Width	Minimum 50 ft.	Minimum 50 ft.	None specified	100 ft. avg.

Standard		C-3 General Service Commercial District (Current Classification)	I-B Institutional Buildings District (Proposed Reclassification)	Planned Development Standards	Proposed Development**
Required Yards	Front Yard (East Ave)	N/A	15 ft.	None specified	Approx. 135 ft.
	Front Yard (Washington Avenue)	N/A	15 ft.	None specified	15 ft.
	Interior Side (South)	N/A	15 ft.	None specified	15 ft.
	Corner Side (Ogden Ave)	N/A	5 ft.	None specified	15 ft.
	Rear Yard	N/A	15 feet	No yard specified	N/A
Minimum Dwelling Unit Size	One Bedroom/ Efficiency	None specified	Minimum 650 sq. ft.	N/A	350 sq. ft.
Maximum Building Coverage		N/A	N/A	N/A	5,633 sq. ft. (21%)
Maximum Total Lot Coverage		N/A	N/A	Must provide largest amount reasonably possible	18,275 sq. ft. (70%)
Maximum Floor Area Ratio		1.5	0.45		0.65 *Requires modification under PD

Standard	C-3 General Service Commercial District (Current Classification)	I-B Institutional Buildings District (Proposed Reclassification)	Planned Development Standards	Proposed Development**
Parking Spaces	<i>Multiple Family: 1.5 spaces per dwelling unit (20 units x 1.5/unit = 30 spaces) + Admin & Support Center: 1 space per 350 sq. ft. net floor area (3,414 sq. ft./350 = 10 spaces)</i> Required: Min. 40 spaces	<i>Multiple Family: 1.5 spaces per dwelling unit (20 units x 1.5/unit = 30 spaces) + Admin & Support Center: 1 space per 350 sq. ft. net floor area (3,414 sq. ft./350 = 10 spaces)</i> Required: Min. 40 spaces	N/A	28 spaces *Requires Modification under PD
Parking Space Dimensions	Minimum width: 8.5 feet	Minimum width: 8.5 feet	N/A	8 feet wide *Requires modification under PD
Parking Aisle Dimensions	Min width of two way aisle: 24 feet	Min width of two way aisle: 24 feet	N/A	24 feet wide
Off-Street Loading	<i>Multiple Family: N/A</i> <i>Office Uses: None for the first 30,000 sq. ft. of gross floor area, then 1 for 30,001 to 100,000 sq. ft. of gross floor area or fraction thereof PLUS 1 for each additional 100,000 sq. ft. of floor area or fraction thereof</i> Min: None.	<i>Multiple Family: N/A</i> <i>Office Uses: None for the first 30,000 sq. ft. of gross floor area, then 1 for 30,001 to 100,000 sq. ft. of gross floor area or fraction thereof PLUS 1 for each additional 100,000 sq. ft. of floor area or fraction thereof</i> Min: None.	N/A	N/A

****Proposed development (column furthest to the right) assumes zoning map amendment to IB.**

4. SITE PLAN

Site Plan review requires careful consideration of the site design elements. Some critical items that should be examined prior to granting Final Plan approval include site circulation, lighting/photometrics and requests for adjustments to the Planned Development.

SITE CIRCULATION

In review of the site plan at the pre-application meeting, Staff found that the internal vehicle circulation for the site was limited. Since the meeting, the applicant has revised the site plan to provide better circulation including access to the alley to the south.

In addition, the Director of Public Works has suggested that pedestrian access should be connected to sidewalks at Ogden and East Avenue. Commissioners might discuss pedestrian site circulation.

LIGHTING

Subparagraph 10-101C3 (e) of the Zoning Code, states, *in no case shall such lighting exceed three (3) foot candles measured at any lot line.* In addition, Paragraph 9-101C8 states, *except for streetlights, no exterior lighting adjacent to any residential district shall be so designed, arranged, or operated to produce an intensity of light exceeding one-half foot-candle at any residential lot line.*

The applicant has not yet submitted a photometrics/lighting plan. Staff recommends that submittal and approval of lighting plan and photometrics be a condition of the building permit review as this is directly adjacent to a residential district to the south.

SIGNAGE

The applicant has not submitted a request for relief from sign regulations.

AUTHORITY TO MODIFY REGULATIONS

Section 14-509, *Authority to Modify* of the Zoning Code, states that “the Board of Trustees, as part of an approval of any planned development, may modify any provision” of the Zoning Code subject to limitations:

1. *Will achieve the purposes for which planned developments may be approved pursuant to Section 14-502;*

2. *Will not violate the general purposes, goals, and objectives of this Code and the Official Comprehensive Plan; and*
3. *Will result in a development providing compensating amenities to the Village. Compensating amenities means features not otherwise required to achieve compliance with the standards of this Code or other applicable Village codes and ordinances, including such things as public art, plazas, pedestrian walkways, natural habitats, increased landscaping, buffering or screening, enhanced streetscape, enhanced pedestrian and transit supportive design, underground parking and similar features. Compensating amenities must be proposed as part of a PD application, and all compensating amenities, whether public or private, must be developed and constructed at the applicant's expense.*
5. *Subject to the standards set forth in this paragraph, a compensating amenity may be in the form of a cash contribution. If the Board of Trustees approves a cash contribution, then the contribution must be made by the applicant to the Village prior to the issuance by the Village of any permit authorizing construction related to the project. The cash contribution must be designated by the Village specifically for use to provide one or more features of the type described in the preceding paragraph. The Board of Trustees may approve a cash contribution only if (a) the project site is inadequate for any physical on-site compensating amenity as a result of its size, shape, or other topographic feature, (b) there is no immediate need for a compensating amenity on public property abutting or adjacent to the project site, and (c) there is a compelling and appropriate compensating amenity, as determined by the Board of Trustees, for which a cash contribution can be designated.*

MODIFICATIONS REQUESTED:

The site plan, as proposed, requires modifications from the IB Institutional Buildings District and Parking provisions of the Zoning Code:

1) Floor Area Ratio

The maximum Floor Area Ratio (FAR) permitted for “all other uses” within the I-B Institutional Buildings District is 0.45. With the redevelopment of the property, the FAR would be 0.65, which exceeds the maximum allowed by 0.20 or 20%. The proposed modification falls within the authorized limits of the Zoning Code.

2) Parking Spaces

According to Subparagraph 10-101F1 (a) of the La Grange Zoning Code, “Required Spaces,” Multiple Family Dwellings are required one and one-half (1.5) parking spaces for each dwelling unit. The proposed facility will have 20 dwelling units for a total of 30 required parking spaces ($20 \times 1.5 = 30$ spaces). In addition, the first floor admin offices/support center requires one space for 350 sq. ft. for a total of 10 spaces. Total required parking for the site would be 40 spaces.

The site plan indicates 24 parking spaces with 4 spaces landscaped and landbanked for future use. This is a ratio of 1.0 space per unit, which is less than the required amount of spaces. The total amount of parking spaces would not meet the zoning requirements. Landbanking would allow the facility to maintain more green space until the spaces are needed. The requested modification falls within the authorized limits of the Zoning Code for a Planned Development.

According to the applicant, only a small percentage of residents will own cars, so impact may be minimal. The proposed facility would be classified as “Residential Care” (institutional) rather than multiple family residential; therefore, the number of vehicles would likely be less than a multiple family building. Parking ratios may be better calculated under a different standard. However, the Zoning Code does not have a specific parking category for residential care. Staff looked to other uses that may be similar to guide in the appropriate number of spaces. The applicant has stated that the parking ratio for Senior Citizen Housing is 1 per each 4 dwelling units PLUS 1 for each employee, may be more appropriate. Using this standard, the facility would require 25 total spaces. ($20 \text{ units} \times 0.25 = 5 \text{ spaces} + 10 \text{ employees} = 15$) + (1 space for 350 sq. ft. = $3,414/350 = 10$). The proposed site plan would meet the requirements of this standard.

According to the *Comprehensive Plan*, the Village should “*consider reductions in required off-street parking standards for commercial and residential uses in areas within one-quarter mile of [train] station areas.*” This facility would be within two blocks of the Congress Park Metra station in Brookfield.

Commissioners should discuss whether or not the number of parking spaces as currently designed would meet the daily needs of the facility for workers, specialists, therapists and some of the day clients who might also have cars. According to the applicant, the maximum number of staff at any time in the daytime support center would be 15 persons. They have the capacity for up to 20 staff. Staff would also caution against parking spill over onto nearby residential streets. Opportunity may exist for shared parking with the Church across Washington Street.

3) Parking Space Dimensions

Subparagraph 10-101C3 (j) *Space Dimensions, 90° Parking Angle, Stall Width, Required: 8'6"*; Proposed: 8'0" – Staff has concerns that larger vehicles may not easily fit within the smaller spaces. This should be addressed by the applicant at the hearing as to whether the site plan might be revised.

6. DESIGN REVIEW

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

STANDARDS AND CONSIDERATIONS FOR DESIGN REVIEW PERMIT.

In acting upon applications for Design Review Permits, the Plan Commission and the Board of Trustees shall consider and evaluate the propriety of issuing the Design Review Permit in terms of its effect on the purposes for which the Design Review District is designated. In addition, the Commission and the Board of Trustees shall be guided by the following standards and considerations:

1. Visual Compatibility.

- (a) Height. *The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.*
- (b) Proportion of Front Facade. *The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.*
- (c) Proportion of Openings. *The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.*
- (d) Rhythm of Solids to Voids in Front Facades. *The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.*
- (e) Rhythm of Spacing and Buildings on Streets. *The relationship of a building or structure to the open space between it and adjoining buildings or structures shall*

be visually compatible with the buildings, public ways, and places to which it is visually related.

- (f) *Rhythm of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.*
- (g) *Relationship of Materials, Texture, and Color. The relationship of the materials, texture, and color of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.*
- (h) *Roof Shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.*
- (i) *Walls of Continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.*
- (j) *Scale of Building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.*
- (k) *Directional Expression of Front Elevation. A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.*

2. Quality and Design Site Development

- (a) *Open Spaces. The quality of the open spaces between buildings and in setback spaces between street and facade.*
- (b) *Materials. The quality of materials and their relationship to those in existing adjacent structures.*
- (c) *General Design. The quality of the design in general and its relationship to the overall character of neighborhood.*

(d) *General Site Development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

Staff has just received the materials for this proposal and have not had a chance to review in detail. This facility, particularly the north and east elevations, will be a gateway view into La Grange on Ogden Avenue with high traffic counts. The Commission should pay particular attention to design of the building, the quality of materials and details. Staff has some concerns that the decorative masonry panels may not be in character with the Village's *Urban Design Guidelines*. Staff believes that this should be given further consideration by the Plan Commission.

II. RECOMMENDATIONS:

The Plan Commission has certain options in recommending approval or denial of the combined Development Concept/Final Site Plan as follows:

- 1) Approval as presented for substantial conformity with the provisions of the Zoning Code and all other applicable Federal, State and Village codes, regulations and ordinances.
- 2) Approval as above with modifications or conditions to be accepted by the applicant.
- 3) Continue the case to allow the development team to make adjustments to the Plan.
- 4) Denial of the Plan as presented for failure to be in substantial conformity with the provisions of the Zoning Code and all other applicable Federal, State and Village codes, ordinances, and regulations.

Upon review of the application, should the Plan Commission determine that the standards for Planned Development have been met, with the requested modifications.

Because of several special circumstances related to this proposed development, Staff believes it is likely that a Development Agreement will be appropriate and that may include one or more of the following terms, among others:

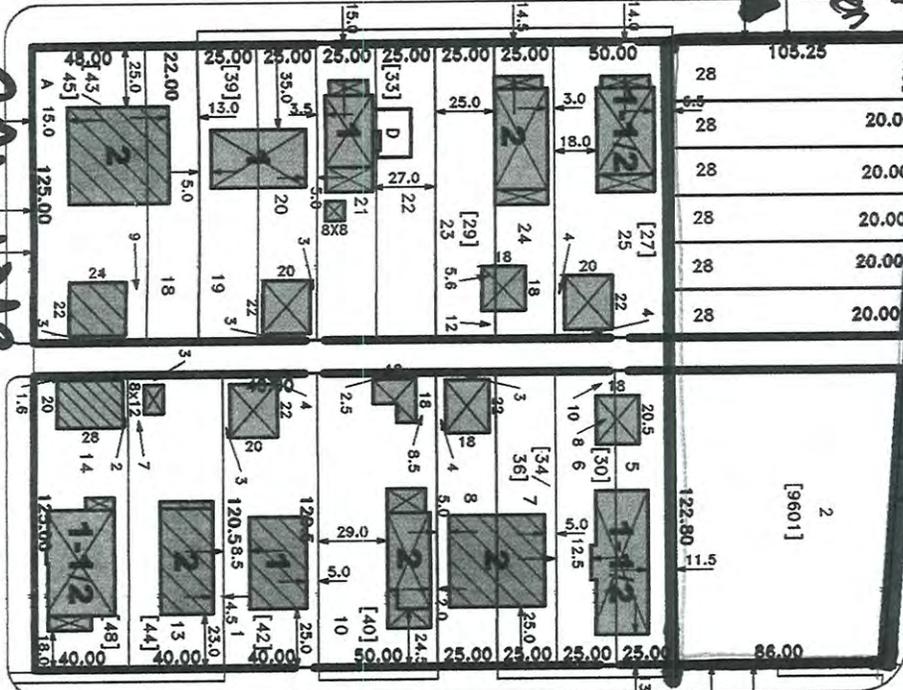
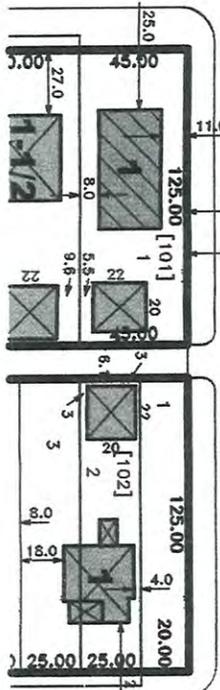
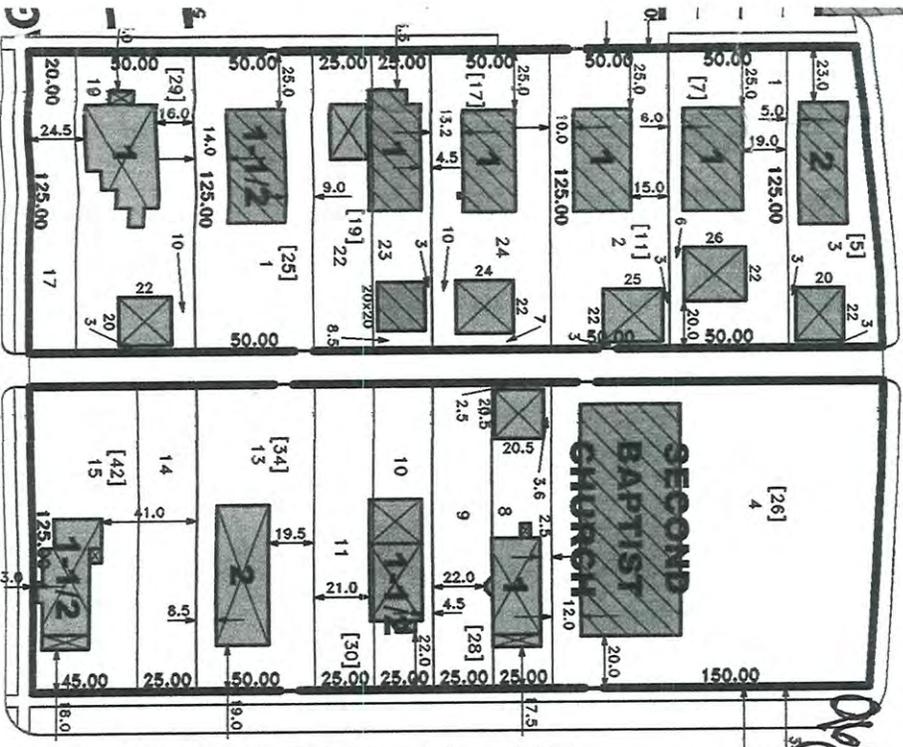
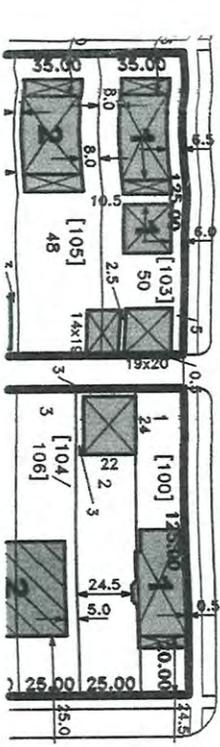
1. Village would have the right to approve a transfer of ownership and/or operation of this use (not a change of use).

2. That the property comply with strict property maintenance standards.
3. That the applicant agree to relocate all of its operations into the new facility and completely out of the First Presbyterian and Emmanuel Episcopal Churches with the exception of the overnight shelters.
4. That on-site management/supervision be provided 24 hours a day.
5. That the applicant limit the number of clients that they can serve at one time at the facility.

Staff suggests that if the Plan Commission recommend to the Village Board of Trustees approval of the Development Concept/Final Plans and Site Plan as submitted in Plan Commission Case #222, then the approval ordinance should include the following conditions:

1. Lighting Plans. Location, size and arrangement of all exterior lighting be submitted by the applicant for compliance with the Code, prior to issuance of a building permit, including photometrics and all fixtures.
2. Construction Staging Plan. Prior to issuance of a building permit, the applicant shall prepare and file with the Village, for review and approval, a construction staging plan including delivery routes, construction parking, and street clean-up.
3. Grading and Storm water Management plans shall be submitted and approved by Village Engineer prior to Village Board approval.
4. Final Engineering Plans shall be approved by the Village prior to the issuance of any building permits.
5. Underground Utilities. Overhead utilities crossing the site shall be buried to the north side of Ogden Avenue. Utility burial plan shall be approved by the Village prior to issuance of any building permits.
6. Landscaping Plans. Final landscaping details with a tree preservation plan shall be submitted with the application for building permit approval.
7. Materials. Final building material samples shall be identified fully as to manufacturer, make and model prior to Village Board approval. No deviation from approved materials will be allowed.

8. Screening. Refuse containers and parking lot must be fully enclosed by a masonry enclosure of a height to completely screen such containers.
9. Conditions Covenants and Restrictions must be provided to satisfaction of the Village Manager.
10. Permits. Permits will be needed for outside entities including but not limited to MWRD (development will be subject to MWRD's new watershed management ordinance), Cook County Highway Department, IDOT and IEPA.
11. Soil Borings.
12. Fire Department review prior to issuance of a building permit.
13. Landbanked Parking. Applicant must reserve four parking spaces on the site as landscaped open space for future parking should the need arise.
14. Easement/Dedication of Land. Applicant shall provide an easement or dedication of land at the NE corner of the property for traffic signal relocation and/or Village Gateway Signage.
15. Sidewalks. Applicant should replace the sidewalks surrounding the property to meet Village Standards.
16. Development Agreement. The applicant must enter into a development agreement with the Village as previously described.



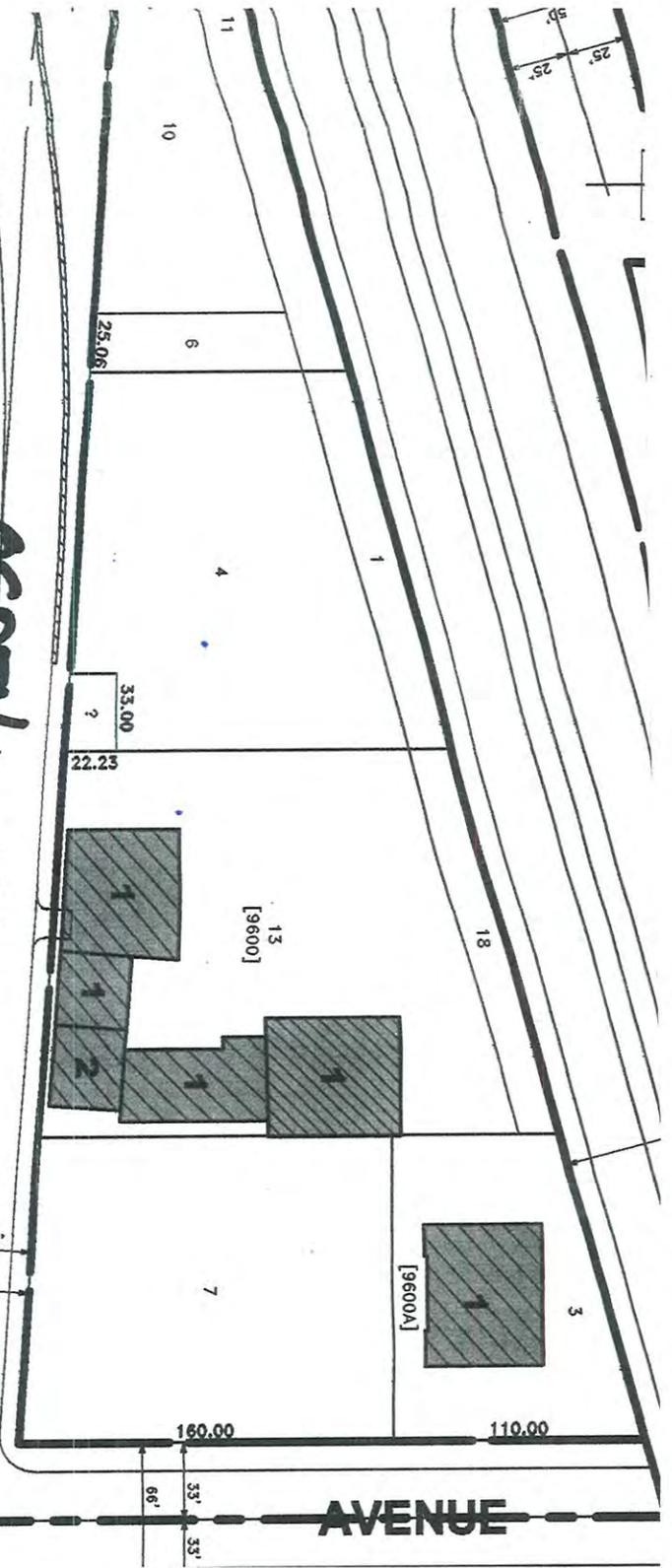
OSDEN AVENUE

WASHINGTON AVENUE

CALSBOR AVENUE

EAST

AVENUE



APPLICATION FOR AMENDMENTS

Application # 222
Date Filed: 11/2/15
UARCO No.: 459

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

(please type or print)

Application is hereby made by Beds Plus Care, Inc.

Address: 150 S. Ashland Avenue, P.O. Box 2035, La Grange, IL 60525

Phone No. (708) 354-0858

Owner of property located at: (Contract Purchase) 9601 W. Ogden, La Grange

Permanent Real Estate Index No: 18-04-223-035-0000

as set forth by plat of survey attached hereto.

(1) REZONING FROM C-3 General Service Commercial TO IB Institutional Buildings

(2) AMENDMENT (other than rezoning) OF THE ZONING ORDINANCE, as follows:

(Indicate Article, Section, etc. where applicable) _____

(3) PURPOSE of rezoning/amendment: To permit the construction of a 3 story mixed use building with 1st floor offices for individual and family services and twenty (20) residential care units on the second and third floors.

STANDARDS: The petitioner should state reasons and submit any pertinent evidence to support the following factors:

(1) The consistency of the proposed amendment with the purposes of this code.

The rezoning will support the purposes of 1-102(A)(1) and (2) of the Code (implement the Comprehensive Plan and encourage the most appropriate use of land).

(2) Community need for proposed use. The community need for the proposed amendment and the uses and development it would allow.

The residential units will provide permanent housing and supportive services to individuals with a history of homelessness. This is an important component of homelessness policy in the community.

(3) The following standards related to a particular property:

(a) Existing Uses and Zoning. The existing uses and zoning classifications of properties in the vicinity of the subject property.

The subject property is located in a transitional area with surrounding industrial, institutional and residential uses. The mixed use nature of the building is appropriate for this site.

(b) Trend of Development. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

The subject property has remained vacant and undeveloped for many years. This is due in part to the transitional nature of the site. The proposed use is compatible with the surrounding uses.

(c) Adverse Impact on Subject Property Value. The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

The subject property has not been developed in many years. The proposed rezoning will increase the value to the property because it will allow for it to be developed with appropriate uses.

(d) Presence or Absence of Offsetting Public Benefit. The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.

Public benefits will be increased as a result of the proposed rezoning because the subject property will be developed with uses that benefit the community.

(e) Suitability for Use as Currently Zoned. The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

The subject property has not been developed for many years. The existing C-3 zoning is not suitable for the site.

(f) Lack of Development as Zoned. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The subject property has been vacant for more than 30 years.

* * *

NOTICE: This application must be filed with the office of the Community Development Director, accompanied by necessary data called for above and the required filing fee escrow a minimum of thirty days in advance of the public hearing date.

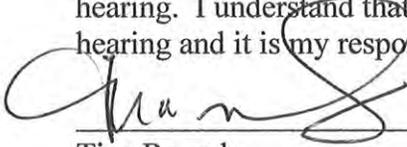
The escrow for the application is \$1,500.00. Should the funds in escrow fall below \$300 the Village will request that the applicant replenish the escrow funds prior to further processing of said application.

The above filing fee and escrow shall be payable at the time of the filing of such request. Any funds remaining in escrow will be returned to the applicant after the Village Board approval and all staff and consultant work is completed.

The above minimum fee shall be payable at the time of the filing of such request. It is also understood that the applicant shall reimburse the village any additional costs over and above these minimums, which are incurred by the Village, including but not limited to the following:

- (a) Legal Publication (direct cost);
- (b) Recording Secretarial Services (direct costs);
- (c) Court Reporter (direct cost);
- (d) Administrative Review and Preparation (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);
- (e) Document Preparation and Review (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);
- (f) Professional and Technical Consultant Services (direct cost);
- (g) Legal Review, Consultation and Advice (direct cost)'
- (h) Copy Reproduction (direct cost);
- (i) Document Recordation (direct cost); and
- (j) Postage Costs (direct cost).

I, the undersigned, do hereby certify that I am the owner or contract purchaser (evidence of title or other interest you have in the subject property, date of acquisition of such interest and the specific nature of such interest must be submitted with application) and do hereby certify that the above statements are true and correct to the best of my knowledge. I also acknowledge that Village staff will prepare a report with a recommendation to the Plan Commission prior to my hearing. I understand that this report will be available for my viewing the Friday prior to my hearing and it is my responsibility to contact the Village to view this report or obtain a copy.



150 S. Ashland Ave., P.O. Box 2035, La Grange, IL 60525

Tina Rounds

SUBSCRIBED AND SWORN TO BEFORE ME THIS

12th DAY OF JANUARY, 2015.

NOTARY PUBLIC



PLACE SEAL HERE



Village of La Grange

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

APPLICATION FOR PLANNED DEVELOPMENT

TO THE PRESIDENT AND
BOARD OF TRUSTEES
VILLAGE OF LA GRANGE

Application No. 222
Date Filed 1/2/15
UARCO No. 4459

(Please Type or Print)

Application is hereby made by Beds Plus Care, Inc.

Address: 150 S. Ashland Ave., P.O. Box 2035, La Grange, IL 60525 Phone: (708) 354-0858

Email: sfriedland@att-law.com

Owner of property located at (contract purchaser) 9601 W. Ogden Avenue, La Grange

Permanent Real Estate Index No. 18-04-223-035-0000

as set forth by plat of survey attached hereto

Present Zoning Classification _____ Current zoning is C-3. The Applicant has requested a rezoning to IB with Special Uses for Individual and Family Services and Residential Care

Requested Modifications from the Zoning Code: Provision Modification: The applicant requests relief from (1) Parking requirements – (a) Subparagraph 10-101C3(j) Space Dimensions, 90° Parking Angle, Stall Width Required: 8'6", Proposed: 8'0"; (b) Subparagraph 10-101F1(a) Required Spaces: 46 spaces (TOTAL), Proposed: 28 spaces; (2) FAR: Allowed Maximum: 0.45; Proposed: 0.65

[NOTE: WE NEED TO REVIEW THIS VERY CAREFULLY TO CONFIRM THIS IS WHAT WE NEED]

STANDARDS FOR PLANNED DEVELOPMENTS: The petitioner should state **FACTS AND REASONS** and submit any pertinent evidence establishing each of the following principles:

A. Special Use Permit Standards. The petitioner will establish that the proposed development will meet each of the standards made applicable to special uses.

- (a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

The proposed use is in harmony with the Section 1-102(A)(1) and (2) of the Code. The requested special uses and specifically permitted in the IB District. The development will satisfy the special goals of the Comprehensive Plan related to diverse housing options accommodation of the service

needs of residents.

- (b) No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

The proposed use is compatible with the surrounding area and will not have an adverse effect on adjacent property.

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

The adjacent properties are already developed. The proposed use is compatible with adjacent uses and the size of the development will not dominate or overpower the neighboring properties.

- (d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Yes. The site is located on Ogden Avenue and is served by adequate street and public transportation options.

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

The subject property is located on Ogden Avenue, a major commercial street. Only a small percentage of residents will own cars so the impact on traffic from the proposed site will be minimal.

- (f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

There will be no destruction of significant features.

- (g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Yes

B. Standards for All Planned Developments. The petitioner will establish that the proposed development will meet each of the following additional standards:

- (a) Unified Ownership Required. The entire property will be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole.

This standard will be met.

- (b) Covenants and Restrictions to be Enforceable by Village. All covenants, deed restrictions, easements, and similar restrictions will be recorded in connection with the planned development may not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

This standard will be met.

C. Standards for Large Planned Developments. The petitioner will establish that any project that includes 40,000 square feet or more of total land area or more than one principal building will meet each of the following standards (If the project site is less 40,000 square feet, skip ahead to Section B):

- (a) Protected Open Space.¹ The protected open space must be held in common ownership or by an entity specifically responsible for the care and maintenance of the space. The protected open space also must be (i) held for use by all residents or other occupants of the development or (ii) dedicated to, and accepted by, the Village of La Grange, the Park District of La Grange, a school district, or another public entity as permanent common open areas for parks, recreation and/or related public uses.

¹ Protected Open Space may include parks, playgrounds, landscaped green space, community centers, or other similar areas and associated recreational amenities protected permanently as open space.

(b) Landscaping and Perimeter. Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures, setbacks, screening, or natural or man-made buffers. Every planned development having 20 or more acres shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum front yard required in the district it is located or it abuts, whichever is greater.

(c) Private Streets. Private streets are prohibited unless expressly approved by the Board of Trustees. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a hospital or by a property owners' association meeting the requirements set forth in this Section.

(d) Pedestrian Circulation System. Describe the proposed pedestrian circulation system including appropriate walkways, paths, trails, passageways, and other means of movement into, out of, and throughout the development and including private or public sidewalks meeting the standards of the La Grange Subdivision Code on both sides of every street in or abutting the project

(e) Utilities. All utility lines shall be installed underground.

(f) Compensating Amenities. Describe all proposed *compensating amenities*²:

² *Compensating amenities* means features not otherwise required to achieve compliance with the standards of this Code or other applicable Village codes and ordinances, including such things as public art, plazas, pedestrian walkways, natural habitats, increased landscaping, buffering or screening, enhanced streetscape, enhanced pedestrian and transit supportive design, underground parking and similar features. Compensating amenities must be proposed as part of a PD application, and all compensating amenities, whether public or private, must be developed and constructed at the applicant's expense.

D. Standards for Small Planned Developments. The petitioner will establish that any project that includes less than 40,000 square of total land area (a “Small PD”), will meet each of the following additional standards:

- (a) Open Space. Show that the largest amount of open space reasonably possible has been included in the Small PD Plan and that open space has been assembled and designed to maximize its quality, usefulness, beauty, and value to the development. The Village may require recorded restrictions and covenants or dedication of development rights to assure the perpetual care, conservation, and maintenance of the operation of the open space and to prevent the use of common open space for any structure, improvement, or use other than that shown on the approved Small PD Plan. The restrictions must be permanent and not for a given period of years and must run with the land.

Significant landscaping is included with the development. Open space will be created on the west side of the building that will be available to residents of the building.

- (b) Landscaping and Perimeter Treatment. To the fullest extent possible, any area of the planned development not used for structures or circulation elements shall be landscaped or otherwise improved. Include details of landscaped perimeter:

The entire perimeter of the subject property (along Washington Avenue, Ogden Avenue and East Avenue) will be landscaped.

- (c) Public Improvements³. Provide for all public improvements necessary to serve the PD, including without limitation streets, sidewalks, lights, signs, underground utilities, and landscaping, to be constructed or installed to Village standards at no cost to the Village.

The applicant is proposing to dedicate an approximately 20x20 foot portion of the subject property at the southeast corner of Ogden Avenue and East Avenue. The applicant will improve the dedicated area with landscaping.

³ May be in the form of a cash contribution. If approved by the Board of Trustees, then the contribution must be made by the applicant to the Village prior to the issuance of any permit authorizing construction. Must be designated specifically for use to provide one or more features defined as compensating amenities. The Board may approve a cash contribution only if (a) the project site is inadequate for any physical on-site compensating amenity as a result of its size, shape, or other topographic feature, (b) there is no immediate need for a compensating amenity on public property abutting or adjacent to the project site, and (c) there is a compelling and appropriate compensating amenity, as determined by the Board of Trustees, for which a cash contribution can be designated.

- (d) Excellence of Design. Describe the architectural quality of the building, with excellence of design considering the context within which the development is being proposed and the general standards stated in the “Urban Design Principles,” “Urban Design Framework,” and “Appendix A” of the Village of La Grange Urban Design Guidelines dated February 2009 (available on the Village website: www.villageofLaGrange.com and at the Community Development Department offices).

The proposed building will be constructed of quality and durable materials and provide a high level of design in keeping with the aesthetic of the adjoining downtown LaGrange commercial areas.

NOTICE: This application must be filed with the office of the Community Development Director together with seventeen (17) 11 x 17 copies of any required drawings, plats of survey, etc, the necessary data called for above a minimum of thirty days in advance of the public hearing and the required filing fee escrow a minimum of thirty days in advance of the public hearing date. The escrow will be utilized to cover all costs incurred by the Village as outlined in Paragraph 14-101D2 of the Zoning Code:

- (a) Legal Publication (direct cost);
- (b) Recording Secretarial Services (direct cost);
- (c) Court Reporter (direct cost);
- (d) Administrative Review and Preparation (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);
- (e) Document Preparation and Review (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);
- (f) Professional and Technical Consultant Services (direct cost);
- (g) Legal Review, Consultation, and Advice (direct cost);
- (h) Copy Reproduction (direct cost); and
- (i) Document Recordation (direct cost); and
- (j) Postage Costs (direct cost).

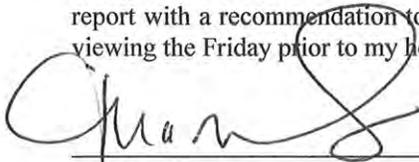
The escrow for the application is as follows:

Planned Development - \$3,000

Should the funds in escrow fall below \$300, the Village will request that the applicant replenish the escrow fund prior to further processing of said application.

The above filing fee and escrow shall be payable at the time of the filing of such request. Any funds remaining in escrow will be returned to the applicant after Village Board approval and all staff and consultant work is completed.

I, the undersigned, do hereby certify that I am the owner or contract purchaser (Evidence of title or other interest you have in the subject property, date of acquisition of such interest and the specific nature of such interest must be submitted with application) and do hereby certify that the above statements are true and correct to the best of my knowledge. I also acknowledge that Village staff will prepare a report with a recommendation to the Plan Commission prior to my hearing. I understand that this report will be available for my viewing the Friday prior to my hearing and it is my responsibility to contact the Village to view this report or obtain a copy.



150 S. Ashland Ave., P.O. Box 2035, La Grange, IL

60525

(Signature of Owner or Contract Purchaser)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

12th DAY OF JANUARY, 2015.

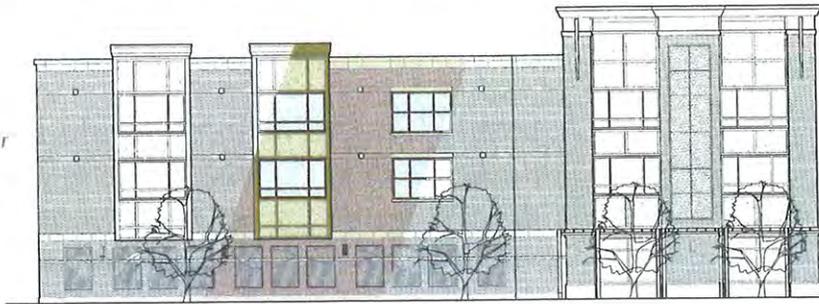


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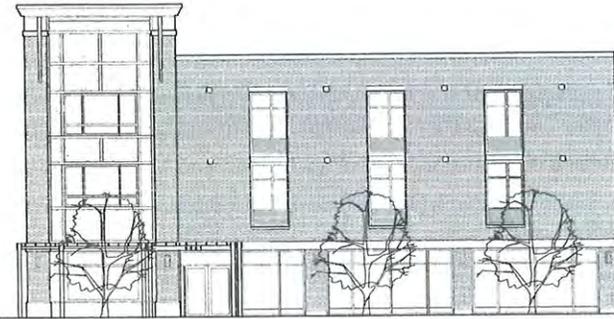


INVEST IN BEDS PLUS, INVEST IN YOUR COMMUNITY.

Proposed exterior view
(Ogden Ave.)



Proposed exterior view
(Washington Ave.)



PROPOSED PROJECT

For 27 years, BEDS Plus Care, Inc. (BEDS) has worked in collaboration with faith communities, municipal partners, community based service partners and volunteers to provide safety-net services for the homeless and those at-risk of homelessness in southwest suburban Cook County. BEDS offers comprehensive case management services, emergency shelter and a variety of housing programs to stabilize vulnerable individuals in our community.

BEDS is currently pursuing the development of a new building at 9601 West Ogden Avenue in LaGrange. The first floor of the building will house the BEDS daytime support center and administrative offices. The daytime support center and administrative offices will move from the current locations at the Emmanuel Episcopal Church, 203 South Kensington and the First Presbyterian Church of LaGrange, 150 South Ashland. However, the services offered will remain consistent, including case management, service connections and access to partner agency representatives and programs. Both the second and third floor will include ten units of supportive housing. Each of the 350 square foot one-bedroom units will have a full bathroom, a living area, kitchen, dining area and closet. Clients will qualify for a housing unit through an extensive screening process and units will be reserved for those who have had a history of homelessness, have multiple health conditions with weighted preferences for former community residents of Lyons Township.

Permanent supportive housing ends homelessness by providing very low cost housing along with supportive case management to highly vulnerable individuals chronically struggling to maintain housing stability. This building will be an extension of current programs and bring intensive services to those who are most vulnerable among the population

The project will be funded by a mix of public and private sources. BEDS is applying for public grants and will hire a capital campaign consultant to lead the solicitation of private funds.

BEDS Plus is seeking a zoning change from C-4 to IB with special use and soliciting a letter of support from the Village of LaGrange. Strong local support will help secure federal, state and county funding for this project.

In 2014, BEDS Plus:

- Assisted 441 clients
- 159 were housed by BEDS before the end of the program year.



MEET BRIAN

Brian came to the emergency overnight shelter last fall. In 2010, both of his parents tragically died as he was going through a divorce. He was unable to cope with the loss in his life, lost touch with everyone that he knew, and became homeless. For many years, he struggled to understand and face his mental health challenges. While staying at the BEDS shelters, Brian attended counseling and worked with case managers to help address his past and become more financially stable.

Brian qualified for a permanent supportive housing placement through a partner agency and was placed in his own one bedroom apartment in July, 2014. He receives weekly visits from his case manager who assists him with the life skills he needs to live independently. Brian also continues to check-in with the BEDS Plus daytime support center staff on a regular basis. He is eligible for supportive housing until he is ready to move on to greater independence.

In his own words, "I am so appreciative of the network of support BEDS Plus was able to provide me. They helped turn a hopeless situation into one of hope and opportunities."

**OUR MISSION IS TO HELP
VULNERABLE INDIVIDUALS
STABILIZE THEIR LIVES
THROUGH HOUSING AND
SUPPORTIVE SERVICES.**

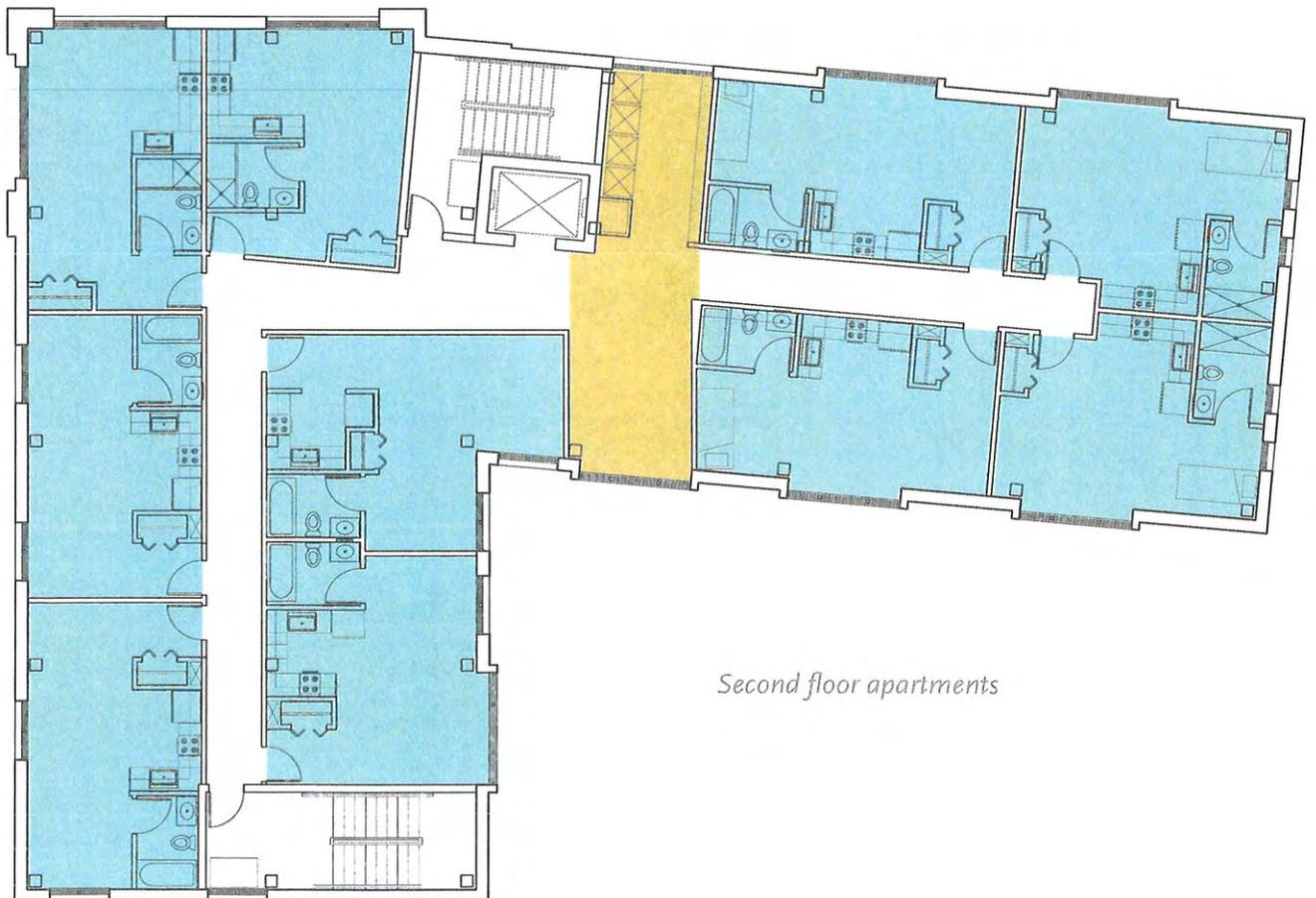


PO Box 2035, La Grange, IL 60525
708-354-0858 • www.beds-plus.org

PROPOSED PLAN



Ground floor plan



Second floor apartments

Village of La Grange

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

APPLICATION FOR SITE PLAN APPROVAL

Case No.: 222
Date Filed: 1/12/15
UARCO: 4454

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

Application is hereby made by Beds Plus Care, Inc

Address: 150 S. Ashland Avenue, P.O. Box 2035, La Grange, IL 60525

(City) (State) (ZIP)

Phone: (708-354-0858)

Owner of Property Located at: (Contract Purchase) 9601 W. Ogden, La Grange

Permanent Real Estate Index No.: 18-04-223-035-0000

Present Use: Vacant land Present Zoning Class.: C-3

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

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

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

* * *

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

Tina Rounds

150 S. Ashland Ave., P.O. Box 2035, La Grange, IL 60525

Tina Rounds

Subscribed and sworn to before me this 12th day of JANUARY, 20 15.

(Notary Public)

[Signature]

(Seal)



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

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

easements and all other utility facilities.

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

If possible, please submit electronic copies of plans.

* * *

Enclosures:

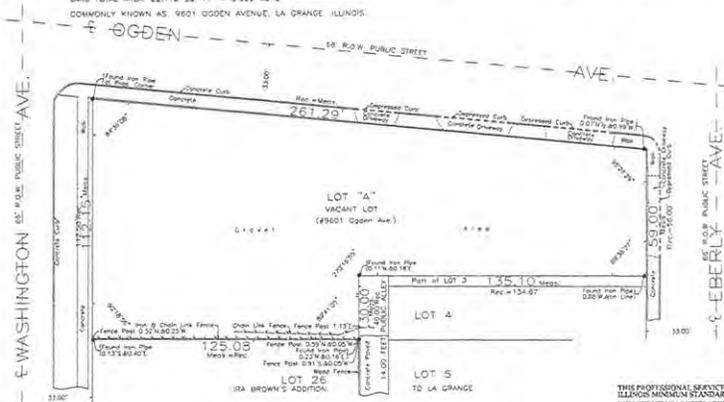
1100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60112
www.professionalsurvey.com



PROFESSIONALS ASSOCIATED SURVEY, INC.
PROFESSIONAL DESIGN FIRM NO. 184-00303
PLAT OF SURVEY

TEL (847) 675-1000
FAX (847) 675-2167
e-mail: pas@professionalsurvey.com

OF
LOT "A" IN PLAT OF CONSOLIDATION OF LOTS 1, 2 AND 3 (EXCEPT THE SOUTH 5 FEET OF LOT 2) AND THE 14 FOOT VACATED ALLEY LYING WEST AND
ADJOINING FORESAID LOTS 1, 2 AND 3 (EXCEPT THE SOUTH 5 FEET THEREOF) ALSO LOTS 27, 28, 29 AND 30 IN BLOCK 3 IN IRA BROWN'S ADDITION
TO LA GRANGE, IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.
LAND TOTAL AREA 22.112 90 FT = 0.508 ACRE
COMMONLY KNOWN AS: 1601 OGDEN AVENUE, LA GRANGE, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREIN
DRAWN IS A COPY OF THE ORIGINAL, AND THE ACCURACY
SHOULD BE COMPARED WITH THE TITLE OR DEED.
DIMENSIONS ARE NOT TO BE ASSESSED FROM SCALING.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE
THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO
YOUR DEED OR ABSTRACT.

Order No. 11-02426
Scale: 1 inch = 30 feet
Date of Field Work: February, 28, 2011
Ordered by: THE PRIVATE BANK & TRUST COMPANY

THE PROFESSIONAL SURVEYOR CONFORMS TO THE CURRENT
ILLINOIS MEASUREMENT STANDARDS FOR A SECONDARY SURVEY.
THIS SURVEY HAS BEEN CREATED FOR SURFACE
DIMENSIONS ONLY AND FOR REFERENCE.
THIS IS NOT AN ALTA SURVEY.
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND
AT ONCE, REPORT ANY DIFFERENCE.
State of Illinois, I.A.
County of Cook, I.A.
We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby
certify that the survey shown on the above described property and that,
to the best of our knowledge, the plat hereon drawn is an accurate
representation of said survey.
Date: _____

E. PHIL LANDWISYBOM - LICENSED SURVEYOR, IN CHARGE
Drawn by: 22

Village of La Grange

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

DESIGN REVIEW PERMIT APPLICATION

Case No.:
1/12/15 Date Submitted:
UARCO No.:
#4459

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

Application is hereby made by (Please Print): Beds Plus Care, Inc
Address: 150 S. Ashland Avenue, P.O. Box 2035, La Grange, IL 60525 Phone: (708) 354-0858

Owner of property located at: (Contract Purchase) 9601 W. Ogden, La Grange

Permanent Real Estate Index No.: 18-04-223-035-0000

Present Use: Vacant Land Present Zoning Class: C-3

PLAT OF SURVEY must be submitted with application. The plat should show any existing buildings on the petitioned property as well as any existing buildings on property immediately adjacent.

The applicant must provide the following DATA AND INFORMATION:

1. Detailed plans depicting all work proposed to be done, including detailed renderings of any exterior alterations and of the exterior of any proposed new building. Such rendering shall show proposed exterior colors and textures.
2. Standards and Considerations. State how the proposed use or development achieves the purposes for which the Design Review District is designated.

The Design Review District is intended to help preserve the distinctive qualities of the Village, foster compatibility among uses and protect sensitive areas of transition from one land use to another. The proposed development accomplished these purposes. The subject property is located adjacent to industrial, institutional and residential uses. The site has not been developed for many years. One reason for this lack of development is likely the transitional nature of the site. The proposed development will provide a mixed-use that respects the residential use to the south but is compatible with the commercial nature of Ogden Avenue and the non-residential property adjacent to the site.

3. Visual Compatibility. New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms of the following criteria:
 - a. Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
 - b. Proportion of Front Facade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
 - c. Proportion of Openings. The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and place to which the building is visually related.
 - d. Rhythm of Solids to Voids in front Facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

- e. Rhythm of Spacing and Buildings on Streets. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
 - f. Rhythm of Entrance Porch and Other Projections. The relationship of entrances to other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
 - g. Relationship of Materials, Texture and Color. The relationship of the materials, texture, and color of the facade shall be visually compatible with the predominant materials used in the buildings and structure to which it is visually related.
 - h. Roof Shapes. The roof shape of a building shall be visually compatible with the building to which it is visually related.
 - i. Walls of Continuity. Building facade and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.
 - j. Scale of Building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies, shall be visually compatible with the buildings, public ways, and places to which they are visually related.
 - k. Directional Expression of Front Elevation. A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in this directional character, whether this be vertical character, horizontal character, or non-directional character.
4. Quality of Design and Site Development. New and existing buildings and structures and appurtenances thereof which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following quality of design and site development criteria:
- a. Open Spaces The quality of the open spaces between buildings and in setback spaces between street and facade.
 - b. Materials The quality of materials and their relationship to those in existing adjacent structures.
 - c. General Design The quality of the design in general and its relationship to the overall character of the neighborhood.
 - d. General Site Development The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

NOTICE: This application must be filed with the office of the Community Development Director together with the following:

- **Filing fee of Two Hundred Dollars (\$200), which is non-refundable;**
- **Current photo of property;**
- **Visual proposal depicting final plan, including but not limited to detailed renderings of any exterior alterations. Such rendering shall show proposed exterior colors and textures. (In some cases architectural drawing may be required);**
- **Material samples, including but not limited to, paint, wood finish, stone, brick, fabric for awnings, etc;**

The minimum fee shall be payable at the time of the filing of such request. It is also understood that the applicant shall reimburse

the Village, any additional costs over and above these minimums which are incurred by the Village. Such additional costs shall be paid by the applicant prior to the Board of Trustees making a decision regarding the request.

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

[Handwritten Signature]

150 S. Ashland Ave., P.O. Box 2035, La Grange, IL 60525

(Signature of Owner or Contract Purchaser)

(Address)

Subscribed and sworn to before me this 12th day of JANUARY, 2015

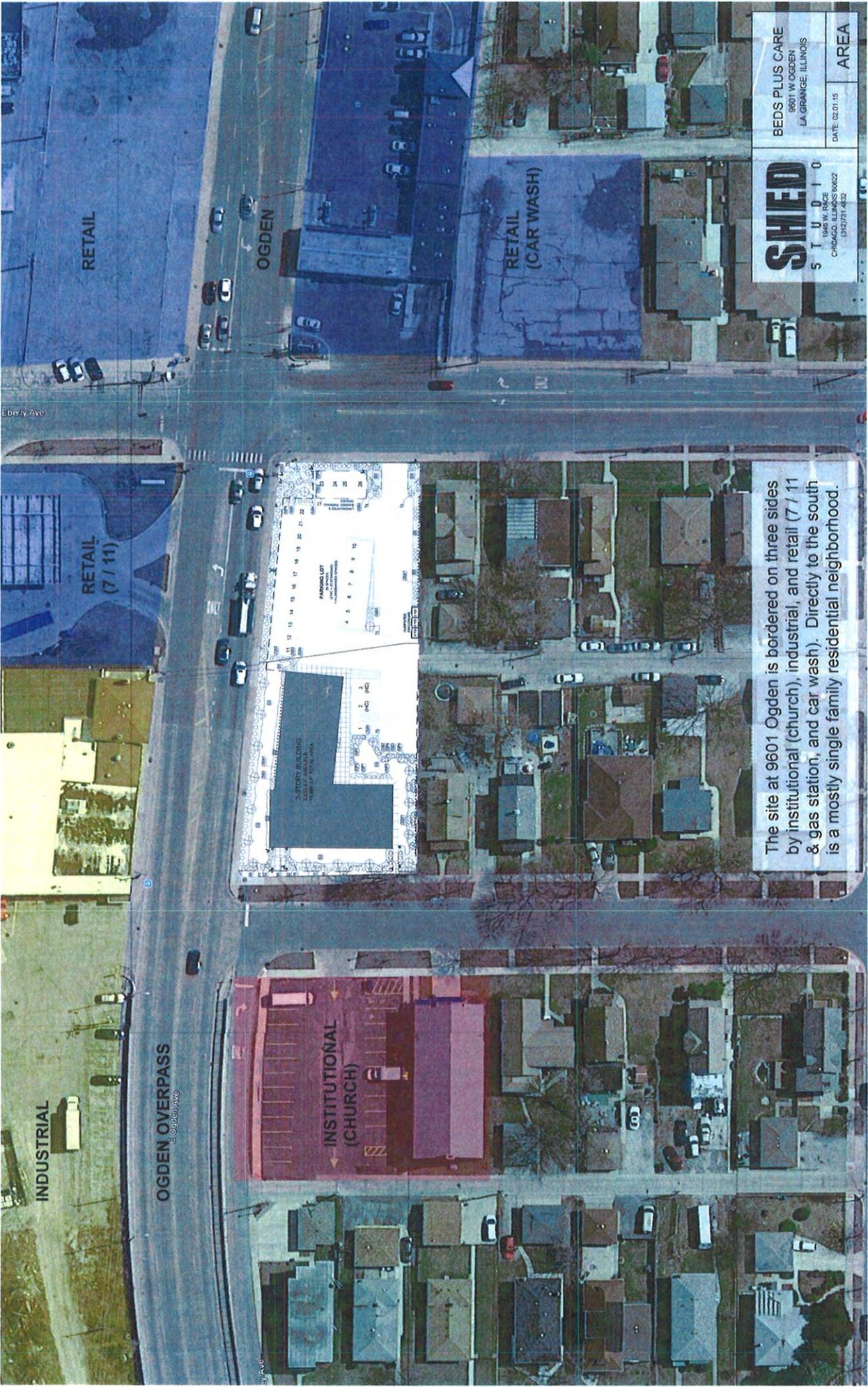
[Handwritten Signature]

(Notary Public)

(Seal)



Enclosures: _____



RETAIL

OGDEN

RETAIL (CAR WASH)

RETAIL (7 / 11)

3-STORY BUILDING
345 S. P. AVENUE
MAYFIELD, INDIANAPOLIS

PARKING LOT
100 S. P. AVENUE
MAYFIELD, INDIANAPOLIS

The site at 9601 Ogden is bordered on three sides by institutional (church), industrial, and retail (7 / 11 & gas station, and car wash). Directly to the south is a mostly single family residential neighborhood.

SHED
STUDIO
1848 W. RICE
CHICAGO, ILLINOIS 60622
(312) 375-1432

BEDS PLUS CARE
9601 W OGDEN
LA GRANGE, ILLINOIS

DATE: 02/01/15

AREA

INDUSTRIAL

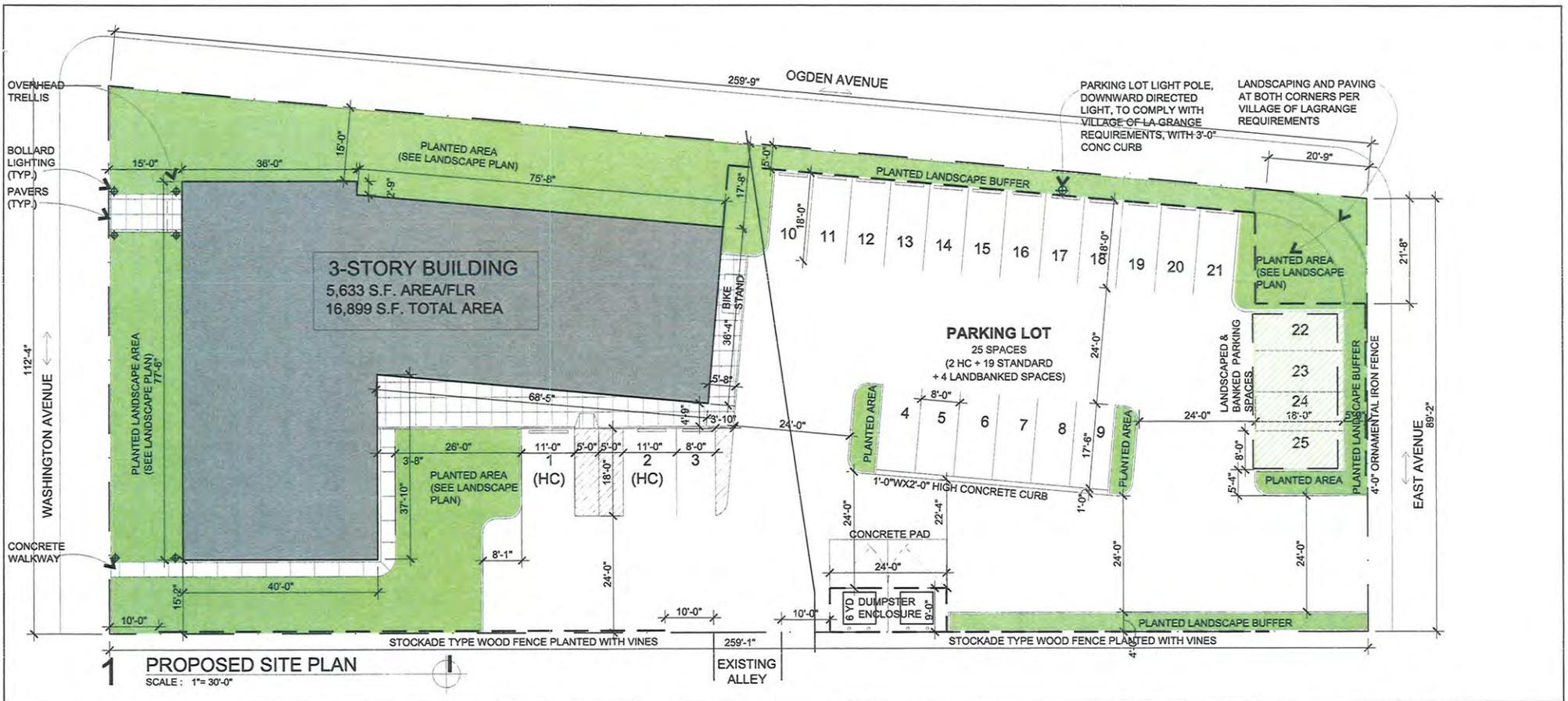
OGDEN OVERPASS
E Ogden Ave

INSTITUTIONAL (CHURCH)

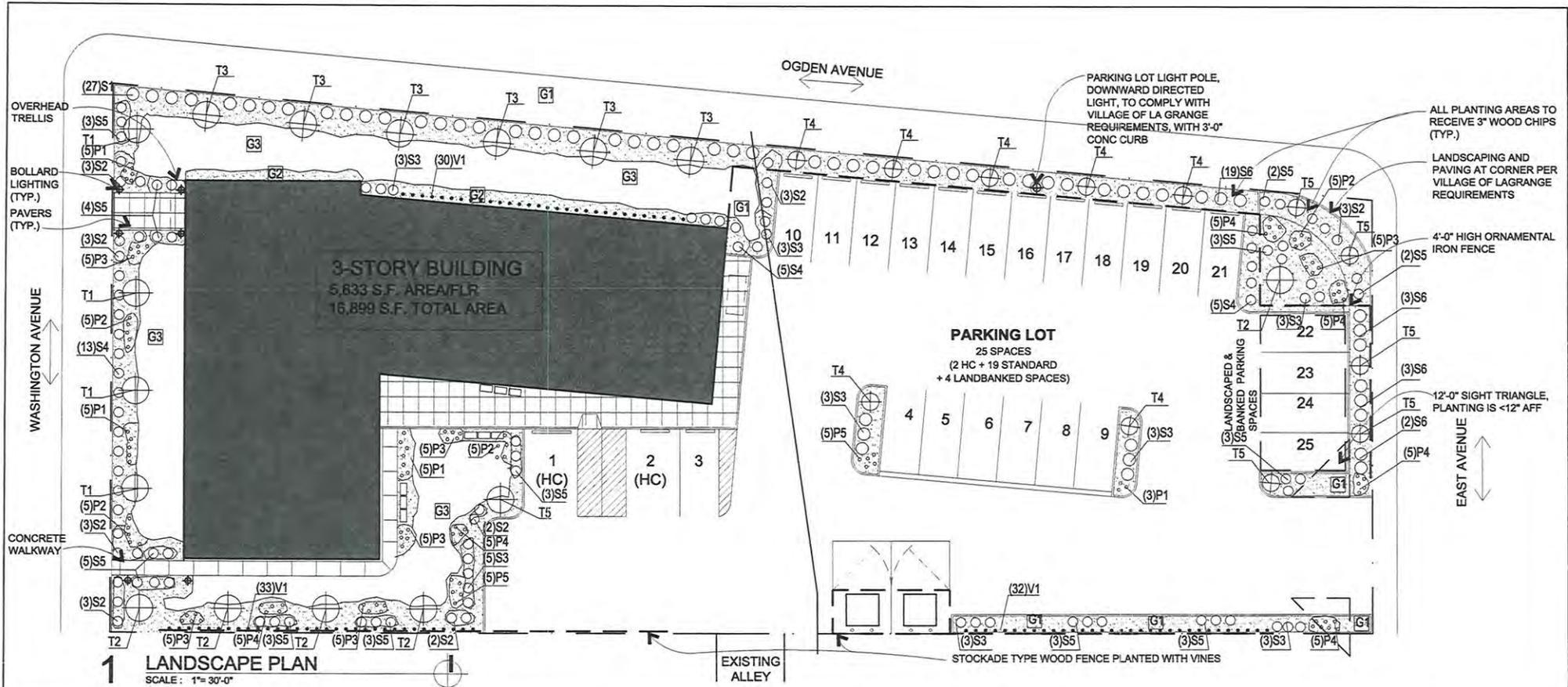
Eberly Ave

Eberly Ave





PARKING CALCULATION	ZONING DATA	SITE OVERVIEW	IMPERVIOUS AREAS
<p>OPTION A: REQUIRED PARKING: 0.25 /UNIT @ 20 UNITS = 5 SPACES 1,350 S.F. COMMERCIAL = 10 SPACES (3,414 SF) TOTAL = 15 SPACES (1 HANDICAPPED per Illinois Accessibility Code)</p> <p>PROVIDED PARKING = 25 SPACES (19 STANDARD + 2 HC + 4 LANDBANKED)</p> <p>OPTION B: REQUIRED PARKING: 1.5 /UNIT @ 20 UNITS = 30 SPACES 1,350 S.F. COMMERCIAL = 10 SPACES (3,414 SF) TOTAL = 40 SPACES (2 HANDICAPPED per Illinois Accessibility Code)</p> <p>PROVIDED PARKING = 25 SPACES (19 STANDARD + 2 HC + 4 LANDBANKED)</p>	<ul style="list-style-type: none"> CURRENT ZONING DISTRICT C1 PROPOSED ZONING DISTRICT IB LOT AREA = 26,095 S.F. LOT AREA / UNIT = 1,304 S.F. BUILDING FOOTPRINT = 5,633 S.F. TOTAL BUILDING AREA = 16,899 S.F. MAX ALLOWABLE F.A.R. = 0.45 ACTUAL F.A.R. = 0.65 MAX ALLOWABLE HEIGHT = 45'-0" ACTUAL HEIGHT = 39'-6" REQUIRED SETBACKS = 15'-0" ACTUAL SETBACKS = 15'-0" 	<p>• BUILDING LOCATED CLOSE TO OGDEN AVENUE TO MAKE THE SITE AN ATTRACTIVE GATEWAY TO LA GRANGE</p> <p>• FACADE DESIGN TO USE MATERIALS REPRESENTATIVE OF DOWNTOWN COMMERCIAL CONTEXT</p> <p>• PARKING LOT ENTRANCE ACROSS FROM CAR WASH AND RESTRICT PARKING FRONTAGE ON OGDEN. PROVIDE ATTRACTIVE LANDSCAPE SCREENING, USING EVERGREENS TO SCREEN HEADLIGHTS YEAR ROUND</p> <p>BUILDING DETAILS</p> <ul style="list-style-type: none"> 3 STORY BUILDING 1ST FLOOR - ADMINISTRATIVE OFFICES + SUPPORT CENTER 2ND & 3RD FLOORS = 20 SUPPORTIVE LIVING UNITS LANDSCAPED COURTYARD LAUNDRY AND STORAGE WITHIN BUILDING ELEVATOR ALLOWS FOR FULL ACCESSIBILITY/ADPATABILITY 	<p>TOTAL SITE AREA = 26,095 S.F.</p> <p>IMPERVIOUS AREAS: BUILDING = 5,633 S.F. PARKING LOT = 12,099 S.F. WALKWAYS = 981 S.F. TOTAL = 17,713 S.F. (68% INCLUDING BUILDING) = 12,080 S.F. (46% EXCLUDING BUILDING)</p> <p>PERVIOUS AREA = 8,382 S.F.</p> <p>SHED STUDIO 1945 W. RACE CHICAGO, ILLINOIS 60622 (312)731,4832 (P)</p> <p>BEDS PLUS CARE 9601 W OGDEN LA GRANGE, ILLINOIS</p> <p>DATE: 02.04.15 BY: RR</p> <p>A.0</p>



LANDSCAPE SCHEDULE					
TYPE	BOTANIC NAME	COMMON NAME	QTY.	SIZE	COMMENTS
TREES					
T-1	<i>Acer x freemani "Armstrong"</i>	Armstrong Maple	4	3" cal.	7" Clearwood, Matched specimens
T-2	<i>Tilia cordata "Greenspire"</i>	Littleleaf Linden Greenspire	5	4" cal.	7" Clearwood, Matched specimens
T-3	<i>Ulmus japonica x wilsoniana</i>	Accolade Elm	4	3" cal.	7" Clearwood, Matched specimens
T-4	<i>Amelanchier "canadensis"</i>	Sarviceberry	7	3"	B&B
T-5	<i>Aronia arbutifolia</i>	Red Chokeberry	5	3"	B&B
SHRUBS					
S-1	<i>Aesculus parviflora</i>	Bottlebrush buckeye	27	48"	B&B
S-2	<i>Syringa patula "Miss Kim"</i>	Miss Kim Lilac	21	36"	B&B
S-3	<i>Viburnum trilobum "compactum"</i>	Compact Amer. cranberry	26	36"	B&B
S-4	<i>Juniperus horizontalis plumosa compacta</i>	Compact Juniper	23	36"	B&B
S-5	<i>Spiraea x bumalda "goldflame"</i>	Goldflame Spiraea	28	36"	B&B
S-6	<i>Juniperus chiensis "Sea Green"</i>	Sea Green Juniper	27	36"	B&B
VINES					
V-1	<i>Parthenocissus tricuspidata</i>	Boston Ivy	98	#1	Container

LANDSCAPE SCHEDULE					
TYPE	BOTANIC NAME	COMMON NAME	QTY.	SIZE	COMMENTS
GRASSES/SEDGES					
G-1	<i>Sporobolus heterolepis "Tara"</i>	Dwarf Prairie Dropseed	30	#1.	Container, 24" o.c.
G-2	<i>Liriopa Spicata</i>	Lilyturf	32	#1.	Container, 12" o.c.
G-3		Turfgrass sodding	-	-	Rolls
PERENNIALS					
P-1	<i>Echinacea Purpurea</i>	Purple Coneflower	13	1 gal.	
P-2	<i>Nepata faasaeii "blue wonder"</i>	Catmint	15	1 gal.	
P-3	<i>Rudbeckia Hirta</i>	Black-eyed Susan	25	1 gal.	
P-4	<i>Hemerocallis Fulva</i>	Daylily	25	1 gal.	
P-5	<i>Liatris Spicata</i>	Blazing Star	15	1 gal.	

IMPERVIOUS AREAS	
TOTAL SITE AREA	= 26,095 S.F.
IMPERVIOUS AREAS:	
BUILDING	= 5,633 S.F.
PARKING LOT	= 12,099 S.F.
WALKWAYS	= 981 S.F.
TOTAL	= 17,713 S.F. (68% INCLUDING BUILDING)
	= 12,080 S.F. (46% EXCLUDING BUILDING)
PERVIOUS AREA = 8,382 S.F.	

<p>1945 W. RACE CHICAGO, ILLINOIS 60622 (312)731-4832</p>	BEDS PLUS CARE 9601 W OGDEN LA GRANGE, ILLINOIS
	DATE: 02.04.15 BY: RR

L.O

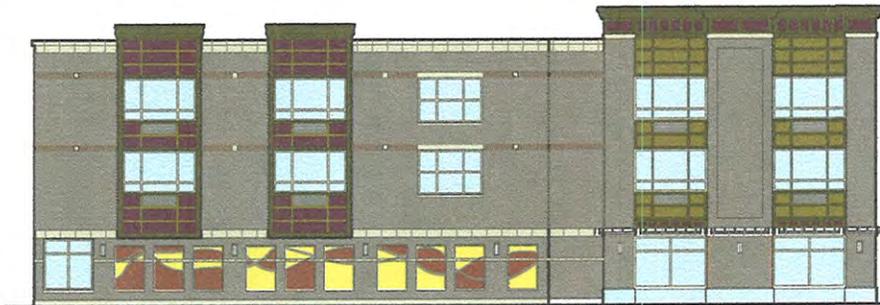


1 PROPOSED GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 PROPOSED 2ND & 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

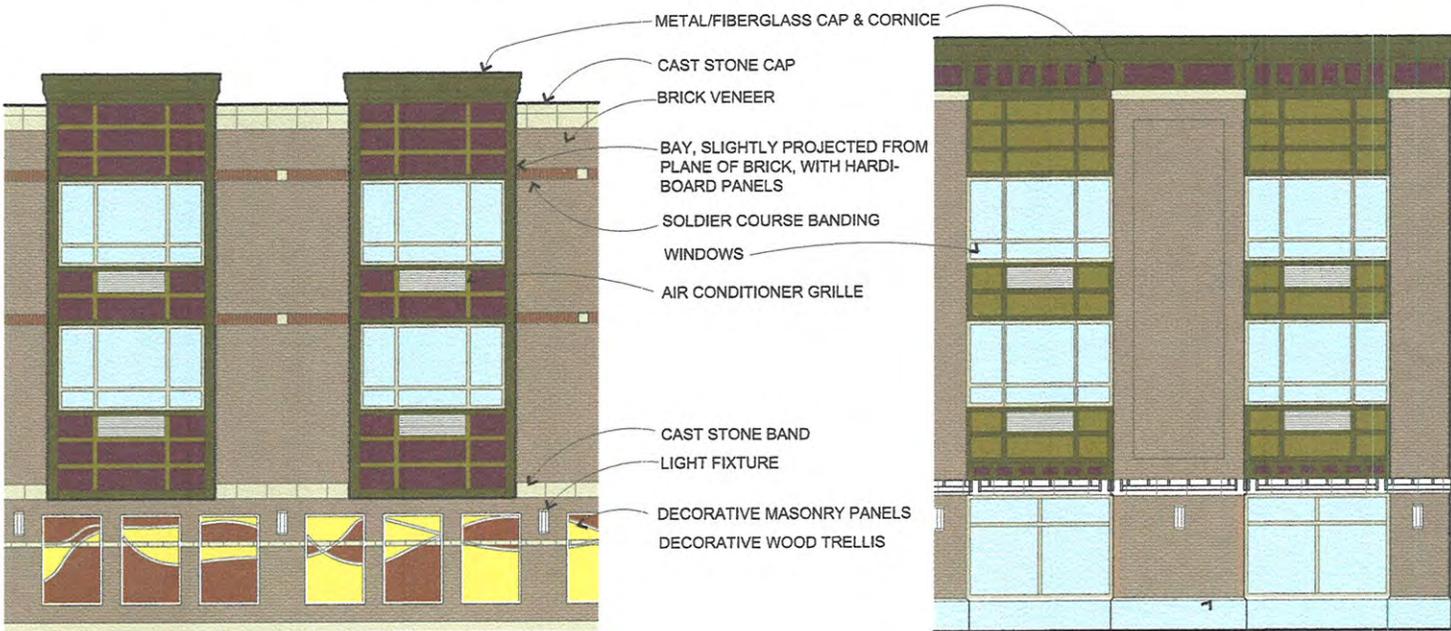
LEGEND		SQUARE FOOTAGES
 SUPPORTIVE LIVING APARTMENT (350-375 S.F. APPROX)	 UTILITY/STORAGE/LAUNDRY	3-STORY BUILDING BUILDING: 5,633 S.F. EACH FLOOR TOTAL SQUARE FOOTAGE: 16,899 S.F.
 ADMIN OFFICES	 LANDSCAPED AREA	
 SUPPORT CENTER		
NOTES		
<ul style="list-style-type: none"> BUILDING IS CLOSE TO OGDEN AVENUE, MAINTAINING THE STREET CORRIDOR PARKING IS AWAY FROM BUILDING, HENCE COURTYARD IS NESTLED INTO THE CROOK OF BUILDING AND IS SHELTERED FOOTPRINT PROVIDES ROOM FOR GROWTH BUILDING RESPONDS TO WASHINGTON AVENUE CONTEXT DOUBLE LOADED CORRIDORS PROVIDE EFFICIENT LAYOUT 		<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <p>SHED STUDIO</p> <p>1945 W. RACE CHICAGO, ILLINOIS 60622 (312)421.0288 (P), 312.421.0287 (F)</p> </div> <div style="text-align: center;"> <p>BEDS PLUS CARE 9801 W OGDEN LA GRANGE, ILLINOIS</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> <p>DATE: 01.12.15 BY: RR</p> </div> <div style="font-size: 24pt; font-weight: bold;">A.1</div> </div>



1 ELEVATION AT OGDEN AVENUE
SCALE: 1/16" = 1'-0"



2 ELEVATION AT WASHINGTON AVENUE
SCALE: 1/16" = 1'-0"



3 ENLARGED PARTIAL ELEV AT BAYS
SCALE: 1/8" = 1'-0"

4 ENLARGED PARTIAL ELEV AT CORNER
SCALE: 1/8" = 1'-0"

NOTES

- FACADE IS A COMBINATION OF BRICK VENEER AND HARDI-BOARD
- TOWER DETAIL AT CORNER PROVIDES A VISUAL LANDMARK/GATEWAY, AND ALLUDES TO THE "GATEWAY" CREATED BY THE CHIPOTLE & CORNER BAKERY STORES
- DETAILS ARE CLASSIC, SIMILAR TO THAT USED IN THE RETAIL CORRIDOR IN LA GRANGE
- VARIATION IN ROOF LINE MEETS DESIGN GUIDELINES

SHED
STUDIO

1945 W. RACE
CHICAGO, ILLINOIS 60622
(312)421.0288 (P), 312.421.0287 (F)

BEDS PLUS CARE
9601 W OGDEN
LA GRANGE, ILLINOIS

DATE: 01.12.15
BY: RR

A.2



1 VIEW AT CORNER OF OGDEN & WASHINGTON (SUMMER)
SCALE :

SHED
STUDIO

1945 W. RACE
CHICAGO, ILLINOIS 60622
(312)421.0288 (P), 312.421.0287 (F)

BEDS PLUS CARE
9601 W OGDEN
LA GRANGE, ILLINOIS

DATE: 01.12.15
BY: RR

A.3A



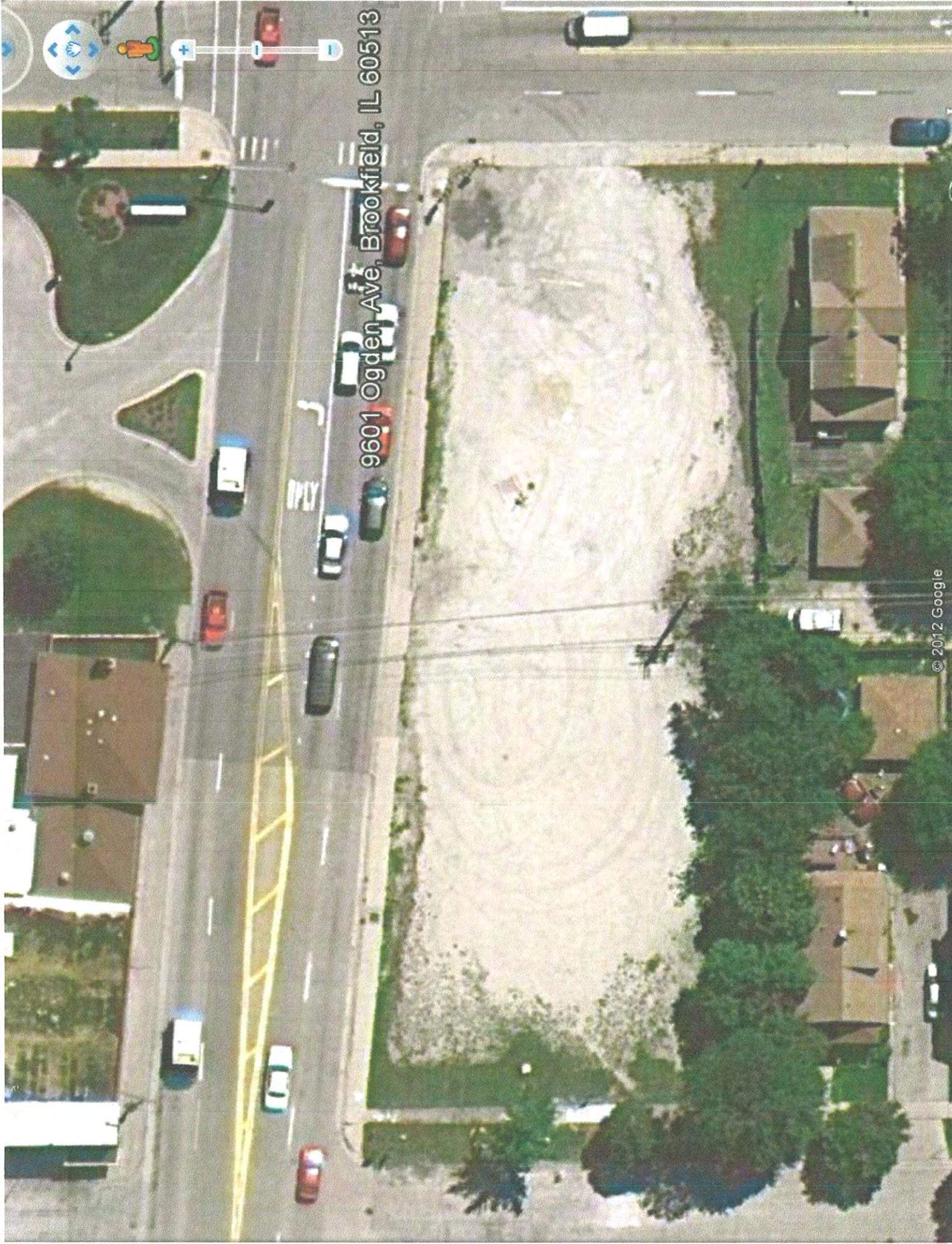
1 VIEW AT CORNER OF OGDEN & WASHINGTON (WINTER)
SCALE: 1/16" = 1'-0"

SHED
STUDIO
1945 W. RACE
CHICAGO, ILLINOIS 60622
(312)421.0288 (P), 312.421.0287 (F)

BEDS PLUS CARE
9601 W OGDEN
LA GRANGE, ILLINOIS

DATE: 01.12.15
BY: RR

A.3B



9601 Ogden Ave, Brookfield, IL 60513









