

# 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, March 8, 2016 - 7:30 p.m.**



1. Call to Order and Roll Call of the Plan Commission
2. Approval of Minutes – February 9, 2016
3. Business at Hand:

**CONTINUATION OF PLAN COMMISSION CASE #227 – Planned Development, Special Use, Design Review Permit, Site Plan Approval and Amendment to Zoning Map from OS Open Space to R-8 Multiple Family Residential to construct an assisted living community at 35 Shawmut, Pathway Development Partners, LLC.**

4. New Business:

**PLAN COMMISSION CASE #228 – Text Amendment to the Village of La Grange Zoning Code to allow tutoring (8299) and telephone repair (7629) as permitted uses in C-1 District.**

5. 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  
February 9, 2016

### **I. CALL TO ORDER AND ROLL CALL:**

Chairman Kardatzke called the meeting to order on February 9, 2016, at 7:30 p.m. in the Village Hall Auditorium, 53 S. La Grange road, La Grange, IL.

Present: Commissioners Egan, Paice, Reich, Schwartz, Stewart, with Chairman Kardatzke presiding.

Absent: Weyrauch.

Also Present: Village Trustee Liaison Mark Langan, Village Clerk John Burns, Village Manager Robert Pilipiszyn, Assistant Community Development Director Angela M. Mesaros, and Village Attorney Mark Burkland.

### **II. APPROVAL OF MINUTES:**

The Minutes of the November 10, 2015, Plan Commission meetings were presented for approval. It was moved by Commissioner Reich and seconded by Commissioner Schwartz that the Minutes be approved. Motion to APPROVE carried unanimously by voice vote.

### **III. BUSINESS AT HAND:**

**PLAN COMMISSION CASE #227 – Planned Development, Special Use, Design Review Permit, Site Plan Approval and Amendment to Zoning Map from OS Open Space to R-8 Multiple Family Residential to construct an assisted living community at 35 Shawmut, Pathway Development Partners, LLC.**

Chairman Kardatzke swore in Robert Helle, Principal Pathways Senior Living, Dave Shindoll, Mackie Consultants, Doug Gotham, Christopher Burke Engineers; Ken Behles, Behles & Behles Architects, and Jim Caesar, Opus Development Group. They presented senior housing demand, project benefits to the Village, compensating amenities, financial information, design, site plans, pedestrian path, and elevations, aerial view/massing, and landscaping and storm water plans (See Findings of Fact).

Commissioners asked questions related to Park District land, potential for a green roof, concern for neighbors to north, shadows, compensating amenities, design, view from the East, and required yards.

Audience members had questions and comments regarding screening to the north, mechanical equipment sound and visual barriers (on the roof), loss of green space, traffic patterns, storm water runoff, access, and parking.

There being no further questions or comments from the audience or Commissioners, a motion was made by Commissioner Stewart to recommend approval of the applications, the motion was not seconded. Another motion was made by Commissioner Reich, seconded by Commissioner Egan that the Plan Commission hearing be continued to March 8, 2016 with additional information related to green roof, screening, rooftop equipment, accommodations to Plymouth Place to the north, landscaping and improvements to the east elevations.

**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 Paice. Motion carried by voice vote. The meeting adjourned at 9:38 p.m.

Respectfully Submitted:

---

Angela Mesaros, Assistant Community Development Director

VILLAGE OF LA GRANGE  
Community Development Department

**MEMORANDUM**

TO: Plan Commissioners

FROM: Angela M. Mesaros, Assistant Community Development Director  
Mark Burkland, Village Attorney

DATE: March 8, 2016

**RE: CONTINUATION OF PLAN COMMISSION CASE #227 - ZONING MAP AMENDMENT, PLANNED DEVELOPMENT, SPECIAL USE, SITE PLANS AND DESIGN REVIEW TO AUTHORIZE ASSISTED LIVING FACILITY, Aspired Living of La Grange, 35 Shawmut, Pathway Development Partners, LLC.**

---

At the public hearing on February 9, 2016, the applicant, Pathway Development Partners, presented applications for construction of a one-story memory care facility – the building would be “donut” shaped with an internal courtyard, attached to a five-story L shaped assisted living facility. Combined the two buildings would consist of 116 total units – 32 units (25%) in the memory care facility and 84 units (75%) in the assisted living building. The subject property is a 2.82 acre northwest portion of Gordon Park currently used as passive parkland.

The following applications were presented and are under consideration for this project:

1. Zoning Map Amendment from OS Open Space to R-8 Multiple Family Residential District
2. Planned Development Approval including modifications from certain Zoning Code standards.
3. Special Use Permit to allow nursing and personal care facility
4. Final Site Plan Approval
5. Design Review and Approval

At the previous hearing, comments and questions were raised by the Commissioners and Audience regarding the following items:

- **Buffer to the North.** In response to concerns from the facility directly to the north, Plymouth Place, Commissioners asked the applicant to address the potential to offset the building to create a buffer/attractive fence between Pathways & Plymouth Place. The applicant will present details of buffer and fence at the meeting.

- **Green roof.** – Commissioners asked for consideration of a green roof on the one-story memory care building as replacement of parkland that would be developed. The applicant has submitted a roof plan that includes a green roof.
- **Screening and Sound Barriers for rooftop equipment.** Commissioners and residents requested visual screening and sound barriers for the rooftop mechanical equipment.
- **Three dimensional drawings.** As it appears that the applicant has planned a retaining wall and that the north side of the property will be elevated. The Commissioners asked for C-D fly around images to get a better sense of whether or not this building will shadow or block Plymouth Place. The applicant has submitted 3-D drawings that also indicate the extent of any shadows that the building will generate throughout the day, four times a year – March, June, September and December.
- **East Elevations.** Design of East Elevation was a concern – the applicant has revised the east elevation and provided an east elevation showing both the Opus Uptown La Grange project and the Pathways proposal.
- **Traffic Plans.** Commissioners asked for clarification of the traffic routes through the Opus building onto Locust to Ogden. The applicant has submitted a more detailed traffic plan.

In response, the Applicant has submitted additional documents and information. They will present the attached documents as well as perspective renderings and material board at the continued public hearing. Commissioners and the public will have an opportunity to ask questions and comment on the new materials and the application. The Plan Commission's focus at the hearing should be review of the project as a whole and the standards for granting the required approvals.

## **1. Zoning Map Amendment**

A. **Appropriate District.** The project requires a reclassification of the property from its current classification as OS Open Space to a classification in which the proposed assisted living facility may be authorized. Two zoning districts authorize assisted living facilities—the IB Institutional Buildings District and the R-8 Multiple Family Residential District. Staff and the Village Attorney agree that the R-8 District is more in keeping with the Village's vision for the future of this area than the IB District. The proposed facility is authorized as a special use in the R-8 District, which provides special modifications for this type of use and additional flexibility in applying planned development standards.

B. **Amendment Criteria.** The request for a Zoning Map amendment triggers the following standards:

- (i) The consistency of the proposed amendment with the purposes of this Code.
- (ii) The community need for the proposed amendment and for the uses and development it would allow.
- (iii) For a specific parcel, the following factors:
  - 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.

## 2. **Planned Development and Special Use Permit Approval**

A. Requested Modifications of Zoning Code Standards. The applicant's project includes features that are not authorized under the standards of the R-8 District. Accordingly, the applicant seeks modifications of various Zoning Code standards. The requested modifications could be approved as part of a planned development. The requested modification include:

- Increase of the maximum height
- Reductions in the sizes of the required front and rear yards
- Increase of the maximum building coverage
- Increase of the maximum lot coverage
- Decrease in the minimum dwelling unit size

B. Planned Development Objectives. Among the objectives the Village seeks to achieve in a planned development are the following:

- (i) Encouragement of flexibility in the development or redevelopment of land.
- (ii) 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.
- (iii) Promotion of creative architectural and site designs and resulting development.
- (iv) Promotion of quality, useful open space and recreational opportunities.
- (v) Promotion of environmentally sound development practices.
- (vi) Facilitation of development in harmony with the Comprehensive Plan.
- (vii) Promotion of public health, safety, and welfare.

C. Standards for Planned Development. A planned development must meet the following standards:

- (i) Zoning Code and Comprehensive Plan purposes.
- (ii) No undue adverse impact.
- (iii) No interference with surrounding development.
- (iv) Adequate public facilities.
- (v) No traffic congestion.
- (vi) No destruction of significant features.
- (vii) Compliance with other applicable Zoning Code standards.

These standards, along with the additional standards applicable to special uses, were reviewed at length in the February 9 Staff Report. In making its determination that these standards are met, the Plan Commission considers the following factors:

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

D. Compensating Amenities. When an applicant seeks modifications of Zoning Code standards, then the project must include amenities that compensate for those modifications. For this project the applicant has agreed to the following items proposed by Village Staff as compensating amenities:

- Payments for impacts on Village's fire, ambulance, and medical services.

- Replacement of an existing water main within Shawmut Avenue.
- Burial of overhead utilities.
- Enhancement of the driveway fronting the project with landscaping and pedestrian-oriented improvements.
- A permanent payment in lieu of taxes if the property is granted a tax reduction or exemption.
- A monetary contribution for the proposed Ogden Avenue relief storm sewer.

E. Modifications. The standards for approval of modifications were reviewed in the February 9 Staff Report. To be approved, a modification must meet these standards:

- (i) Will achieve the purposes for which planned developments may be approved pursuant to Section 14-502.
- (ii) Will not violate the general purposes, goals, and objectives of this Code and the Official Comprehensive Plan.
- (iii) Will result in a development providing compensating amenities to the Village.

### **3. Site Plan Approval**

The project requires approval of a site plan. The standards applicable to site plans were reviewed in the February 9 Staff Report.

### **4. Design Review and Approval**

The project requires design review and approval. The standards for design review include visual compatibility and quality of design, materials, and general site development. Those standards were reviewed in the February 9 Staff Report.

### **Plan Commission Consideration and Recommendation**

After consideration of the additional information provided by the applicant and the Zoning Code standards, the Plan commission should make its recommendation to the Board of Trustees. It is helpful to the Board of Trustees for Commissioners to state opinions about the various key elements of the proposed project, both positive and negative.

If the recommendation is for approval of the applications, then the following motion may be appropriate: **recommendation that the Board of Trustees approve:**

- A Zoning Map amendment reclassifying the subject property into the R-8 Multiple Family Residential District,
- A special use permit authorizing a planned development for the project including modifications to the standards related to maximum height, required front and rear yards, maximum building coverage, maximum lot coverage, and minimum dwelling unit size, and authorizing nursing and personal care facility
- Planned development concept and final plans.
- Final site plan, and
- Design review.

All subject to the following conditions:

- That final landscaping, engineering, and construction plans and specifications be reviewed and approved for landscaping, lighting, utilities, infrastructure improvements, and other elements of the project in accordance with Village codes and standards,
- That materials samples for all building elements be specifically identified and provided to the Village,
- That the compensating amenities listed in the February 9, 2016 Staff Report are included in the project,
- That plans for signs be submitted and approved,
- That covenants are included assuring proper long-term maintenance and operation of the facility.



333 West Wacker Drive  
Suite 1010  
Chicago, Illinois 60606

phone: 312.837.0701  
fax: 312.837.0728  
www.PathwaySL.com

March 1, 2016

Angela M. Mesaros, AICP  
Assistant Director, Community Development  
Village of La Grange  
53 S. La Grange Road  
La Grange, IL 60525

Dear Ms. Mesaros:

Attached, please find updated plans and details as we discussed at the February Plan Commission meeting:

- Neighborhood plan
- Site plan
- Garden level plan
- 1st floor plan
- Floor plans 2 thru 5 - including 1st floor roof plan
- Exterior elevations - color
- 3D aerial view from SW
- 3D aerial view from SE
- 3D aerial view from NE
- 3D aerial view from NW
- Eye-level view from Plymouth - NW
- Eye-level view from Plymouth - NE
- Eye-level view from Park
- Composite elevation from Park
- Shadow Study - Mar 21
- Shadow Study - Jun 21
- Shadow Study - Sep 21
- Shadow Study - Dec 21
- Green roof info
- Vinyl fence photo & Equipment Screen detail

02 – Civil:

- Shawmut Extension plan

---

03 – Traffic & Easement

- Uptown of LaGrange Site plan & Narrative

In addition to the above we plan to present at the meeting:

1. Perspective rendering
2. Material sample boards
3. Landscape buffer and fencing detail separation with Plymouth Place.

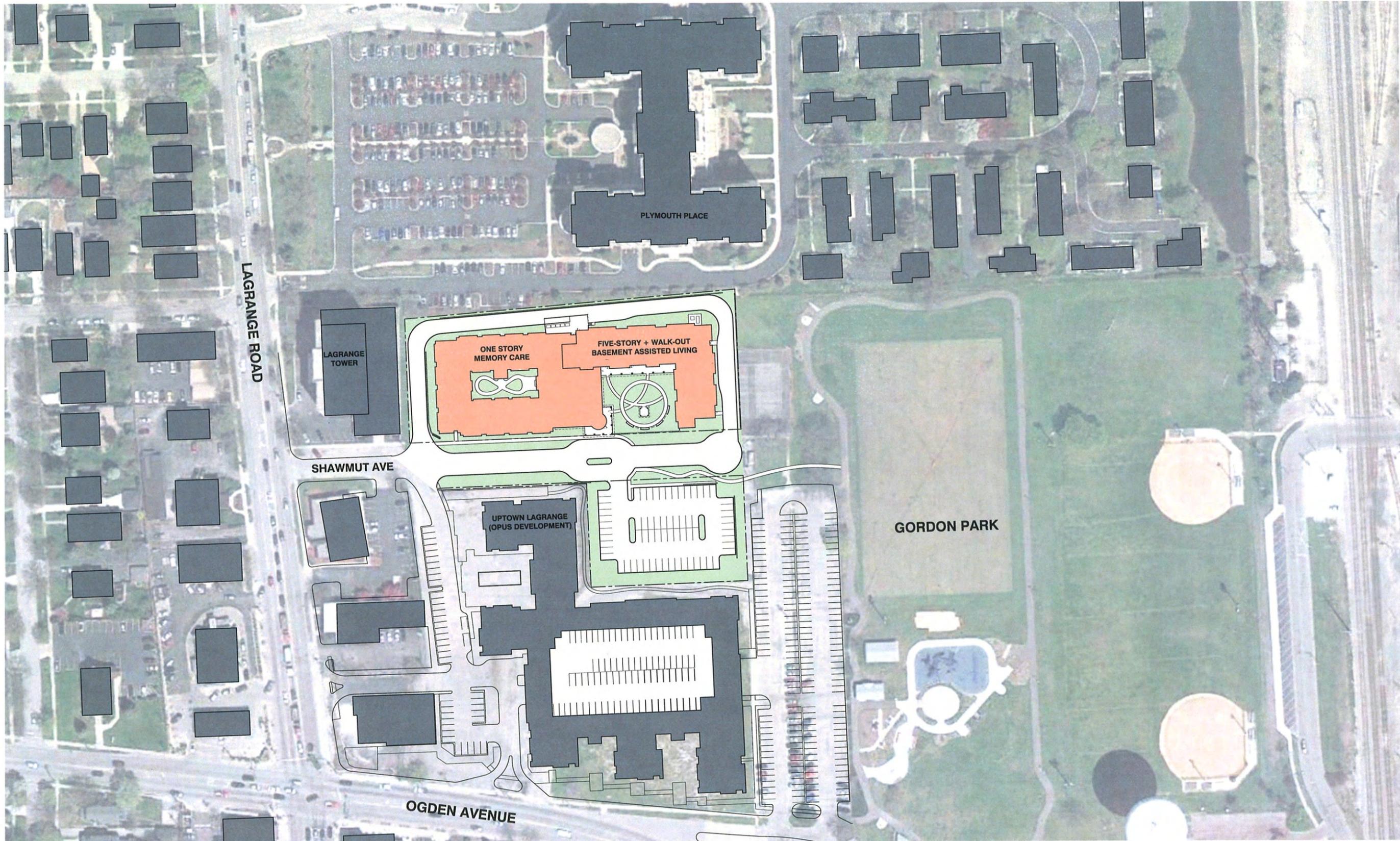
Thank you for your consideration.

Sincerely,



---

Robert H. Helle



NEIGHBORHOOD PLAN   
 0' 50' 100' 200'

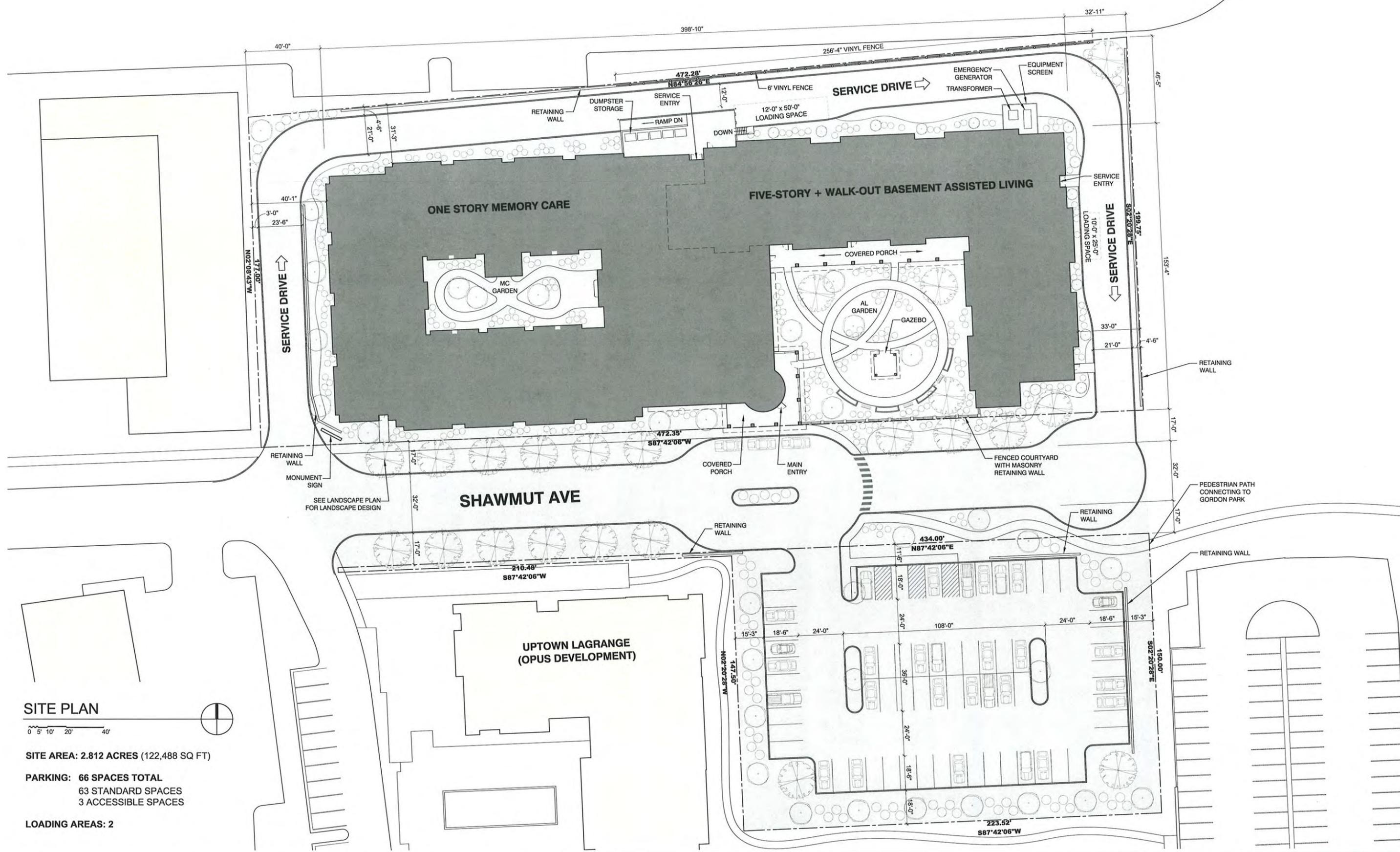
# ASPIRED LIVING OF LAGRANGE

COPYRIGHT RESERVED BY BEHLES + BEHLES  
 THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE  
 PROPERTY OF BEHLES+BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY  
 OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY  
 CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES+BEHLES

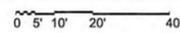
**BEHLES+BEHLES** 818 CHURCH STREET  
 EVANSTON, ILLINOIS 60201  
 T 847.868.0440  
 F 847.868.0441  
 WWW.BEHLESBEHLES.COM

214123

2016.03.01



**SITE PLAN**



**SITE AREA: 2.812 ACRES (122,488 SQ FT)**

**PARKING: 66 SPACES TOTAL**  
 63 STANDARD SPACES  
 3 ACCESSIBLE SPACES

**LOADING AREAS: 2**

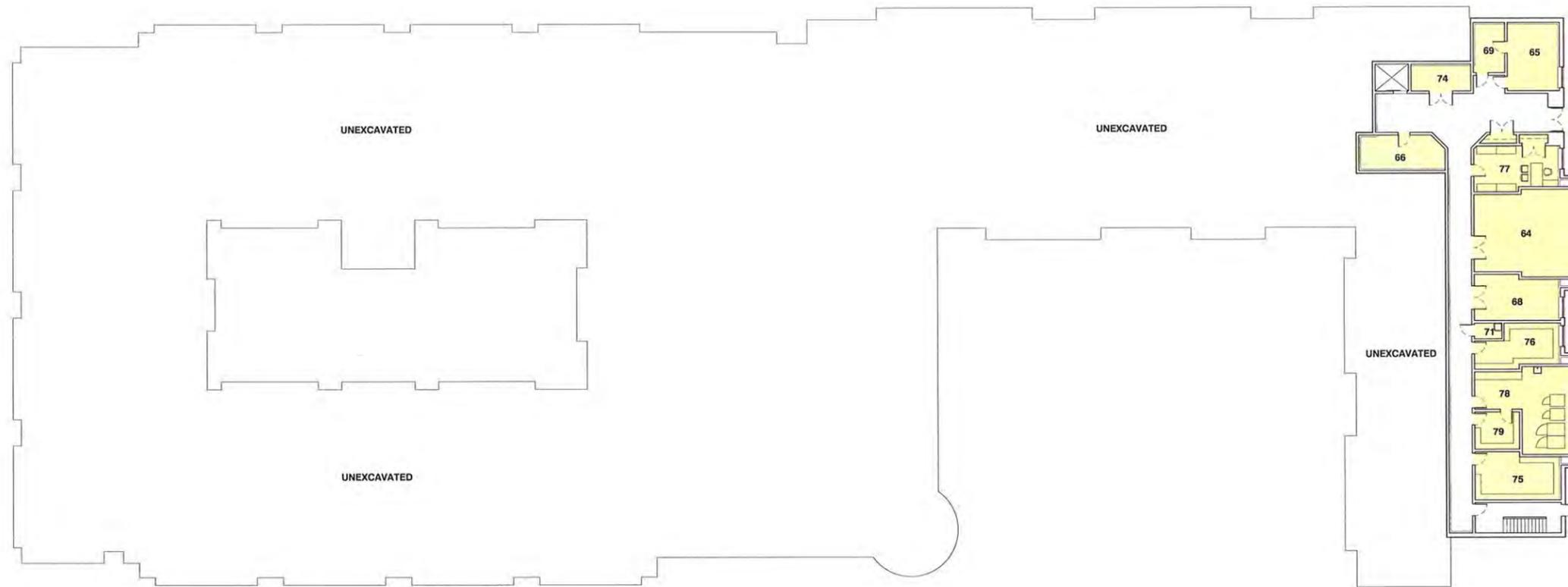
**ASPIRED LIVING OF LAGRANGE**

COPYRIGHT RESERVED BY BEHLES + BEHLES  
 THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE  
 PROPERTY OF BEHLES+BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY  
 OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY  
 CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES+BEHLES

**BEHLES+BEHLES** 818 CHURCH STREET  
 EVANSTON, ILLINOIS 60201  
 T 847.864.0440  
 F 847.864.0441  
 WWW.BEHLESBEHLES.COM

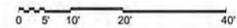
214123

2016.03.01



**GARDEN LEVEL FLOOR PLAN**

4,701 GSF



**LEGEND**

- |                                |                                   |                                   |                                 |
|--------------------------------|-----------------------------------|-----------------------------------|---------------------------------|
| 1 VESTIBULE                    | 21 BISTRO SECURED STORAGE AREA    | 45 MC PROGRAM MANAGER'S OFFICE    | 68 FIRE PUMP ROOM               |
| 2 LOBBY                        | 22 BISTRO SERVING AREA            | 46 MC COMM. LIFE MANAGER'S OFFICE | 69 EMERGENCY POWER SWITCHES     |
| 3 RECEPTION                    | 23 COMMERCIAL KITCHEN             | 47 MCFAMILY LOUNGE W/ POWDER ROOM | 70 SUB ELECTRICAL/COMMUNICATION |
| 4 EXECUTIVE DIRECTOR OFFICE    | 24 PRIVATE DINING ROOM            | 48 MC LIVING/ACTIVITY ROOM        | 71 JANITOR CLOSET               |
| 5 BUSINESS MANAGER OFFICE      | 25 DINING SERVICES MANAGER OFFICE | 49 GREENHOUSE/4 SEASON PORCH      | 72 TRASH CHUTE                  |
| 6 SALES MANAGER                | 26 JANITOR CLOSET                 | 50 MC DINING ROOM                 | 73 TRASH ROOM                   |
| 7 DISCOVERY/CONFERENCE ROOM    | 27 DRY STORAGE ROOM               | 51 MC KITCHEN                     | 74 RECEIVING ROOM               |
| 8 GENERAL OFFICE               | 28 COMMUNITY ROOM                 | 52 MC PANTRY                      | 75 HOUSEKEEPING SUPPLY          |
| 8A COPY ROOM                   | 29 LIVING ROOM                    | 53 MC SPA/BATHTIQUE               | 76 CENTRAL SUPPLY               |
| 9 RESIDENT CARE MANAGER OFFICE | 30 THEATER/CHAPEL                 | 53A MC BEAUTY SALON               | 77 MAINTENANCE SHOP/OFFICE      |
| 10 LEM OFFICE                  | 31 ARTS & CRAFTS ROOM             | 54 MC SNOOZLIN ROOM               | 78 CENTRAL LAUNDRY ROOM         |
| 11 LEA WELLNESS OFFICE AREA    | 32 ACTIVITIES/COMM. LIFE OFFICE   | 55 MC CLUB ROOM                   | 79 CLEAN LINEN STORAGE ROOM     |
| 12 CONSULTATION ROOM           | 33 LIBRARY                        | 56 MC LIBRARY/TV AREA             | 80 ACTIVITY STORAGE             |
| 13 EXAM ROOM                   | 34 MEN'S ROOM                     | 57 MC STAFF LOUNGE W/ REST ROOM   | 81 EMPLOYEE LOUNGE              |
| 14 PHYSICAL THERAPY            | 35 WOMEN'S ROOM                   | 58 MC LIFE ENRICHMENT NICHES      | 82 EMPLOYEE RESTROOM            |
| 14A EXERCISE ROOM              | 36 MAIL NOOK                      | 59 MC RCM WORK AREAS              | 83 FRONT PORCH                  |
| 15 MEDICAL/THERAPY WAITING     | 37 BEAUTY SALON                   | 60 MC STORAGE CLOSET              | 84 GAZEBO                       |
| 16 ADA RESTROOM                | 38 NEIGHBORHOOD LOUNGE            | 61 MC LAUNDRY CLOSET              | 85 OUTDOOR AL DINING PATIO      |
| 17 DINING ROOM                 | 41 AL RESIDENT LAUNDRY ROOMS      | 62 MC LIFE ENRICHMENT NICHES      | 86 AL COURTYARD                 |
| 18 DINING FOYER                | 42 SPA/BATHTIQUE/MASSAGE          | 63 MC JANITOR CLOSET              | 87 MC COURTYARD                 |
| 19 WHEELCHAIR STORAGE ALCOVE   | 43 MC VESTIBULE                   | 64 MECHANICAL EQUIPMENT           |                                 |
| 20 BISTRO DINING AREA          | 44 MC SALES/DISCOVERY             | 65 MAIN ELECTRICAL ROOM           |                                 |
|                                |                                   | 66 TELEPHONE/CABLE/DATA ROOM      |                                 |

**ASPIRED LIVING OF LAGRANGE**

COPYRIGHT RESERVED BY BEHLES + BEHLES  
THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE  
PROPERTY OF BEHLES+BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY  
OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY  
CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES+BEHLES

**BEHLES+BEHLES**  
architecture interior design planning  
818 CHURCH STREET  
EVANSTON, ILLINOIS 60201  
T 847.261.0400  
F 847.261.0441  
WWW.BEHLES+BEHLES.COM

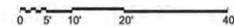
214123

2016.03.01



**1ST FLOOR PLAN**

43,308 GSF



	MC STUDIO	AL STUDIO	AL 1-BED	AL 1-BED-DEN	AL 2-BED	TOTAL	AREA
5TH FLOOR	0	2	11	3	3	19	16,271
4TH FLOOR	0	2	11	3	3	19	16,465
3RD FLOOR	0	2	11	3	3	19	16,465
2ND FLOOR	0	2	11	3	3	19	16,465
1ST FLOOR	32	0	8	0	0	40	43,308
GARDEN	0	0	0	0	0	0	4,701
<b>TOTAL</b>	<b>32</b>	<b>8</b>	<b>52</b>	<b>12</b>	<b>12</b>	<b>116</b>	<b>113,675</b>

**LEGEND**

- |                                |                                   |                                   |                                 |
|--------------------------------|-----------------------------------|-----------------------------------|---------------------------------|
| 1 VESTIBULE                    | 21 BISTRO SECURED STORAGE AREA    | 45 MC PROGRAM MANAGER'S OFFICE    | 68 FIRE PUMP ROOM               |
| 2 LOBBY                        | 22 BISTRO SERVING AREA            | 46 MC COMM. LIFE MANAGER'S OFFICE | 69 EMERGENCY POWER SWITCHES     |
| 3 RECEPTION                    | 23 COMMERCIAL KITCHEN             | 47 MCFAMILY LOUNGE W/ POWDER ROOM | 70 SUB ELECTRICAL/COMMUNICATION |
| 4 EXECUTIVE DIRECTOR OFFICE    | 24 PRIVATE DINING ROOM            | 48 MC LIVING/ACTIVITY ROOM        | 71 JANITOR CLOSET               |
| 5 BUSINESS MANAGER OFFICE      | 25 DINING SERVICES MANAGER OFFICE | 49 GREENHOUSE/4 SEASON PORCH      | 72 TRASH CHUTE                  |
| 6 SALES MANAGER                | 26 JANITOR CLOSET                 | 50 MC DINING ROOM                 | 73 TRASH ROOM                   |
| 7 DISCOVERY/CONFERENCE ROOM    | 27 DRY STORAGE ROOM               | 51 MC KITCHEN                     | 74 RECEIVING ROOM               |
| 8 GENERAL OFFICE               | 28 COMMUNITY ROOM                 | 52 MC PANTRY                      | 75 HOUSEKEEPING SUPPLY          |
| 8A COPY ROOM                   | 29 LIVING ROOM                    | 53 MC SPA/BATHTIQUE               | 76 CENTRAL SUPPLY               |
| 9 RESIDENT CARE MANAGER OFFICE | 30 THEATER/CHAPEL                 | 53A MC BEAUTY SALON               | 77 MAINTENANCE SHOP/OFFICE      |
| 10 LEM OFFICE                  | 31 ARTS & CRAFTS ROOM             | 54 MC SNOOZLIN ROOM               | 78 CENTRAL LAUNDRY ROOM         |
| 11 LEA WELLNESS OFFICE AREA    | 32 ACTIVITIES/COMM. LIFE OFFICE   | 55 MC CLUB ROOM                   | 79 CLEAN LINEN STORAGE ROOM     |
| 12 CONSULTATION ROOM           | 33 LIBRARY                        | 56 MC LIBRARY/TV AREA             | 80 ACTIVITY STORAGE             |
| 13 EXAM ROOM                   | 34 MEN'S ROOM                     | 57 MC STAFF LOUNGE W/ REST ROOM   | 81 EMPLOYEE LOUNGE              |
| 14 PHYSICAL THERAPY            | 35 WOMEN'S ROOM                   | 58 MC LIFE ENRICHMENT NICHES      | 82 EMPLOYEE RESTROOM            |
| 14A EXERCISE ROOM              | 36 MAIL NOOK                      | 59 MC RCM WORK AREAS              | 83 FRONT PORCH                  |
| 15 MEDICAL/THERAPY WAITING     | 37 BEAUTY SALON                   | 60 MC STORAGE CLOSET              | 84 GAZEBO                       |
| 16 ADA RESTROOM                | 38 NEIGHBORHOOD LOUNGE            | 61 MC LAUNDRY CLOSET              | 85 OUTDOOR AL DINING PATIO      |
| 17 DINING ROOM                 | 41 AL RESIDENT LAUNDRY ROOMS      | 62 MC LIFE ENRICHMENT NICHES      | 86 AL COURTYARD                 |
| 18 DINING FOYER                | 42 SPA/BATHTIQUE/MASSAGE          | 63 MC JANITOR CLOSET              | 87 MC COURTYARD                 |
| 19 WHEELCHAIR STORAGE ALCOVE   | 43 MC VESTIBULE                   | 64 MECHANICAL EQUIPMENT           |                                 |
| 20 BISTRO DINING AREA          | 44 MC SALES/DISCOVERY             | 65 MAIN ELECTRICAL ROOM           |                                 |
|                                |                                   | 66 TELEPHONE/CABLE/DATA ROOM      |                                 |

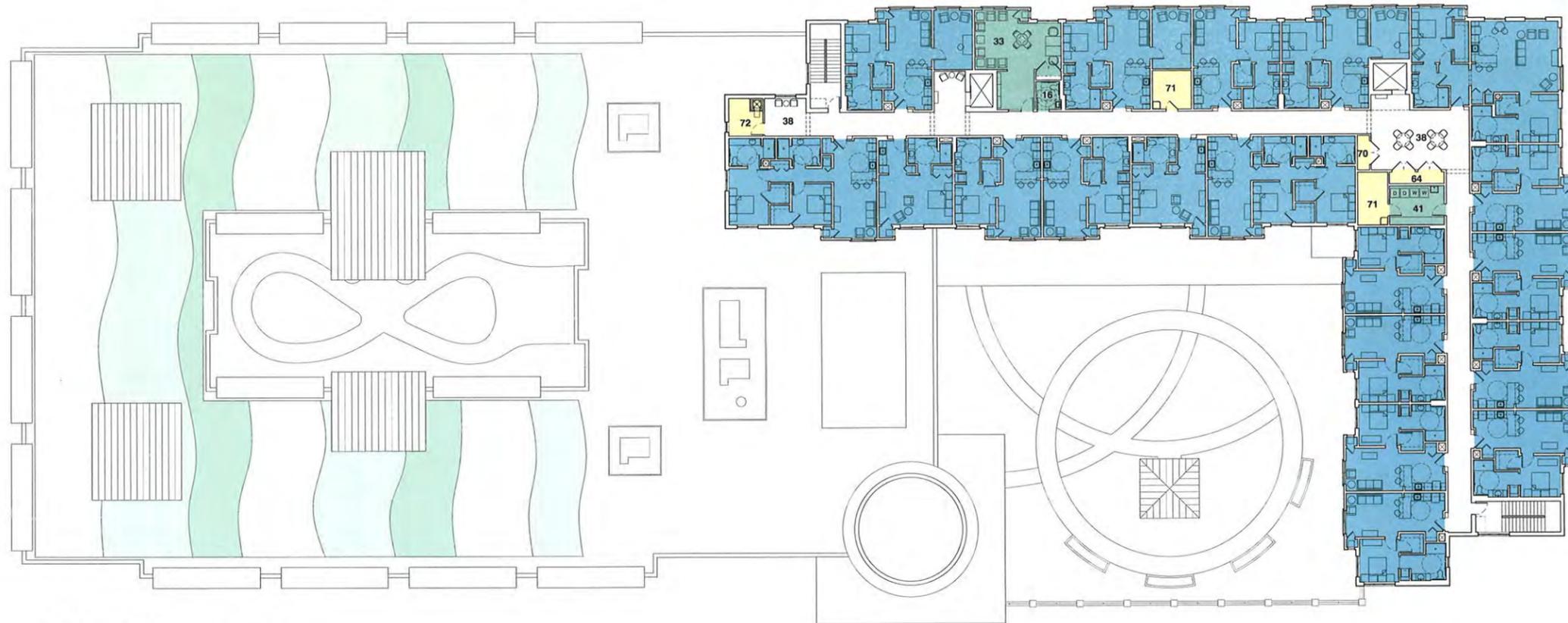
# ASPIRED LIVING OF LAGRANGE

COPYRIGHT RESERVED BY BEHLES + BEHLES  
THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE  
PROPERTY OF BEHLES+BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY  
OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY  
CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES+BEHLES

**BEHLES+BEHLES**  
architectureinteriordesignplanning  
818 CHURCH STREET  
EVANSTON, ILLINOIS 60201  
T 847.584.0440  
F 847.584.0441  
WWW.BEHLESBEHLES.COM

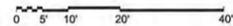
214123

2016.03.01



**2ND-5TH FLOOR PLAN**

16,465 GSF



**LEGEND**

- |                                |                                   |                                   |                                 |
|--------------------------------|-----------------------------------|-----------------------------------|---------------------------------|
| 1 VESTIBULE                    | 21 BISTRO SECURED STORAGE AREA    | 45 MC PROGRAM MANAGER'S OFFICE    | 68 FIRE PUMP ROOM               |
| 2 LOBBY                        | 22 BISTRO SERVING AREA            | 46 MC COMM. LIFE MANAGER'S OFFICE | 69 EMERGENCY POWER SWITCHES     |
| 3 RECEPTION                    | 23 COMMERCIAL KITCHEN             | 47 MCFAMILY LOUNGE W/ POWDER ROOM | 70 SUB ELECTRICAL/COMMUNICATION |
| 4 EXECUTIVE DIRECTOR OFFICE    | 24 PRIVATE DINING ROOM            | 48 MC LIVING/ACTIVITY ROOM        | 71 JANITOR CLOSET               |
| 5 BUSINESS MANAGER OFFICE      | 25 DINING SERVICES MANAGER OFFICE | 49 GREENHOUSE/4 SEASON PORCH      | 72 TRASH CHUTE                  |
| 6 SALES MANAGER                | 26 JANITOR CLOSET                 | 50 MC DINING ROOM                 | 73 TRASH ROOM                   |
| 7 DISCOVERY/CONFERENCE ROOM    | 27 DRY STORAGE ROOM               | 51 MC KITCHEN                     | 74 RECEIVING ROOM               |
| 8 GENERAL OFFICE               | 28 COMMUNITY ROOM                 | 52 MC PANTRY                      | 75 HOUSEKEEPING SUPPLY          |
| 8A COPY ROOM                   | 29 LIVING ROOM                    | 53 MC SPA/BATHTIQUE               | 76 CENTRAL SUPPLY               |
| 9 RESIDENT CARE MANAGER OFFICE | 30 THEATER/CHAPEL                 | 53A MC BEAUTY SALON               | 77 MAINTENANCE SHOP/OFFICE      |
| 10 LEM OFFICE                  | 31 ARTS & CRAFTS ROOM             | 54 MC SNOOZLIN ROOM               | 78 CENTRAL LAUNDRY ROOM         |
| 11 LEA WELLNESS OFFICE AREA    | 32 ACTIVITIES/COMM. LIFE OFFICE   | 55 MC CLUB ROOM                   | 79 CLEAN LINEN STORAGE ROOM     |
| 12 CONSULTATION ROOM           | 33 LIBRARY                        | 56 MC LIBRARY/TV AREA             | 80 ACTIVITY STORAGE             |
| 13 EXAM ROOM                   | 34 MEN'S ROOM                     | 57 MC STAFF LOUNGE W/ REST ROOM   | 81 EMPLOYEE LOUNGE              |
| 14 PHYSICAL THERAPY            | 35 WOMEN'S ROOM                   | 58 MC LIFE ENRICHMENT NICHES      | 82 EMPLOYEE RESTROOM            |
| 14A EXERCISE ROOM              | 36 MAIL NOOK                      | 59 MC RCM WORK AREAS              | 83 FRONT PORCH                  |
| 15 MEDICAL/THERAPY WAITING     | 37 BEAUTY SALON                   | 60 MC STORAGE CLOSET              | 84 GAZEBO                       |
| 16 ADA RESTROOM                | 38 NEIGHBORHOOD LOUNGE            | 61 MC LAUNDRY CLOSET              | 85 OUTDOOR AL DINING PATIO      |
| 17 DINING ROOM                 | 41 AL RESIDENT LAUNDRY ROOMS      | 62 MC LIFE ENRICHMENT NICHES      | 86 AL COURTYARD                 |
| 18 DINING FOYER                | 42 SPA/BATHTIQUE/MASSAGE          | 63 MC JANITOR CLOSET              | 87 MC COURTYARD                 |
| 19 WHEELCHAIR STORAGE ALCOVE   | 43 MC VESTIBULE                   | 64 MECHANICAL EQUIPMENT           |                                 |
| 20 BISTRO DINING AREA          | 44 MC SALES/DISCOVERY             | 65 MAIN ELECTRICAL ROOM           |                                 |
|                                |                                   | 66 TELEPHONE/CABLE/DATA ROOM      |                                 |

# ASPIRED LIVING OF LAGRANGE

COPYRIGHT RESERVED BY BEHLES + BEHLES  
THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE  
PROPERTY OF BEHLES+BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY  
OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY  
CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES+BEHLES

**BEHLES+BEHLES**  
architectureinteriordesignplanning  
818 CHURCH STREET  
EVANSTON, ILLINOIS 60201  
T 847.884.0440  
F 847.884.0441  
WWW.BEHLES+BEHLES.COM

214123

2016.03.01



**SOUTH ELEVATION**

0 5' 10' 20' 40'

- T/ BUILDING +59'-8"
- T/ 5TH FLOOR +44'-0"
- T/ 4TH FLOOR +33'-8"
- T/ 3RD FLOOR +23'-4"
- T/ 2ND FLOOR +13'-0"
- T/ 1ST FLOOR +0'-0"

- EIFS
- CALCIUM SILICATE STRING COURSE
- FIBER CEMENT PANEL
- UTILITY SIZE BRICK
- FIBER CEMENT SIDING
- FIBER CEMENT PANEL
- NATURAL STONE VENEER

- STANDING SEAM METAL ROOF
- UTILITY SIZE BRICK
- CALCIUM SILICATE STRING COURSE
- FIBER CEMENT SIDING



**WEST ELEVATION**

0 5' 10' 20' 40'

- T/ BUILDING +59'-8"
- T/ 5TH FLOOR +44'-0"
- T/ 4TH FLOOR +33'-8"
- T/ 3RD FLOOR +23'-4"
- T/ 2ND FLOOR +13'-0"
- T/ 1ST FLOOR +0'-0"

- EIFS
- CALCIUM SILICATE STRING COURSE
- UTILITY SIZE BRICK
- FIBER CEMENT PANEL
- FIBER CEMENT SIDING
- CALCIUM SILICATE STRING COURSE
- UTILITY SIZE BRICK



**EAST ELEVATION**

0 5' 10' 20' 40'

- T/ BUILDING +59'-8"
- T/ 5TH FLOOR +44'-0"
- T/ 4TH FLOOR +33'-8"
- T/ 3RD FLOOR +23'-4"
- T/ 2ND FLOOR +13'-0"
- T/ 1ST FLOOR +0'-0"
- T/ GARDEN FLOOR -10'-4"

- EIFS
- CALCIUM SILICATE STRING COURSE
- UTILITY SIZE BRICK
- FIBER CEMENT SIDING
- FIBER CEMENT PANEL
- CALCIUM SILICATE STRING COURSE
- NATURAL STONE VENEER



**NORTH ELEVATION**

0 5' 10' 20' 40'

- UTILITY SIZE BRICK
- CALCIUM SILICATE STRING COURSE
- FIBER CEMENT SIDING

- EIFS
- CALCIUM SILICATE STRING COURSE
- UTILITY SIZE BRICK
- FIBER CEMENT SIDING
- CALCIUM SILICATE STRING COURSE

# ASPIRED LIVING OF LAGRANGE

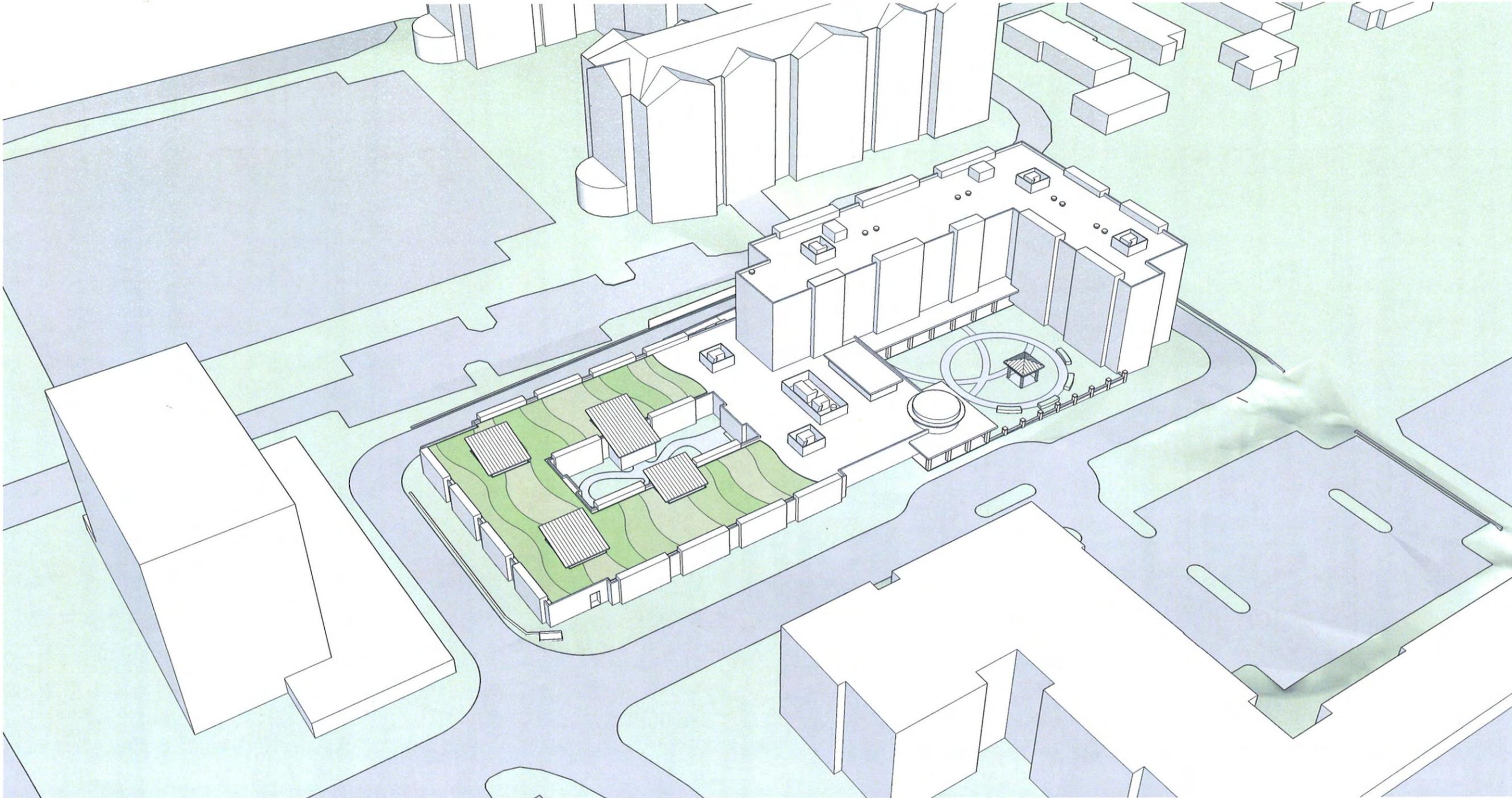
COPYRIGHT RESERVED BY BEHLES + BEHLES  
THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE PROPERTY OF BEHLES+BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES+BEHLES

**BEHLES+BEHLES**  
architectureinteriordesignplanning  
818 CHURCH STREET  
EVANSTON, ILLINOIS 60201  
T 847.884.0440  
F 847.884.0441  
WWW.BEHLES+BEHLES.COM

214123

2016.03.01

VIEW FROM SW



ASPIRED LIVING OF LAGRANGE

COPYRIGHT RESERVED BY BEHLES + BEHLES  
THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE  
PROPERTY OF BEHLES+BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY  
OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY  
CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES+BEHLES

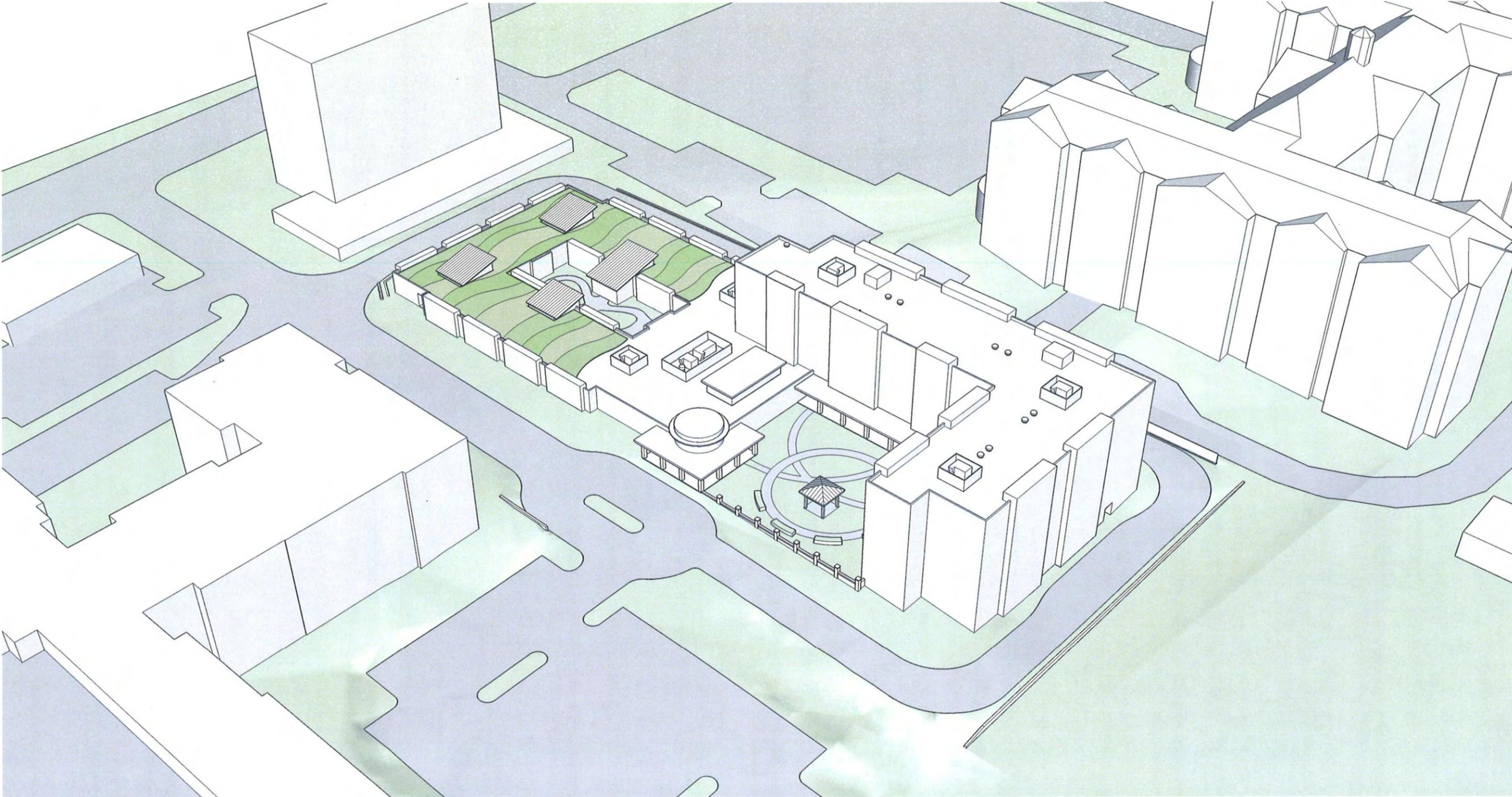
**BEHLES+BEHLES**  
architectureinteriordesignplanning

818 CHURCH STREET  
EVANSTON, ILLINOIS 60201  
T 847.864.0440  
F 847.864.0441  
WWW.BEHLESBEHLES.COM

214123

2016.03.01

VIEW FROM SE



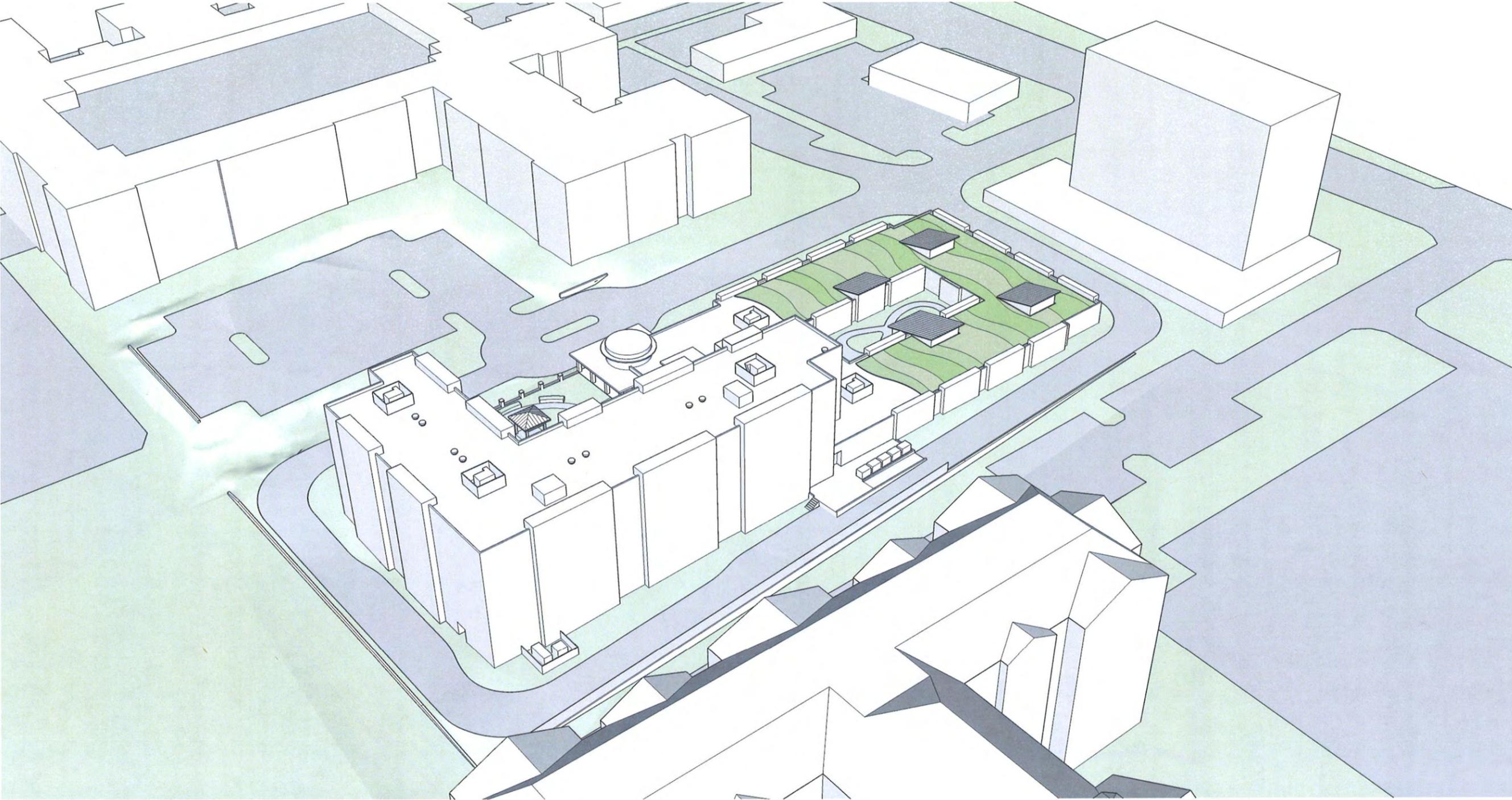
ASPIRED LIVING OF LAGRANGE

COPYRIGHT RESERVED BY BEHLES + BEHLES  
THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE  
PROPERTY OF BEHLES + BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY  
OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY  
CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES + BEHLES

**BEHLES + BEHLES**  
architectureinteriordesignplanning

818 CHURCH STREET  
EVANSTON, ILLINOIS 60201  
T 847 864 0440  
F 847 864 0441  
WWW.BEHLESBEHLES.COM

VIEW FROM NE



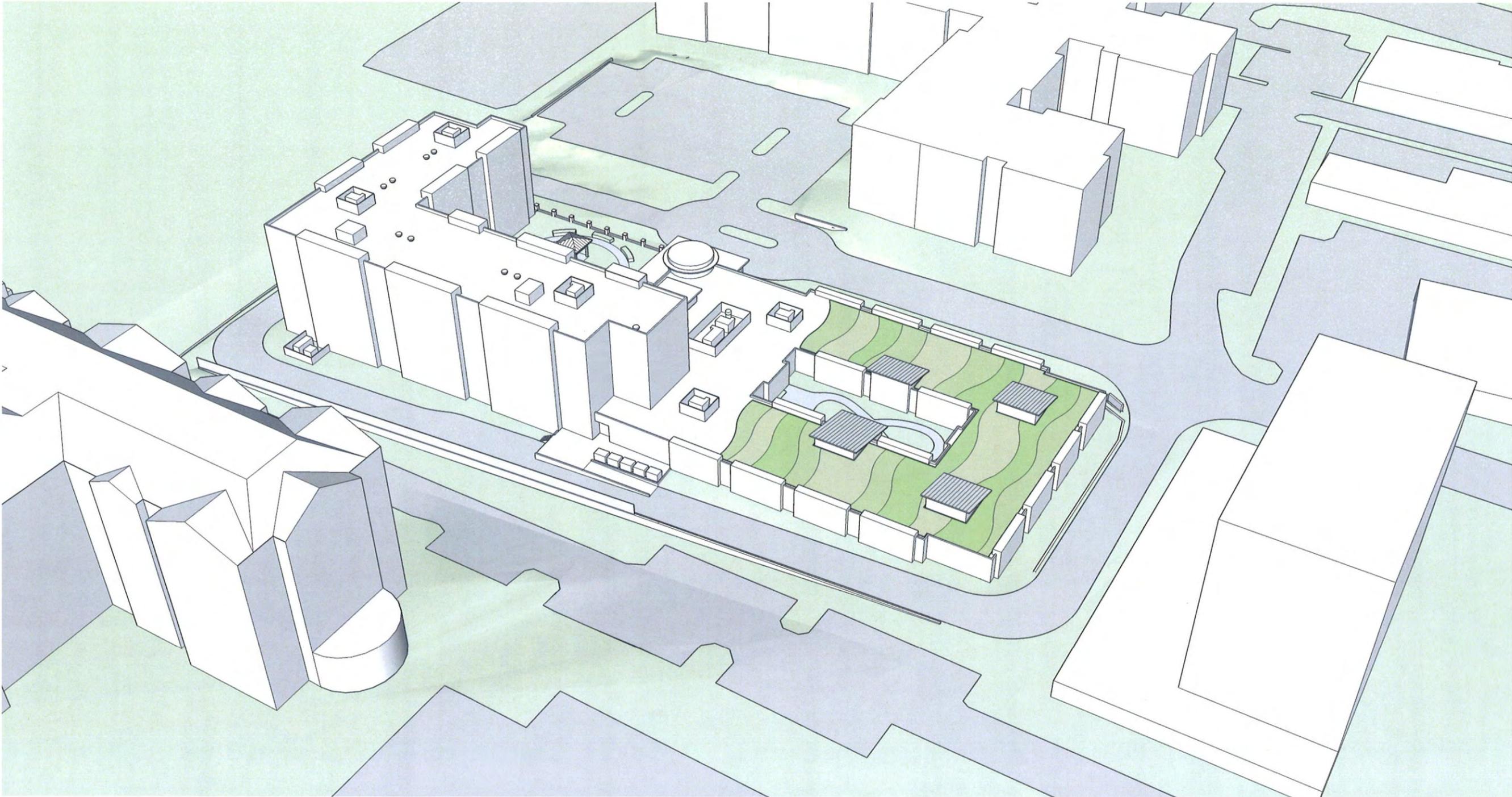
ASPIRED LIVING OF LAGRANGE

COPYRIGHT RESERVED BY BEHLES + BEHLES  
THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE  
PROPERTY OF BEHLES+BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY  
OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY  
CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES+BEHLES

**BEHLES+BEHLES**  
architectureinteriordesignplanning

818 CHURCH STREET  
EVANSTON, ILLINOIS 60201  
T 847 864 0400  
F 847 864 0441  
WWW.BEHLESBEHLES.COM

VIEW FROM NW



ASPIRED LIVING OF LAGRANGE

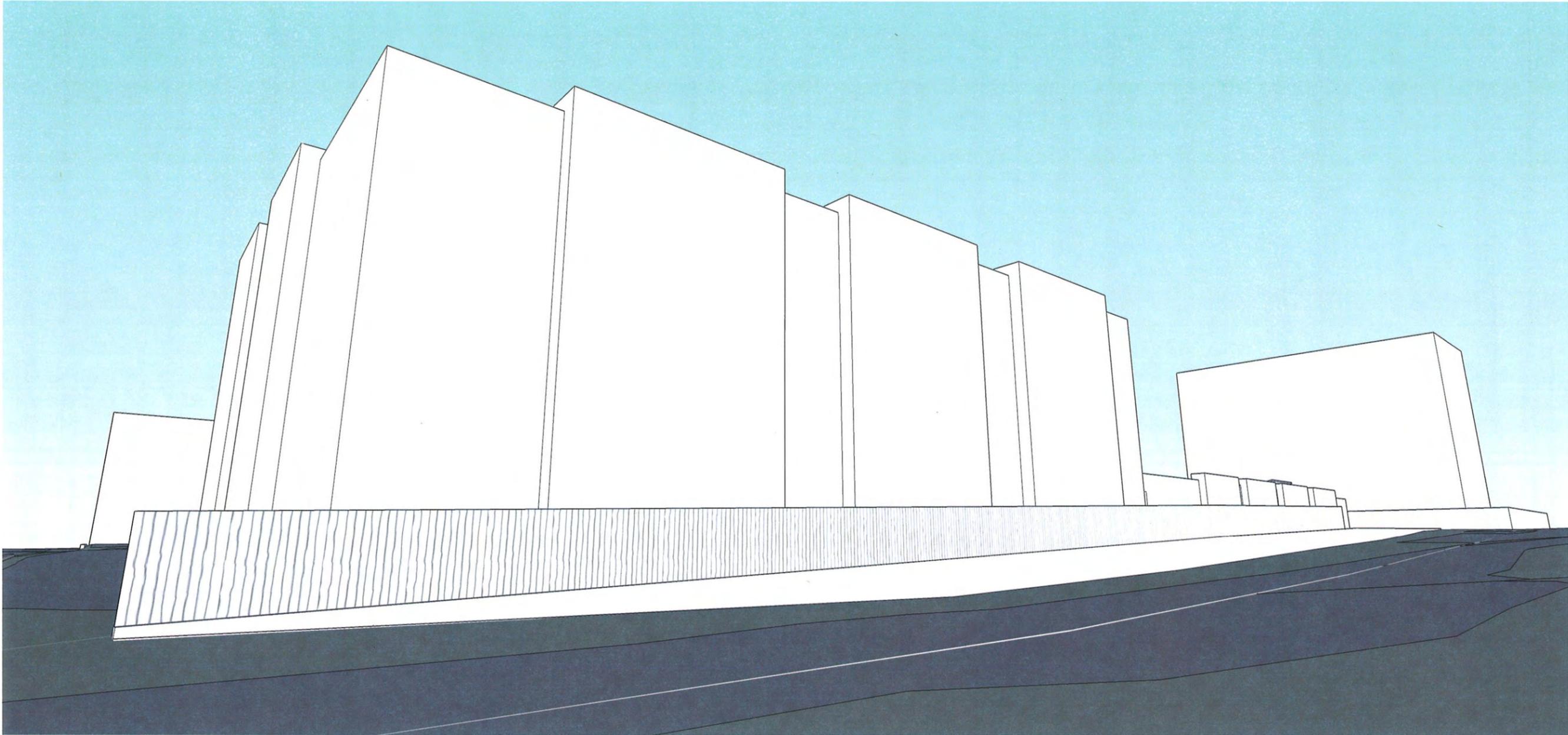
COPYRIGHT RESERVED BY BEHLES+BEHLES  
THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE  
PROPERTY OF BEHLES+BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY  
OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY  
CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES+BEHLES

**BEHLES+BEHLES** 818 CHURCH STREET  
EVANSTON, IL 60201  
architectureinteriordesignplanning T 847.854.0440  
WWW.BEHLESBEHLES.COM F 847.854.0441

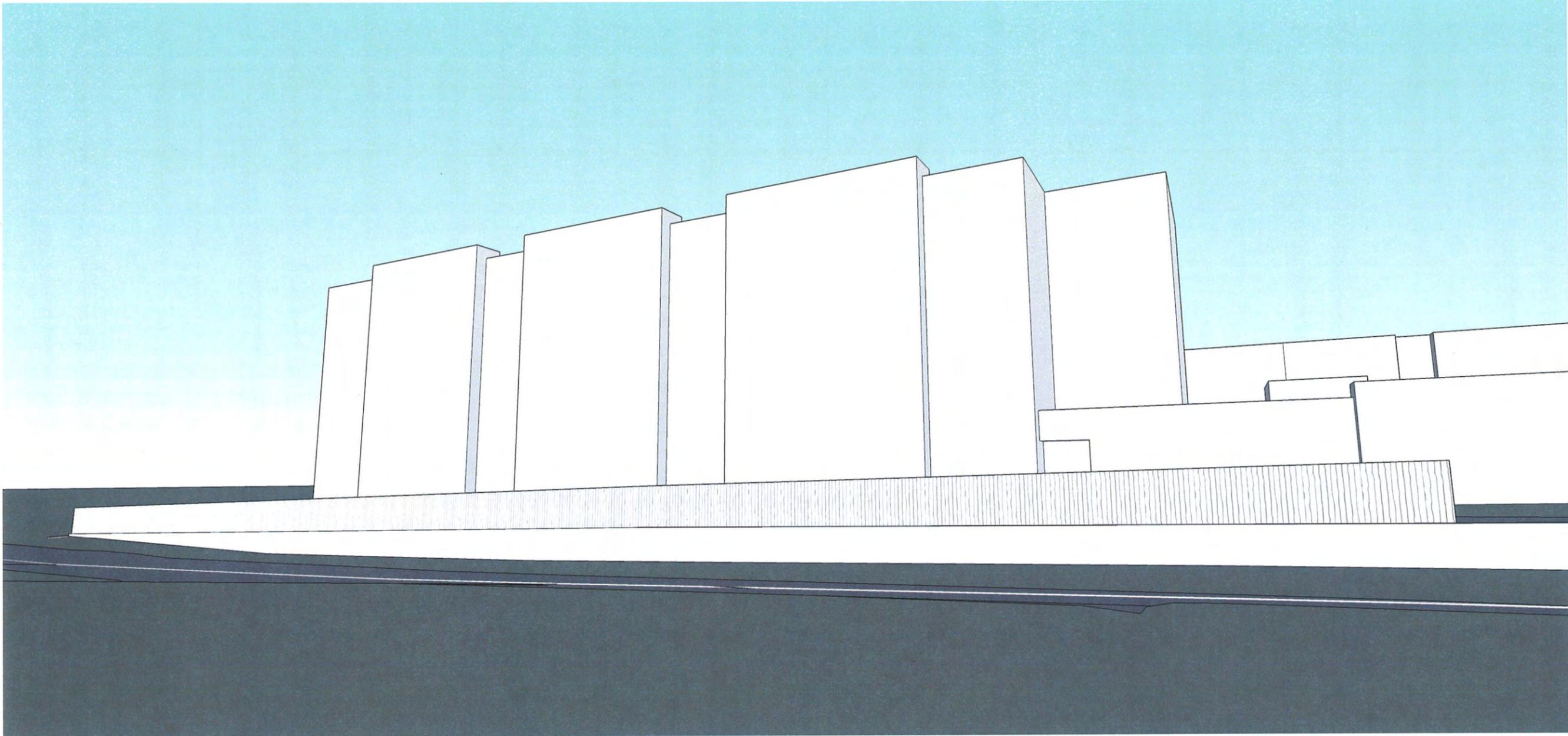
214123

2016.03.01

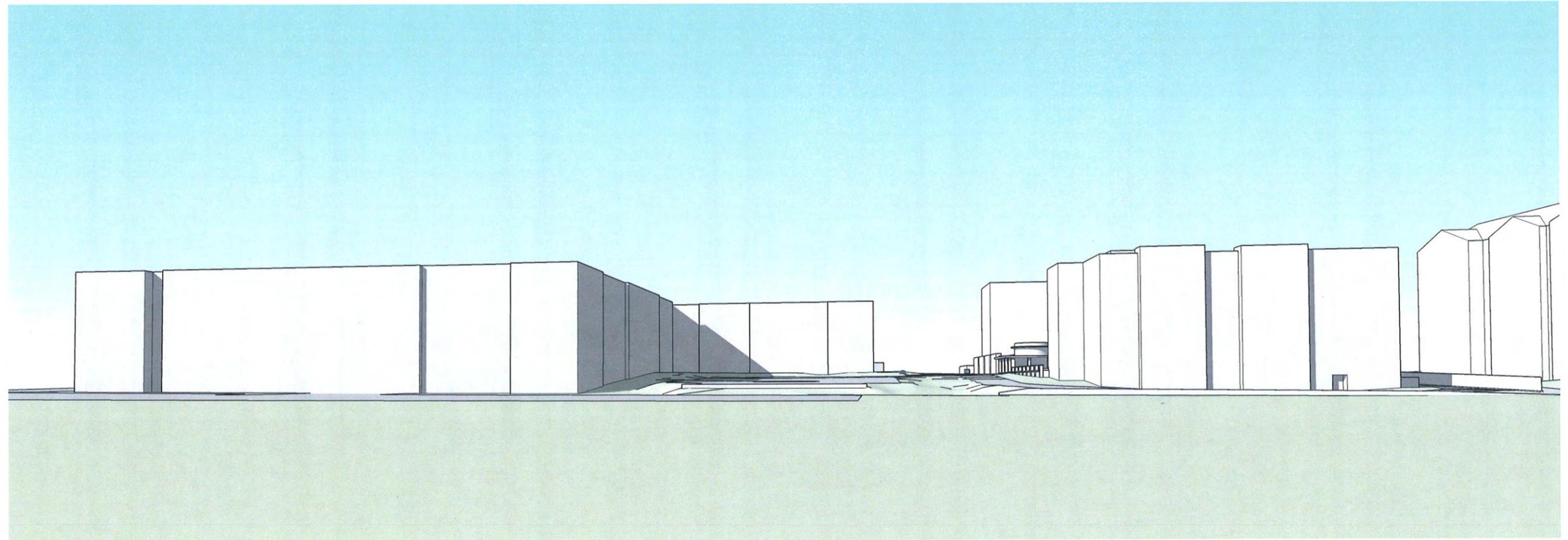
SCREEN WALL: VIEW FROM NE



SCREEN WALL: VIEW FROM NW



# VIEW FROM GORDON PARK



## ASPIRED LIVING OF LAGRANGE

COPYRIGHT RESERVED BY BEHLES + BEHLES  
THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE  
PROPERTY OF BEHLES+BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY  
OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY  
CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES+BEHLES

**BEHLES+BEHLES**  
architectureinteriordesignplanning

818 CHURCH STREET  
EVANSTON, ILLINOIS 60201  
T 847.864.0440  
F 847.864.0441  
WWW.BEHLESBEHLES.COM

214123

2016.03.01

# COMPOSITE ELEVATION FROM GORDON PARK



## ASPIRED LIVING OF LAGRANGE

COPYRIGHT RESERVED BY BEHLES + BEHLES  
THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE  
PROPERTY OF BEHLES + BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY  
OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY  
CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES + BEHLES

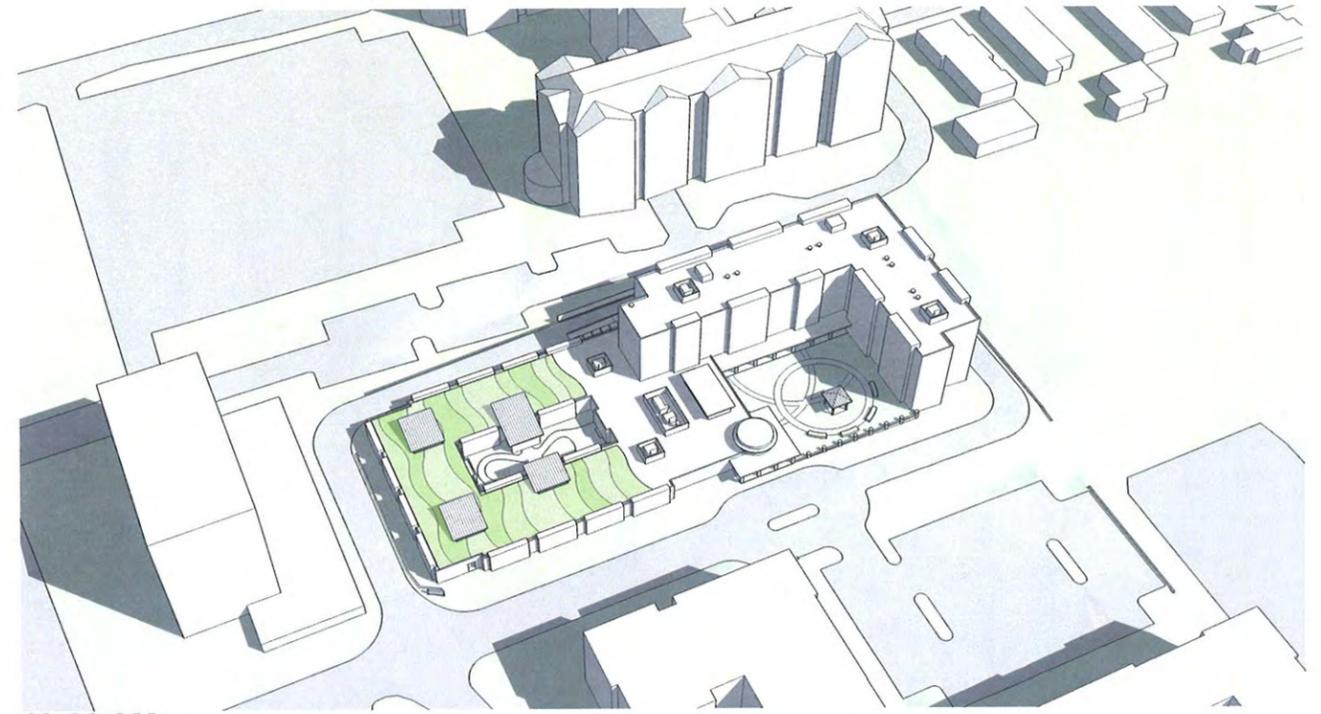
**BEHLES + BEHLES**  
architectureinteriordesignplanning

818 CHURCH STREET  
EVANSTON, ILLINOIS 60201  
T 847.864.0443  
F 847.864.0441  
WWW.BEHLESBEHLES.COM

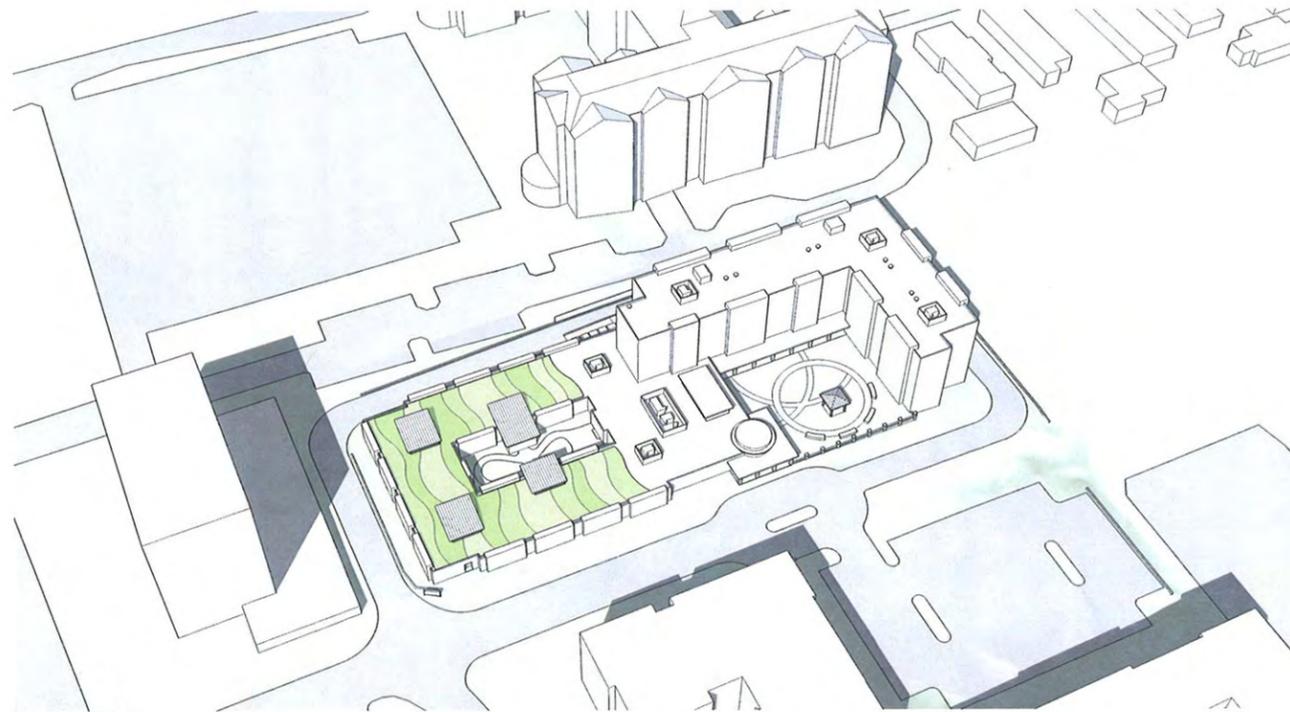
# MARCH 21<sup>ST</sup> SHADOW STUDY



8:00 AM



10:00 AM



2:00 PM



4:00 PM

## ASPIRED LIVING OF LAGRANGE

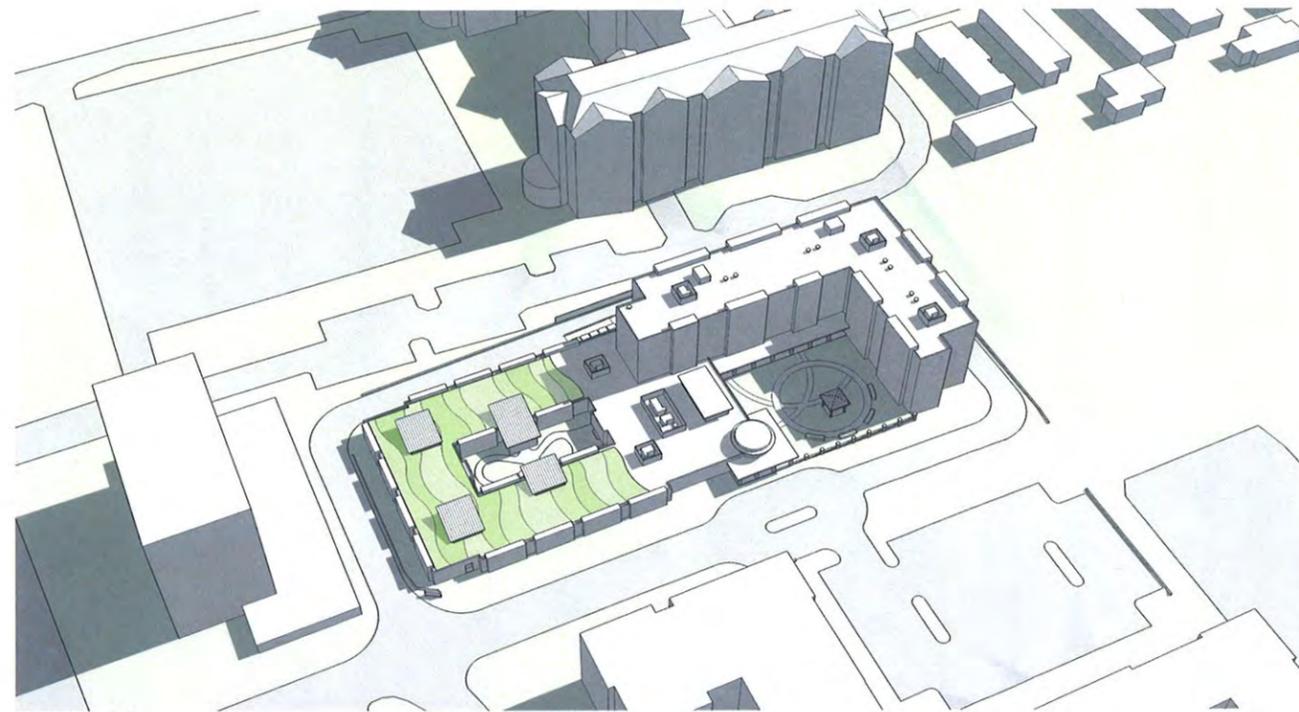
COPYRIGHT RESERVED BY BEHLES + BEHLES  
THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE  
PROPERTY OF BEHLES+BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY  
OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY  
CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES+BEHLES

**BEHLES+BEHLES** 818 CHURCH STREET  
EVANSTON, ILLINOIS 60201  
T 847 864 0440  
F 847 864 0441  
WWW.BEHLES+BEHLES.COM

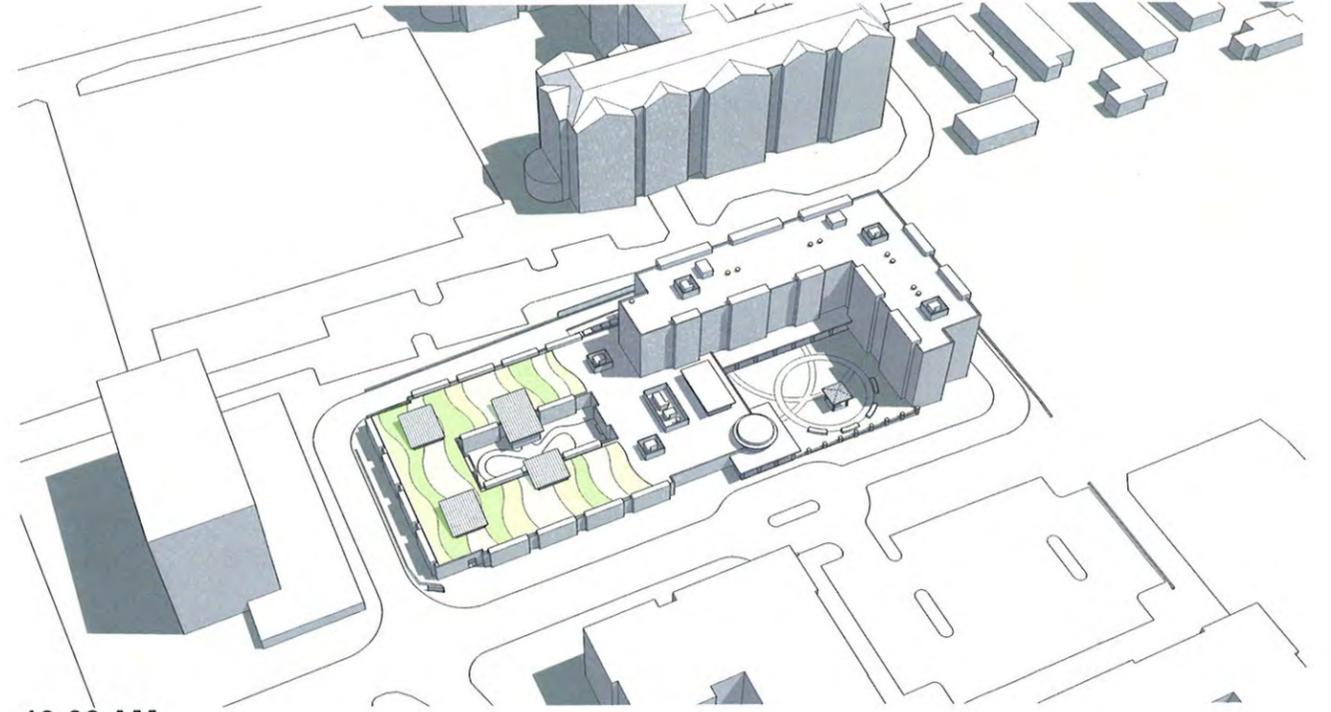
214123

2016.03.01

# JUNE 21<sup>ST</sup> SHADOW STUDY



8:00 AM



10:00 AM



2:00 PM



4:00 PM

## ASPIRED LIVING OF LAGRANGE

COPYRIGHT RESERVED BY BEHLES + BEHLES  
THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE  
PROPERTY OF BEHLES+BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY  
OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY  
CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES+BEHLES

**BEHLES+BEHLES**  
architectureinteriordesignplanning

818 CHURCH STREET  
EVANSTON, ILLINOIS 60201  
T 847.864.6440  
F 847.864.6441  
WWW.BEHLESBEHLES.COM

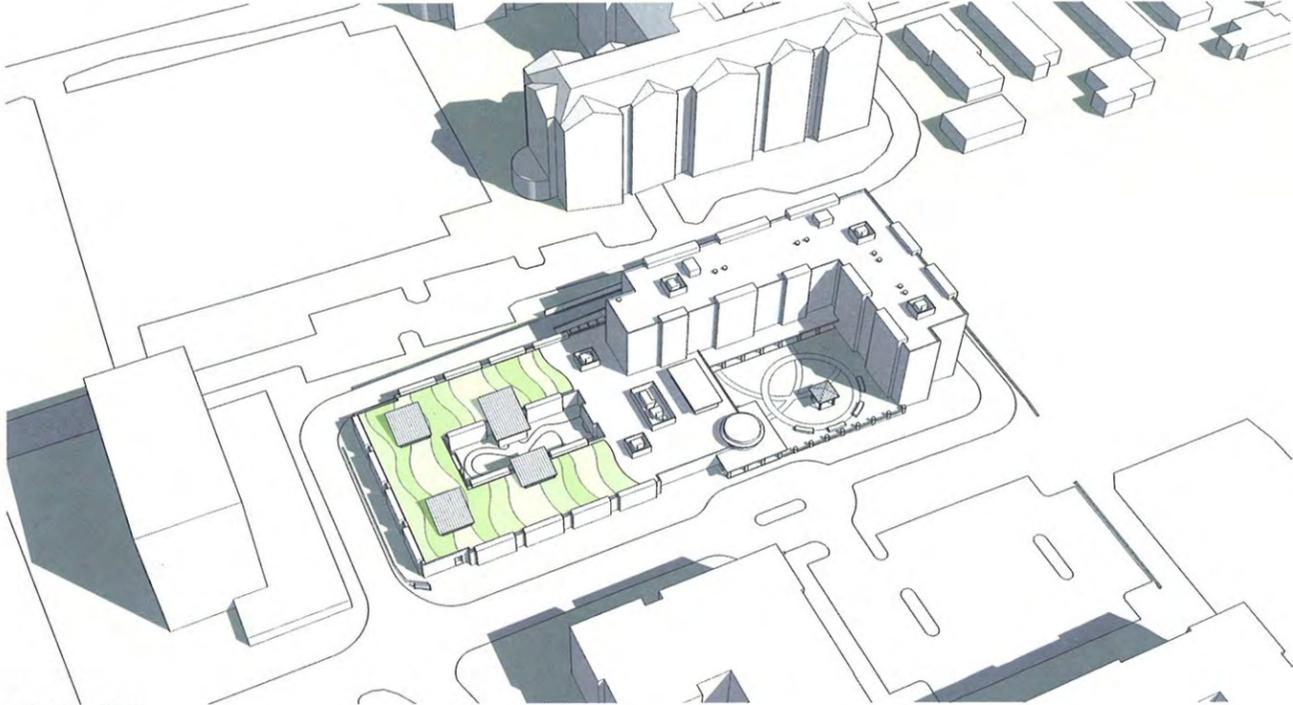
214123

2016.03.01

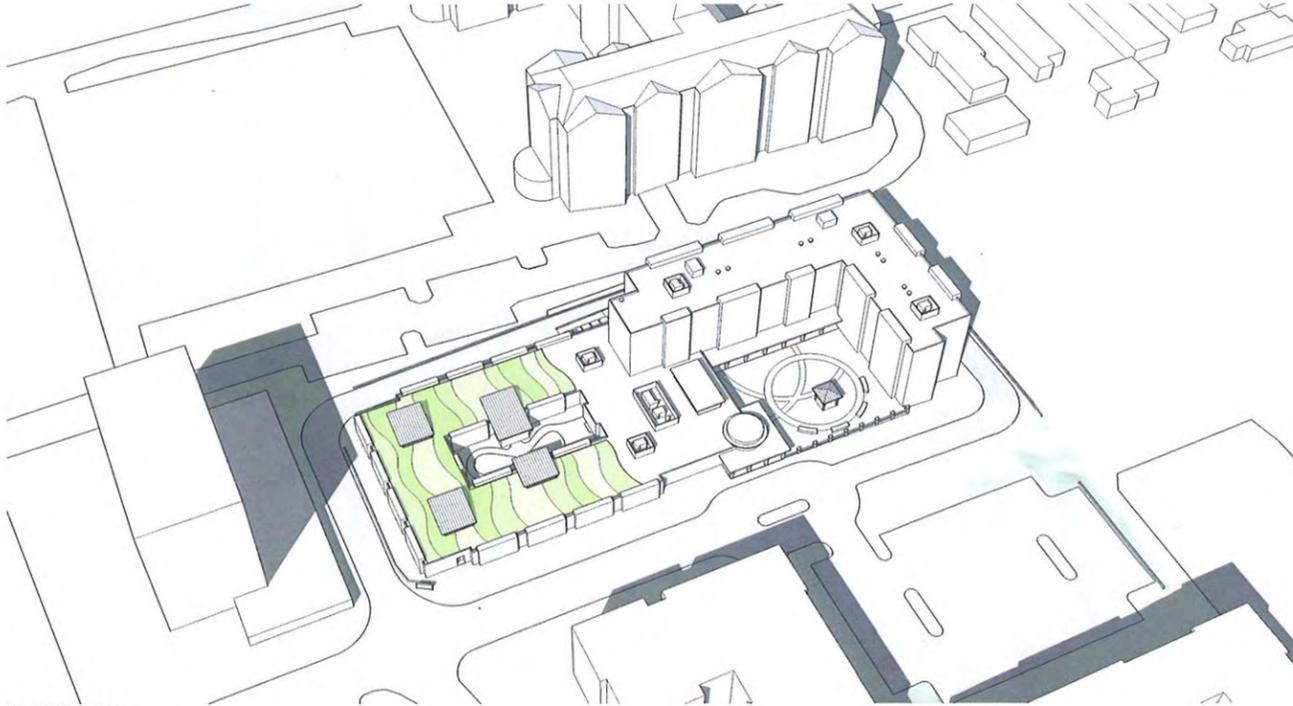
# SEPTEMBER 21<sup>ST</sup> SHADOW STUDY



8:00 AM



10:00 AM



2:00 PM



4:00 PM

## ASPIRED LIVING OF LAGRANGE

COPYRIGHT RESERVED BY BEHLES + BEHLES  
THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE  
PROPERTY OF BEHLES+BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY  
OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY  
CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES+BEHLES

**BEHLES+BEHLES**  
architectureinteriordesignplanning

818 CHURCH STREET  
EVANSTON, ILLINOIS 60201  
T 847.884.0440  
F 847.884.0441  
WWW.BEHLES+BEHLES.COM

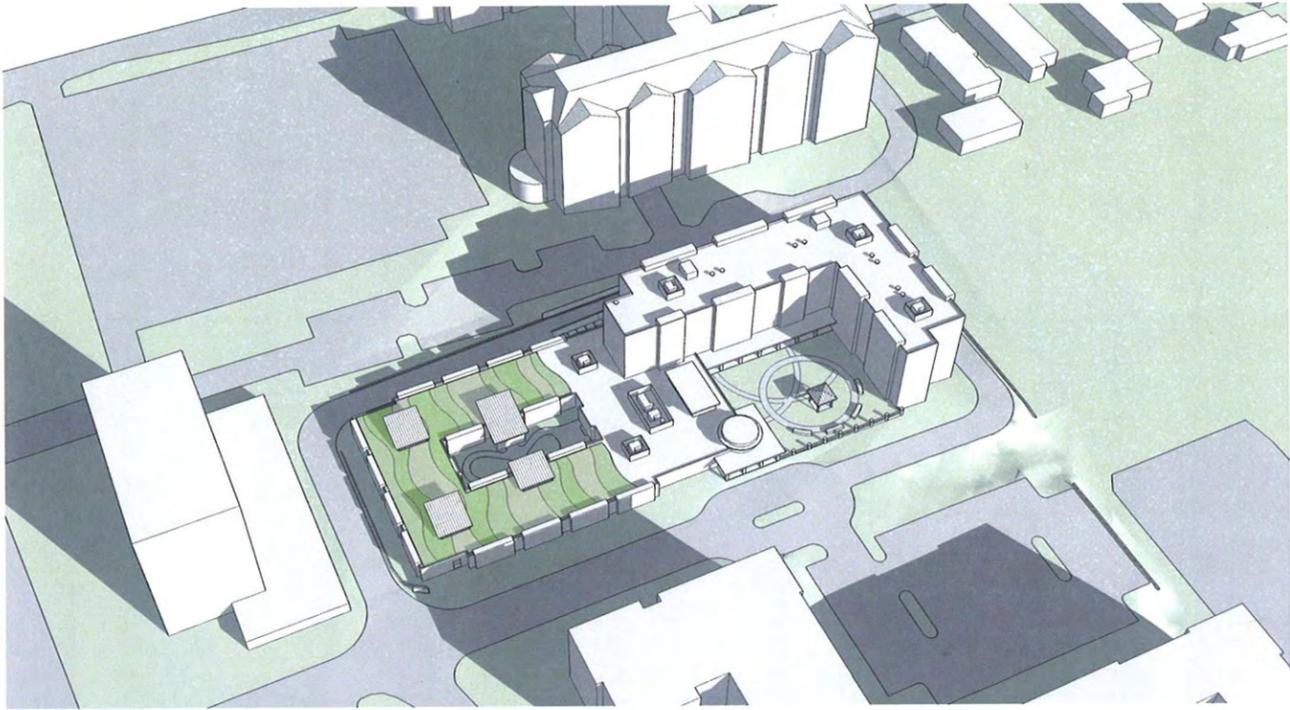
214123

2016.03.01

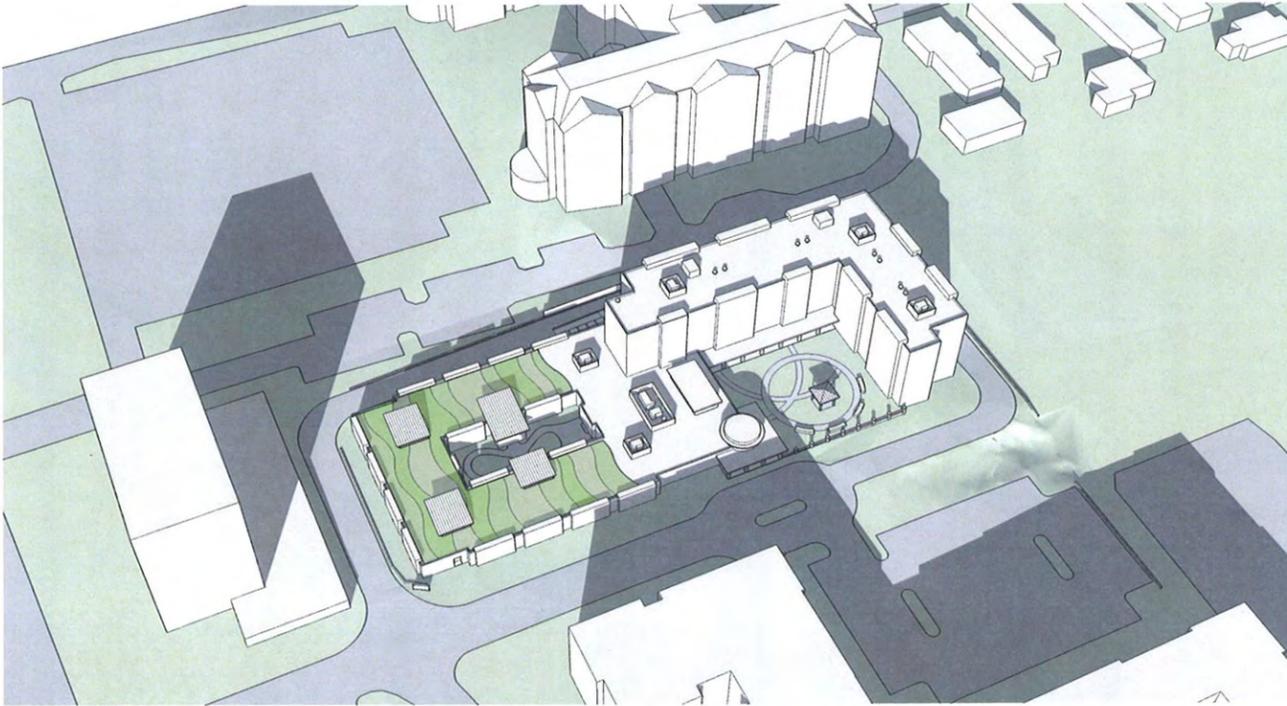
# DECEMBER 21<sup>ST</sup> SHADOW STUDY



8:00 AM



10:00 AM



2:00 PM



4:00 PM

## ASPIRED LIVING OF LAGRANGE

COPYRIGHT RESERVED BY BEHLES + BEHLES  
THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE  
PROPERTY OF BEHLES+BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY  
OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY  
CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES+BEHLES

**BEHLES+BEHLES**  
architectureinteriordesignplanning

818 CHURCH STREET  
EVANSTON, ILLINOIS 60201  
T 847 864 8400  
F 847 864 8411  
WWW.BEHLESBEHLES.COM

214123

2016.03.01

# GREEN ROOF

2016  
**LiveRoof**<sup>®</sup> BRAND  
 Hybrid Green Roof System

Natural Function  
 Natural Beauty

*The Proof is in the Roof!*

LOCALLY MADE & WARRANTED FOR 50 YEARS  
 Patented in the U.S. and Canada

FULLY-GROWN INVISIBLE HYBRID GREEN ROOF SYSTEM  
 "The Hybrid System"

UNIQUELY SIMPLE EFFECTIVE & ATTRACTIVE

## LiveRoof<sup>®</sup> Green Roof Systems "The Hybrid System"

### LiveRoof Standard

**Soil Depth:** Appx. 4 1/4"

**Module Size:** 1' x 2' x 3 1/4"

**Weight:** Appx. 27-29 lbs/sf saturated and vegetated.

**Dry Weight:** Appx. 20 lbs/sf (confirm with local grower.)

**Merits:** Maximizes storm water management, integrates perfectly with new construction and often times existing buildings.

**Plants:** Succulent ground covers, water conserving accent plants, and hardy spring blooming bulbs.

Labels in diagram:  
 LiveRoof Standard Module  
 Moisture Portals™  
 LiveRoof Engineered Soil  
 LiveRoof Green Roof Plants (Minimum 95% Soil Coverage at Installation)

Dimensions in diagram:  
 4 1/4" (Module height)  
 3/4" (Moisture Portal depth)  
 1" (Soil depth)  
 1/2" (Plant height)

## ASPIRED LIVING OF LAGRANGE

COPYRIGHT RESERVED BY BEHLES + BEHLES  
 THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE PROPERTY OF BEHLES + BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES + BEHLES.

**BEHLES + BEHLES**  
 architectureinteriordesignplanning

818 CHURCH STREET  
 EVANSTON, ILLINOIS 60001  
 T 847.864.0442  
 F 847.864.0441  
 WWW.BEHLESBEHLES.COM

214123

2016.03.01

# GREEN ROOF



## LiveRoof<sup>®</sup> Hybrid System

(Patented in the U.S. and Canada)

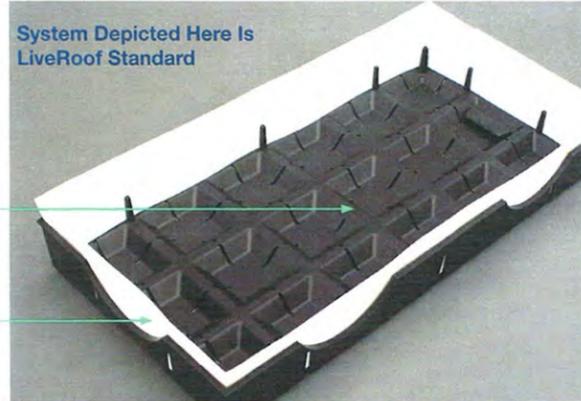
First: The Licensed Grower inserts the LiveRoof<sup>®</sup> Soil Elevator™ into LiveRoof module.

Horticulturist designed positive drainage configuration for healthy roots.

Moisture Portals™ allow moisture and roots to grow from one module to the next and for soil-to-soil contact.

**STEP 1**

System Depicted Here Is LiveRoof Standard



**STEP 2**

Next: The LiveRoof module is filled to the top of Soil Elevator with LiveRoof engineered soil. Soil is settled by vibration and mechanically screeted off.

Ergonomic design, configuration and handles make LiveRoof<sup>®</sup> the safest, most efficient module to handle.



**STEP 3**

Then, the LiveRoof Plants are grown to maturity approximately 1 inch above the LiveRoof module. Photo demonstrates the soil interconnectivity that exists once the soil elevator is removed as in Step 5. In the LiveRoof Lite System plants are approximately 3/4" above the module and in the LiveRoof Deep System they are approximately 2 3/8" above the module.



8

See inside back cover for LiveRoof grower nearest you.

Copyright 2016



INVISIBLE. MONOLITHIC. MODULAR. PREVEGETATED.



**STEP 4**

Upon delivery to the roof, the installer sets LiveRoof modules tightly in place from parapet to parapet or within LiveRoof RoofEdge™, depending upon design.



**STEP 5**

Throughout the installation process, the LiveRoof Soil Elevators™ are removed for a beautiful, seamless instantly mature green roof.

*Note: if biodegradable soil elevators are used, they are simply left in place.*

Modules disappear under the cover of soil and plants.



**STEP 6**

Finally, the entire system is watered thoroughly to settle any loose soil and to get your LiveRoof off to a great start.

No ugly container to see, just beautiful greenery.

9

See inside back cover for LiveRoof grower nearest you.

Copyright 2016

# ASPIRED LIVING OF LAGRANGE

COPYRIGHT RESERVED BY BEHLES + BEHLES  
THIS DRAWING AND THE IDEAS EXPRESSED HEREIN ARE AND SHALL REMAIN THE SOLE PROPERTY OF BEHLES + BEHLES, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BEHLES + BEHLES

**BEHLES+BEHLES**  
architecture interior design planning

818 CHURCH STREET  
EVANSTON, ILLINOIS 60201  
T 847.864.0443  
F 847.864.0441  
WWW.BEHLESBEHLES.COM

214123

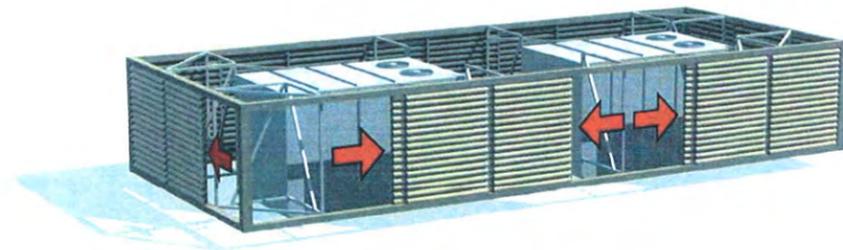
2016.03.01

# EQUIPMENT SCREEN



## Product Features

- No Rooftop Penetration
- Pre-Engineered Screening System
- Screening Code Solution
- Attractive Alternative to Parapet Walls
- Multiple Panel Designs
- Designer Top Trim Accents
- Vertical or Canted Designs
- Wide Range of Designer Colors
- Panels Slide for Easy Service Access
- Custom Design Capabilities

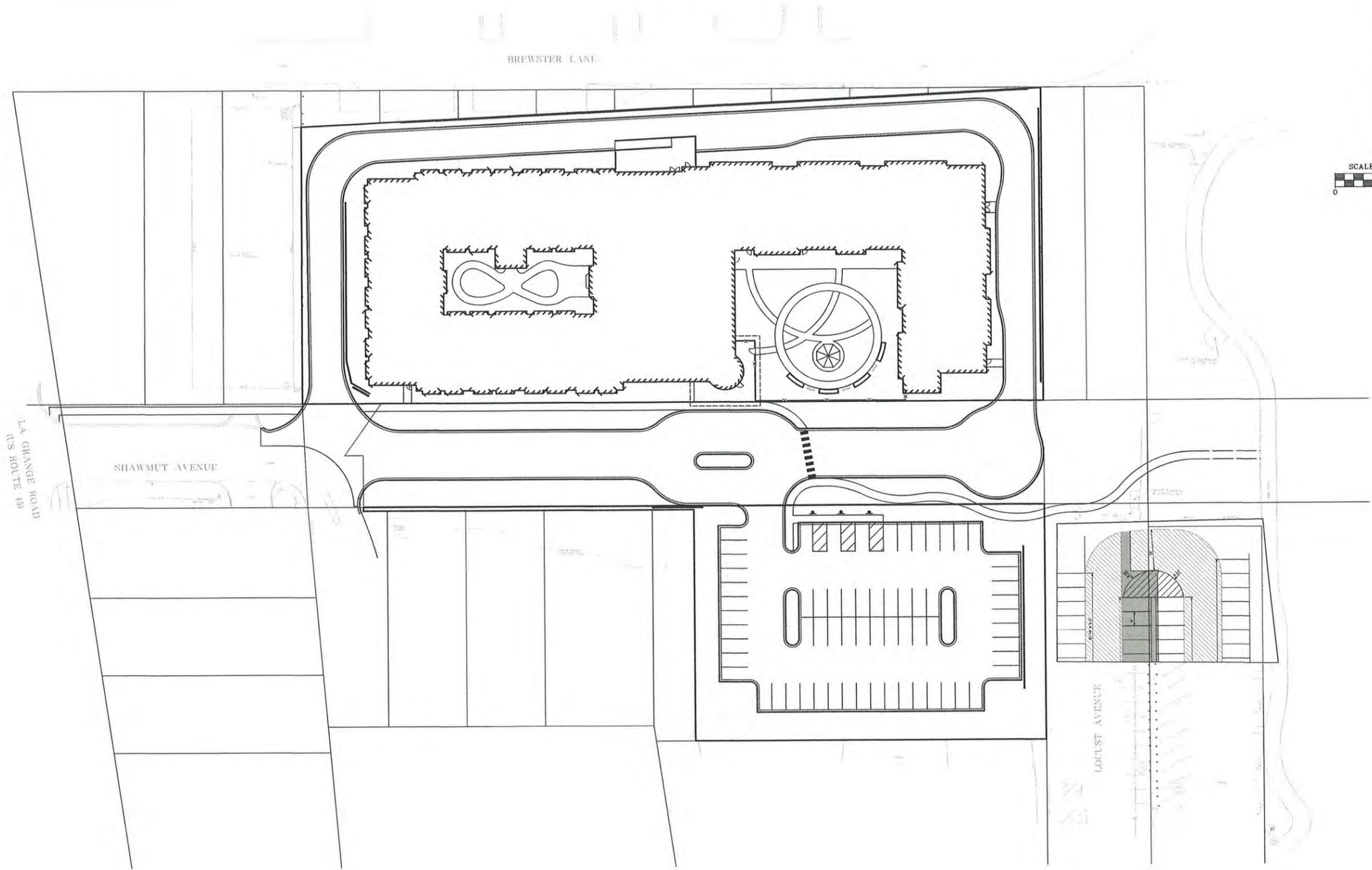


Our panels are designed to slide side-to-side in either direction for easy access to the equipment for servicing and routine maintenance.

[www.cityscapesinc.com](http://www.cityscapesinc.com)

# VINYL FENCE





3/1/2016 12:59 PM N:\2586\Engineering\Opus\Prin\2586-prin-geomtry-coron Park extension.dgn



**Mackie Consultants, LLC**  
 9575 W. Higgins Road, Suite 500  
 Rosemont, IL 60018  
 (847)696-1400  
 www.mackieconsult.com



**Pathway Senior Living**  
 333 West Wacker Drive, Suite 1010  
 Chicago, IL 60606  
 (312)837-0701  
 www.pathwaysl.com

CLIENT:  
**OPUS DESIGN BUILD, LLC**  
 9700 W HIGGINS ROAD, SUITE 900  
 ROSEMONT, IL 60018  
 (847)692-4444  
 WWW.OPUS-GROUP.COM

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	ST
DRAWN	ST
APPROVED	DAS
DATE	03-01-16
SCALE	1" = 30'

**REVISED SITE GEOMETRY EXHIBIT  
 ASPIRED LIVING OF LA GRANGE  
 LA GRANGE, ILLINOIS**

SHEET  
**1 OF 1**  
 PROJECT NUMBER: 2586  
 © MACKIE CONSULTANTS LLC 2016  
 ILLINOIS FIRM LICENSE 184-002694

# Exhibit "C" - Preliminary Site Plan

NOTE: EXHIBIT IS FOR INFORMATIONAL PURPOSES.  
PLAT OF SUBDIVISION TO BE PREPARED  
IN GENERAL CONFORMANCE WITH DOCUMENT.

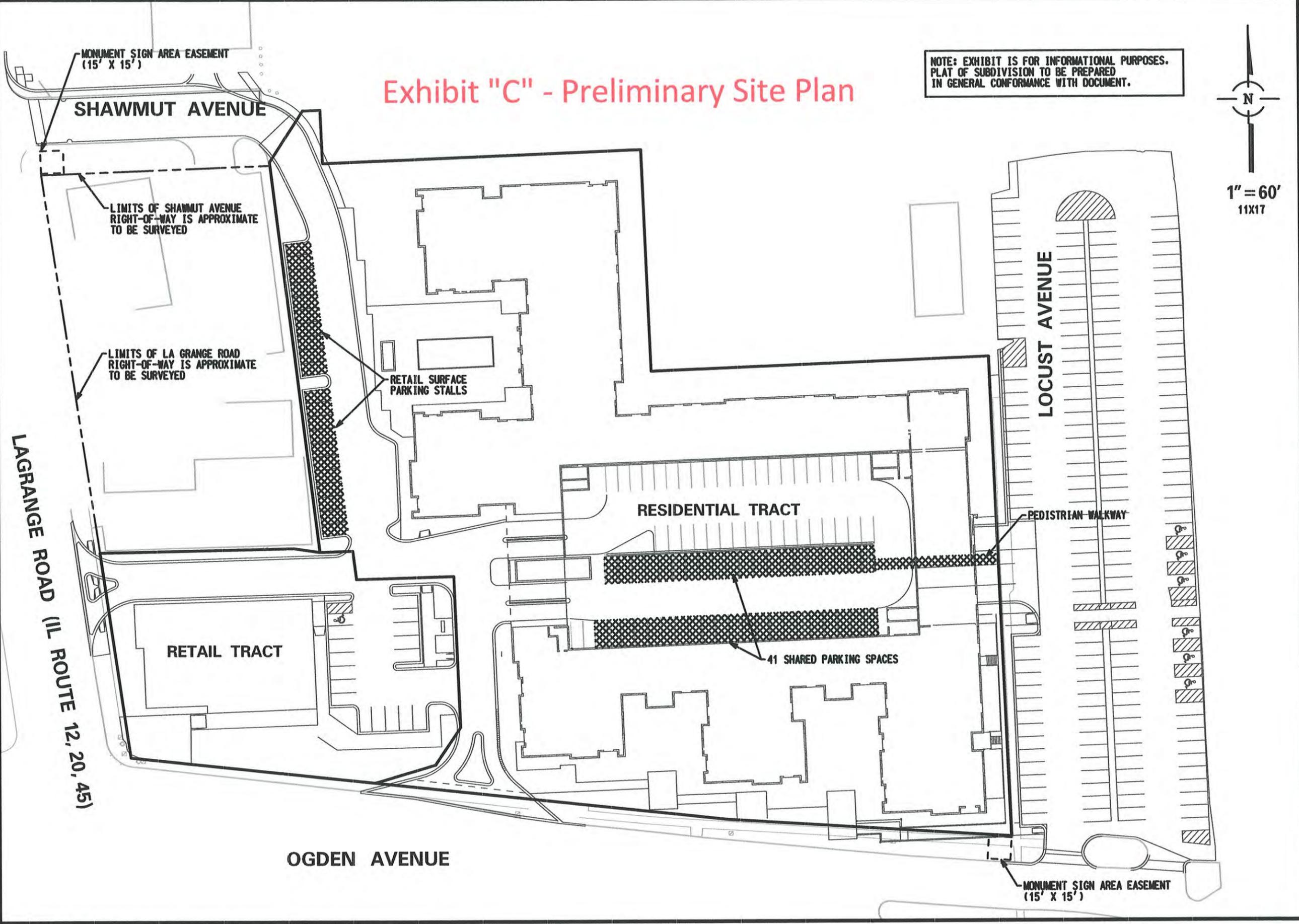
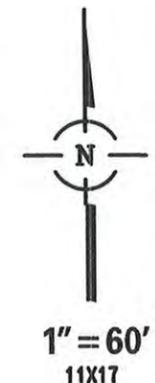
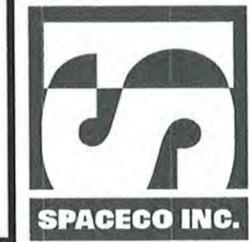


EXHIBIT "A" SITE PLAN

UPTOWN LA GRANGE  
LA GRANGE, IL

CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065



SPACECO INC.

FILENAME: LOTS.DGN

DATE: 10/17/2014

JOB NO: 7982

duties and requirements imposed by any one of them are cumulative among all of them.

B. **Easements.** Prior to the issuance by the Village of any permit for work other than Site Work, the Developer must grant the following easements to the Village and, as appropriate, other governmental bodies and utility services providers. The easements must be permanent and must be granted using language approved by the Village Manager. The following easements will be granted in the Project Declaration:

- (i) Utility easements for all public utilities, and all telecommunications and cable providers if any, within the Property, including over common areas if necessary for the purposes of installing, servicing, and repairing utilities and providing public and emergency services.
- (ii) An easement providing for public access to not fewer than 41 parking spaces located on the exit level of the parking structure in the Apartment Building (the "*Reserved Spaces*") and restricting use of the Reserved Spaces to the public (including guests of tenants but not tenants). The easement must authorize the posting of way-finding and informational signs by the Village and Village authority, in consultation with the Developer, to (a) establish rules such as time limits and the like for the Reserved Spaces consistent with their intended use by shoppers, park visitors, and guests and (b) perform maintenance and repairs to the Reserved Spaces at the Developer's expense if the Developer fails to properly perform maintenance and repairs. The Project Declaration must identify the location of the Reserved Spaces.
- (iii) An easement for the Pedestrian Passageway. The easement must allow permanent pedestrian passage for the general public and must authorize posting of way-finding and informational signs and authorize the Village to perform maintenance and repairs to the Pedestrian Walkway at the Developer's expense if the Developer fails to properly perform maintenance and repairs. The Project Declaration must depict the area subject to the easement.
- (iv) An easement for general public pedestrian access onto and across drive aisles, parking areas, and sidewalks within the Property from Shawmut Avenue, La Grange Road, Ogden Avenue, and the Locust Avenue right-of-way for access to the Pedestrian Walkway, the Locust Avenue parking lot, and Gordon Park.
- (v) A easement for inspection and maintenance of the stormwater management system within the Project, including without limitation the stormwater detention facility and the restrictor.



The following easement must be granted at the earlier to occur of (a) Developer acquisition of the Retail Building Parcel or immediately prior to issuance by the Village of the first certificate or temporary certificate of occupancy for the Apartment Building. The easement must be granted by separate easement agreement and plat of easement: A permanent easement for the Ogden / La Grange Sidewalk in the form attached to this Agreement as Exhibit G. The dimensions and configuration of the easement premises may be adjusted as necessary to conform to IDOT requirements for the IDOT improvements to Ogden Avenue and La Grange Road depicted in their current configuration in the Approved Final Engineering Plans. This easement must provide for permanent pedestrian use of the Ogden / La Grange Sidewalk by the general public as a sidewalk and rights in the Village to maintain, repair, and replace the Ogden / La Grange Sidewalk or any parts of it if the Developer or others with responsibility fail to property maintain, repair, or replace it, all at the expense of the Developer or other responsible parties, subject to reasonable notice and cure provisions.

C. Ogden Avenue Turn Lane Property Transfer. Prior to the issuance by the Village of any permit for work other than Site Work, the Developer must grant or transfer an easement or other property rights in the Property depicted in the Approved Final Engineering Plans, with any minor changes that may be required by IDOT, for the proposed right turn lane from westbound Ogden Avenue onto northbound La Grange Road.

D. Property within Shawmut Avenue Right-Of-Way. Prior to the issuance by the Village of any permit for work other than Site Work, the Developer must dedicate to the Village as public right of way all portions of the Property located within the former Shawmut Avenue right-of-way as depicted on the Approval Final Site Plans, so that the Shawmut Avenue right-of-way is restored to its full width everywhere that it abuts the Property.

E. Project Declaration. The Project will be subject to the Project Declaration. *See Section 7 of this Agreement.*

F. Construction in Phases. The project will be constructed in phases as provided in the Development Phasing Plan.

G. Maintenance of, Damage to Public Property. During construction of the Project, the Developer must (i) maintain all streets, sidewalks, and other public property in and adjacent to the Property in a good and clean condition and free of hazards at all times, (ii) promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Property by the Developer or any agent of or contractor hired by, or on behalf of, the Developer, and (iii) repair all damage that may be caused by the activities of, or on behalf of, the Developer or any agent of or contractor hired by, or on behalf of, the Developer. If, within four hours after the Village gives the Developer notice to clean mud, dirt, or debris or to repair damage in compliance with this subsection, the Developer neglects or fails to clean or repair or to undertake with due diligence to clean or repair the affected public property, then the Village may clean or repair the affected

## STAFF REPORT

### **PC Case #228**

TO: Plan Commission

FROM: Angela M. Mesaros, Assistant Community Development Director

DATE: March 8, 2016

RE: 1) ZONING TEXT AMENDMENTS TO ALLOW (1) TELEPHONE REPAIR, AND (2) TUTORING SERVICES WITHIN THE C-1 CENTRAL COMMERCIAL DISTRICT.

---

#### **I. BACKGROUND:**

The Village examines its permitted and special uses lists in the zoning code from time to time. Most recently we have adopted comprehensive amendments to the commercial use lists in 2009. Also, with each prospective business that applies for a license and occupancy permit, Staff reviews the zoning code use list. If the particular use is not listed, the business is not permitted, and a business license cannot be issued.

Staff currently has two applications for uses that are not currently permitted within the C-1 Central Commercial District: (1) UBreakIFix is a mobile phone repair business that wishes to locate at 72 S. La Grange Road at street level in the core retail district, and (2) Mathnasium, a tutoring service, that seeks to operate tutoring services at 322 W. Burlington, outside of the core retail area. The applications should be reviewed and voted in two separate motions.

#### **II. APPLICATION:**

##### **1. ZONING TEXT AMENDMENT**

Matthew Klein, attorney, on behalf of Jeff Schwartz of UBreakIFix has filed an application with the Community Development Department for a text amendment to Subsection 5-102E of the Zoning Code to allow Telephone Repair (SIC 7629), mobile phone repair and computer upgrade, maintenance and repair (7378) in conjunction with the retail; sales of telephone, mobile phone and computer accessories and peripherals, subject to the following conditions: (1) not to exceed 5,000 square feet of gross floor area on the first floor, (2) the use exists only in a storefront that does not exceed 30 feet in width at the front lot line, and (3) the full width of the use at storefront must be devoted exclusively to retail sales and the retail sales area must have an average depth of not less than 25 feet, on the first floor in the C-1 Central Commercial District.

The proposed location for UBreakIFix is 72 S. La Grange Road; however an amendment to the Zoning Code would allow other telephone/mobile phone repair businesses to locate at street level in the core retail district subject to the above conditions.

#### AMENDMENT CRITERIA

*The wisdom of amending the Zoning Map or the text of this Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its 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 that principle is satisfied in any particular case, the Board of Trustees should weigh data required in 14-101E and among other factors, the following standards as they may be relevant to a particular application:*

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

The purpose of the C-1 Central Commercial District is “to provide for the development and maintenance of a concentrated, pedestrian-oriented commercial shopping center, with special provisions protecting, in the core of that district, the retail environment at street level.” The core retail area is bounded by Burlington Avenue, 6<sup>th</sup> Street, Cossitt Avenue and Ashland Avenue. This application is to operate a repair/service business on the first floor in the core retail district.

Staff suggests that the list of Permitted Uses authorized at street level in the C-1 District be reviewed in comparison to the services that UBreakIFix proposes to offer: telephone repair, mobile phone repair and sales of mobile phone accessories and peripherals. (Attached is the list of permitted uses in the C-1 district. Note that any use with an \*asterisk is *not* permitted at street level.) The applicant requests that this business be permitted on the first floor (street level) in the core retail district; therefore, in consideration of this application, review those uses listed in the C-1 district that do *not* have an \*asterisk. Such similar uses permitted at street level include shoe repair (725) and watch, jewelry and clock repair (763). Other similar uses are not permitted at street level including computer related services (737).

The applicant states that the proposed mobile telephone repair business offers retail sales and is consistent with the character of the core retail district. However, this business is not retail sales of telephones, mobile phones or computers, but only sales of accessories, upgrades and peripherals. More details about the retail

sales are included with the application as part of your packet. The applicant has requested that conditions defining the retail space be included in the text amendment that are similar in scope to other uses the Village has recently approved for the core retail district, such as commercial food preparation facilities and physical fitness facilities. Staff believes that in this case, retail would not be the principal use in this case, but rather is an accessory use incidental to the proposed mobile phone repair service business.

Staff suggests that mobile telephone repair is more suitable in nature to businesses permitted in the C-3 General Service Commercial District. The C-3 district is intended “to provide areas for development of service, commercial and retail uses requiring direct vehicular access.”

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

The applicant states that repair services for mobile phones, computers and small electronics is a community need that will draw customers to downtown La Grange who will shop and dine at establishments and support the central business district.

## RECOMMENDATION

Staff suggests that a more appropriate location for repair services would be outside of the core retail district. After consideration the Plan Commission should make its recommendation to the Board of Trustees. If the recommendation is to deny the approval requested by the applicant, then the Plan Commissioners voting in favor of denial should state clearly their concerns about the application, stating which Zoning Code standards are not being met. If the recommendation is for approval, then a motion to amend the text of the Zoning Code would be appropriate:

### **2. TEXT AMENDMENT TO THE ZONING CODE TO ALLOW TUTORING SERVICES (SIC 8299) IN THE C-1 CENTRAL COMMERCIAL DISTRICT.**

The applicant, Mr. Hanh Pham wishes to open a Mathnasium, math learning center on the first floor at 322 W. Burlington. The proposed business would be located within the C-1 District but outside of the boundaries of the core retail district. The proposed use falls within the Standard Industrial Classification (SIC #8299) of Schools and Educational Services, Not Elsewhere Classified, which is *not* currently listed as a permitted or a special use in any of the commercial districts. Therefore, a text amendment to the Zoning Code is needed in order to authorize tutoring services as a Permitted Use.

The applicant, Hanh Pham of Mathnasium, has filed an application with the Community Development Department for a Zoning Code text amendment to Subsection 5-102E to allow tutoring services (SIC 8299) in the C-1 Central Commercial District, but not on the first floor in the core retail area.

#### AMENDMENT CRITERIA

*The wisdom of amending the Zoning Map or the text of this Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its 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 that principle is satisfied in any particular case, the Board of Trustees should weigh data required in 14-101E and among other factors, the following standards as they may be relevant to a particular application:*

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

In reviewing the amendment application, staff suggests that the list of Permitted Uses allowed in the C-1 District, but not at street level in the core retail area, be reviewed in comparison to the services that Mathnasium proposes to offer (those uses with \*asterisks). Staff believes that this particular use is of similar intensity to other Permitted Uses in the C-1 Central Commercial District such as Dance Studios, Schools, Halls and Miscellaneous Services not elsewhere classified.

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

The applicant believes that the existing zoning classifications for the C-1 District limit the rental potential of the subject property. Tutoring services would provide the opportunity for additional educational services for primary and secondary age students to area residents.

#### RECOMMENDATION

After consideration the Plan Commission should make its recommendation to the Board of Trustees. If the Commissioners find that the applicant has shown that tutoring services is suitable in nature to businesses currently located in the C-1 Central Commercial District, and that this business serves the needs of community residents by providing educational services to primary and secondary age students, Staff recommends that this use may also be appropriate in the C-2, C-3 and C-4 districts.

Staff suggests that the Plan Commission recommend to the Village Board of Trustees approval of the text amendment to Subsection 5-102C of the Zoning Code to add the category of *tutoring services* (SIC #8299) as a Permitted Use in the C-1 Central Commercial District but not at street level in the core retail area, C-2 West End Commercial District, C-3 General Service Commercial District and C-4 Convenience Commercial District.

ARTICLE VCOMMERCIAL DISTRICTS

## 5-101                   PURPOSES

Four zoning districts are provided for commercial uses. When taken together, these districts are intended to permit development of property for the full range of commercial uses needed to serve the citizens of La Grange and surrounding areas in a suburban setting.

Specifically, the C-1 Central Commercial District is intended to provide for the development and maintenance of a concentrated, pedestrian-oriented commercial shopping center, with special provisions protecting, in the core of that district, the retail environment at street level.

The C-2 West End Commercial District is intended to provide areas in the Burlington-Hillgrove commercial corridor for existing commercial uses. This district is designed to encourage both the retention of existing businesses and the redevelopment of new uses compatible with nearby residential uses.

The C-3 General Service Commercial District is intended to provide areas for the development of service, commercial, and retail uses requiring direct vehicular access.

The C-4 Convenience Commercial District is intended to serve the day-to-day shopping and consumer service needs of the local low-density residential neighborhoods of the Village.

## 5-102                   PERMITTED USES

The following uses and no others are permitted as of right in the Commercial Districts indicated in the following table. In interpreting the use designations, reference should be made to the Standard Industrial Classification Manual (see Appendix A) and Section 14-301 of this Code. SIC codes are given in parentheses following each use listing, when available. For a use including "NAICS" in parentheses, reference should be made to the North American Industrial Classification System Manual (1997). No Adult Uses are allowed in any Commercial District.

	C-1	C-2	C-3	C-4
<u>A. Construction, Special Trade Contractors</u>				
1. Plumbing, Heating, and Air-Conditioning Contractors and Showrooms (171)	-	-	P**	P
2. Painting & Paper Hanging Contractors & Showrooms (172)	-	-	P**	-
3. Electrical Work Contractors (173), but not highway lighting and electrical signal construction	-	-	P**	-
4. Terrazzo, Tile, Marble, and Mosaic Work Contractors (1743)	-	-	P**	-
5. Carpentry and Floor Work Contractors (175)	-	-	P**	-
6. Roofing, Siding, and Sheet Metal Work Contractors (176)	-	-	P**	-
7. Glass and Glazing Work Contractors and Showrooms (1793)	-	-	P**	-
8. Special Trade Contractors Not Elsewhere Classified (1799)	-	-	P**	-
<u>B. Printing, Publishing, and Allied Industries</u>				
1. Commercial Printing (275)	P	P	P	-
<u>C. Retail Trade</u>				
1. Stationery and Office Supply Stores (5112)	P	P	P	-
2. Lumber and Other Building Materials Dealers (521) when conducted wholly within a building	-	-	P	-
3. Paint, Glass, and Wallpaper Stores (523)	P	P	P	P
4. Hardware Stores (525)	P	P	P	P
5. Retail Nurseries, Lawn, and Garden Supply Stores (526) when conducted wholly within a building	P	P	P	P

	C-1	C-2	C-3	C-4
6. Department Stores (531)	P	P	P	P
7. Variety Stores (533)	P	P	P	P
8. Miscellaneous General Merchandise Stores (539)	P	P	P	P
9. Food Stores (54)	P	P	P	P
10. Retail Auto and Home Supply Stores (553), but not including service bays	P	P	P	P
11. Boat Dealers (555)	-	-	P	-
12. Apparel and Accessory Stores (56)	P	P	P	P
13. Home Furniture and Home Furnishings Stores (571)	P	P	P	-
14. Household Appliance Stores (572)	P	P	P	P
15. Radio, Television, Consumer Electronics, and Music Stores (573)	P	P	P	P
16. Eating Places (5812), including Brewpubs and including carry-out, but not including drive-in establishments	P	P	P	P
17. Drinking Places (5813) accessory to eating places	P	P	P	P
18. Drug Stores and Proprietary Stores (591)	P	P	P	P
19. Used Merchandise Stores (593), but not including pawnshops or used building material stores	P	P	P	P
20. Sporting Good Stores and Bicycle Shops (5941), but not including the retail sale of firearms and ammunition	P	P	P	P
21. Book Stores (5942)	P	P	P	P

	C-1	C-2	C-3	C-4
22. Stationery Stores (5943)	P	P	P	P
23. Jewelry Stores (5944)	P	P	P	P
24. Hobby, Toy, and Game Shops (5945)	P	P	P	P
25. Camera and Photographic Supply Stores (5946)	P	P	P	P
26. Gift, Novelty, and Souvenir Shops (5947)	P	P	P	P
27. Luggage and Leather Goods Stores (5948)	P	P	P	P
28. Sewing, Needlework, and Piece Goods Stores (5949)	P	P	P	P
29. Florists (5992)	P	P	P	P
30. Tobacco Stores & Stands (5993) but not including e-cigarettes, hookahs, hookah bars, or similar uses as a principal use or substantial stock in trade of the establishment	P	P	P	P
31. News Dealers and Newsstands (5994)	P	P	P	P
32. Optical Goods Stores (5995)	P	P	P	P
33. Miscellaneous Retail Stores (5999), but not including auction rooms, firework sales, gravestone sales, monument sales, retail ice dealers, retail sale of swimming pools, sales barns, or tombstone sales	P	P	P	P
34. Wine and Beer Boutiques, not including spirits (NAICS 445310)	P	P	P	P
D. <u>Finance, Insurance, and Real Estate</u>				
1. Consumer Lending (NAICS 522291), but not including loan agents, personal loans, or payday loans	P*	-	-	-

		C-1	C-2	C-3	C-4
2.	Depository and Nondepository Credit Institutions (60-61), but not including drive-in establishments or automatic teller machines, except automatic teller machines attached to the principal structure on the lot (see spacing requirements below) †	P*‡	P	P**	P
3.	Security and Commodity Brokers, Dealers Exchanges, and Services (62) (see spacing requirements below) †	P*‡	P	P**	-
4.	Insurance Carriers, Agents, Brokers, and Services (63-64)	P*	P	P**	P
5.	Real Estate Offices (65)	P*	P	P**	P
6.	Holding and Other Investment Offices (67)	P*	P	P**	-
E.	<u>Services</u>				
1.	Veterinary Services for Animal Specialties with retail sales (0742)	P*	P	P	P
2.	Grooming Services for Pets (0752)	-	-	P	P
3.	Personal Physical Fitness Training and supervised exercise facilities in conjunction with retail sales (NAICS 713940), subject to the following conditions: (a) the use may not exceed 3,500 square feet of gross floor area on the first floor, (b) the use is permitted only in a storefront space that does not exceed 30 feet in width at the front lot line, (c) in the C-1 District and the C-2 District the full width of the use at the storefront must be devoted exclusively to retail sales and the retail sales area must have an average depth of not less than 25 feet measured from the storefront	P	P	P	P

	C-1	C-2	C-3	C-4
4. Photographic Studios, Portrait (722)	P*	P	P**	P
5. Shoe Repair Shops (725) and Shoeshine Parlors when accessory to such shops	P	P	P	P
6. Tax Return Preparation Services (7291)	P*	-	-	-
7. Massage Therapy Services (7299), but only accessory to Beauty Shops, Exercise Centers, Fitness Salons and Spas in the C-1 and C-2 Districts	P	P	P**	P
8. Advertising Services (731)	P*	P	P**	-
9. Mailing, Reproduction, Commercial Art and Photography, and Stenographic Services (733)	P*	P	P**	-
10. Services to Dwellings and Other Buildings (734)	-	-	P**	-
11. Employment Agencies (7361)	P*	P	P**	P
12. Computer Programming, Data Processing, and Other Computer Related Services (737)	P*	P	P**	P
13. Interior Decorating (with retail inventory on display) (7389)	P	P	P	P
14. Electrical Repair Shops (762), but not including refrigeration and air-conditioning service and repair shops (7623)	-	P	P**	P
15. Watch, Clock, and Jewelry Repair (763)	P	P	P	P
16. Reupholstery and Furniture Repair (764)	-	P	P	P
	P	P	P	P
17. Video Tape Rental and Sales (784)				

	C-1	C-2	C-3	C-4
18. Dance Studios, Schools, and Halls (7911)	P*	P	P**	P
19. Offices and Clinics of Doctors of Medicine, Dentists, Osteopaths, Chiropractors, Optometrists, Podiatrists, and Other Health Practitioners (801-804)	P*	P	P**	P
20. Home Health Care Services (808)	-	-	P	-
21. Legal Services (81)	P*	P	P**	P
22. Barber Shops (NAICS 812111)	P	P	P	P
23. Beauty Salons (NAICS 812112)	P	P	P	P
24. Nail Salons (NAICS 812113) (see spacing requirements below)†	P†	P	P**	P
25. Dry-cleaning and Laundry Services (NAICS 812320), but not coin-operated in the C-1 and C-2 Districts	P	P	P	P
26. Business Associations (861)	P*	P	P**	-
27. Professional Membership Organizations (862)	P*	P	P**	-
28. Labor Organizations (863)	P*	P	P**	-
29. Membership Organizations Not Elsewhere Classified (869), but not on the first floor of any structure in the C-2 District	P*	P	P**	-
30. Business and Professional Offices Not Otherwise listed, but not on the first floor of any structure in the C-2 District	P*	P	P**	P
31. Engineering, Architectural, and Surveying Services (871)	P*	P	P**	-
32. Accounting, Auditing, and Bookkeeping Services (872)	P*	P	P**	P

	C-1	C-2	C-3	C-4
	P*	P	P**	-
33. Management and Public Relations Services (874)				
34. Miscellaneous Services Not Elsewhere Classified (89)	P*	P	P**	-
35. Commercial Food Preparation Facilities, not exceeding 2,500 square feet of gross floor area in the C-1, C-2 and C-3 (Limited) Districts and subject to the conditions and limitations in Subsection 5-109F of this Code.	P	P	P	-
<b>F. <u>Transportation and Utility Services</u></b>				
1. Office of Local and Suburban Transit and Interurban Highway Passenger Transportation Companies (41), but not including terminals, stations, vehicle yards, or garages	P*	-	-	-
2. Travel Agencies (4724)	P*	P	P	P
3. Tour Operators (4725)	P*	P	P**	-
4. Airline, Bus, and Railroad Ticket Offices (4729)	P*	P	P**	-
5. Offices of Communications and Utility Companies (48-49)	P*	P	P**	-
	P	P	P**	P
<b>G. <u>Multiple Family Dwellings</u>, but not on the first floor of any structure in the C-1 or C-2 Districts</b>				
	P	-	-	-
<b>H. <u>Personal Wireless Services Antennas and Related Electronic Equipment and Equipment Structures</u>, but not on the first floor of any structure and only when the antenna and any necessary antenna support structure are fully enclosed in a structure otherwise permitted on the zoning lot, and such antenna, support structure, and equipment fully comply with all standards and</b>				

	C-1	C-2	C-3	C-4
requirements applicable thereto including without limitation the standards set forth in Section 9-106 of this Code				

\* Except as provided in the next sentence of this footnote for interior leased spaces, this use is not permitted on the first floor of any structure in that portion of the C-1 Central Business District bounded by Burlington Avenue, 6th Street, Cossitt Avenue and Ashland Avenue. The restriction in this footnote is not applicable to uses within an interior leased space that meets all of the following criteria: (1) the leased space does not abut or have a window, door, or other opening onto a public street, (2) the interior of the leased space is not otherwise visible from a public street, and (3) the leased space is defined by separate demising walls and is not integrated with space that abuts or is otherwise visible from a public street.

\*\* This use is not permitted on the first floor of any structure in that portion of the C-3 General Service Commercial District bounded by Ogden Avenue, Beacon Place, Hillgrove Avenue, and Madison Avenue, which portion is hereby designated the C-3 (Limited) District.

#### 5-103 ACCESSORY USES AND STRUCTURES

Accessory uses and structures are permitted in all Commercial Districts subject to the provisions of Section 9-101 of this Code.

#### 5-104 TEMPORARY USES

Temporary uses are permitted in all Commercial Districts subject to the provisions of Section 9-103 of this Code.

5-105

SPECIAL USES

Except as specifically limited in the following table, the uses listed in the following table may be permitted in the Commercial Districts indicated subject to the issuance of a special use permit as provided in Section 14-401 of this Code. In interpreting the use designations, reference should be made to the Standard Industrial Classification Manual (see Appendix A) and Section 14-3 01 of this Code. SIC codes are given in parentheses following each use listing, when available. For a use with "NAICS" in parentheses, reference should be made to the North American Industrial Classification System Manual (1997). No Adult Uses are allowed in any Commercial District.

		C-1	C-2	C-3	C-4
A.	<u>Retail Trade</u>				
1.	Retail Nurseries, Lawn, and Garden Supply Stores (526) with outdoor storage	-	S	S	S
2.	New and Used Motor Vehicle Dealers (551)	-	-	S	-
3.	Auto and Home Supply Stores (553), with service bays	-	-	S	-
4.	Gasoline Service Stations (554)	-	S	S	S
5.	Live Entertainment accessory to permitted eating places, subject to the use limitations established in Subsection 5-109E of this Code (See also Paragraph 9-103C13.1 of this Code regarding a temporary use permit authorizing occasional live entertainment.)	S	S	S	-
6.	Outdoor Seating accessory to permitted eating places	S	S	S	S
7.	Drive-in Eating Places (5812)	-	-	S	-
8.	Microbreweries accessory to an eating place	S	S	S	-

	C-1	C-2	C-3	C-4
9. Drive-in facility in the C-3 District accessory to a use authorized in the C-3 District by Section 5-102C of this Code	-	-	S	-
<b>B. <u>Finance, Insurance, and Real Estate</u></b>				
1. Drive-in Depository and Non-Depository Credit Institutions (60-61)	-	S	S	S
2. Automatic Teller Machines when not attached to the principal structure on the lot	S	S	S	S
<b>C. <u>Services</u></b>				
1. Exercise Centers, Fitness Salons, and Spas (NAICS 713940)	S*	S	S	S
2. Dry-cleaning Plants, Carpet and Upholstery Cleaning (7217)	-	-	S	-
3. Medical and Miscellaneous Equipment Rental and Leasing (7352/7359)	-	S	S	-
4. Bowling Centers (7933)	S	S	S	-
5. Automobile Parking Lots (752) when intended to serve primarily the employees, customers, or visitors of one or more specific establishments located on the same lot, or within the same block or any block immediately adjacent thereto, where the principal use is located within the municipal boundaries of the Village of La Grange, but not tow-in parking lots	S	S	S	S
6. Parking Structures (7521)	S	S	S	-

	C-1	C-2	C-3	C-4
7. Automotive Repair Shops (753), but not including tire retreading (7534)	-	-	S	-
8. Car Washes (7542)	-	-	S	-
9. Motion Picture Theaters except drive-in establishments (7832)	S	S	-	-
10. Membership Sports and Recreation Clubs except gun or shooting clubs (7997)	S*	S	S	S
11. Correspondence, Business, Secretarial, and Vocational Schools (824)	S*	S	S	S
12. Adult Day Care Services (832)	-	S	S	S
13. Child Day Care Services (835)	-	S	S	S
14. Political Organizations (865)	S*	S	S	-
15. Research, Development, and Testing Services (873)	S*	S	S	-

D. Miscellaneous

1. Planned Developments	S	S	S	S
2. Landbanking of required parking, subject to Subsection 10-101E of this Code	S	S	S	S

\* Except as provided in the next sentence of this footnote for interior leased spaces, this use is not permitted on the first floor of any structure in that portion of the C-1 Central Business District bounded by Burlington Avenue, 6th Street, Cossitt Avenue and Ashland Avenue. The restriction in this footnote is not applicable to uses within an interior leased space that meets all of the following criteria: (1) the leased space does not abut or have a window, door, or other opening onto a public street, (2) the interior of the leased space is not otherwise visible from a public street, and (3) the leased space is defined by separate demising walls and is not integrated with space that abuts or is otherwise visible from a public street.

\*\* This use is not permitted on the first floor of any structure in that portion of the C-3 General Service Commercial District bounded by Ogden Avenue, Beacon Place, Hillgrove Avenue, and Madison Avenue.

‡ Except as provided in the last sentence of this paragraph, these Regulated Uses (as that term is defined in this footnote below) may not be located, established, maintained, or operated on the first floor of any zoning lot classified in the C-1 District that has frontage on a Restricted Street (as defined in this footnote below) if any portion of that zoning lot is located within 400 feet of any portion of any other zoning lot that has frontage on a Restricted Street and that currently is improved, in whole or in part, with a Regulated Use on the first floor. For purposes of this Article V, "Restricted Street" means (a) La Grange Road between Burlington Avenue and Cossitt Avenue, (b) Burlington Avenue between Ashland Avenue and La Grange Road, (c) Calendar Court between Ashland Avenue and La Grange Road, and (d) Harris Avenue between Ashland Avenue and 6th Street. Also for purposes of this Article V, "Regulated Use" means (1) manicure and pedicure salons, facial salons, and uses classified in NAICS category 812113 and (2) uses classified in SIC categories SIC 60, 61, and 62, and NAICS category 522291. The spacing standards established in this footnote do not apply to a Restricted Use that was established prior to, and that has a valid La Grange business license as of, November 1, 2009, (a "Pre-Existing Use") except that no Pre-Existing Use may be expanded, relocated, or otherwise altered in size or location and no Pre-Existing Use may be reestablished if it is discontinued for any period of 30 consecutive days, regardless of the cause of the discontinuance and regardless of any intent to reestablish that use.

#### 5-106 PARKING AND LOADING REQUIREMENTS

The parking and loading requirements applicable in all Commercial Districts are set forth in Sections 10-101 and 10-102 of this Code.

#### 5-107 SIGN REGULATIONS

Sign regulations applicable in all Commercial Districts are set forth in Article XI of this Code.

#### 5-108 BUFFERS, LANDSCAPING, AND FENCE

Requirements relating to Buffering and landscaping of certain uses and structures and fences in commercial Districts are set forth in Sections 9-104 and 9-105 of this Code.

#### 5-109 USE LIMITATIONS

- A. Performance Standards. All activities involving the production, processing, cleaning, servicing, testing, or repairing of materials, goods, or products must conform to the use limitations established for the 1-1 Light Industrial District.
- B. Noise. No use may produce noise of such volume or pitch as to cause a nuisance in any residential district at any time or within any residential

- C. dwelling unit located in any district between the hours of 10:00 P.M. and 7:00 A.M.
- D. Exterior Lighting. Exterior lighting fixtures must be shaded so that no direct light is cast upon any property located in any residential district.
- E. Enclosed Structure. All business, service, storage, and display of goods, other than off-street parking and loading and the sale of motor vehicles fuels and related products when the same are allowed as a special use, must be conducted within a completely enclosed building.
- F. Live Entertainment. No special use permit for live entertainment may be granted except in accordance with all of the following conditions and limitations:
  - 1. Conditions and Limitations Applicable to All Uses.
    - (a) Application Requirements. Each application must describe the nature of the business and its operation, including hours of operation, number of employees, menu items (if applicable), and all other significant characteristics. Each application also must describe the anticipated impacts of the proposed special use on adjacent property and on the Village and must provide plans and information regarding the following matters:
      - (1) Traffic circulation and parking; and
      - (2) Crowd control and security; and
      - (3) Sanitation; and
      - (4) Noise control.
    - (b) Time Limitations. No live entertainment may extend or continue for more than four hours on any single calendar day, or take place between the hours of 12 a.m. and 9 a.m. on any day.
  - 2. Additional Conditions and Limitations Applicable to Eating Places. Each special use permit for live entertainment accessory to a permitted eating place is subject to the imposition of conditions by the

Board of Trustees governing; the locations at the eating place where performances may be conducted; the number of persons who may perform at one time; the number of performances per week, month, or year; the length of performances; and the hours within which performances may be conducted; the number of occupants at the eating place during times when performances are conducted; the use of amplified sound; the transferability of the special use permit; and the duration of the term of the special use permit.

G. Commercial Food Preparation Facilities. A commercial food preparation facility must comply with the following conditions and limitations:

1. Single owner. The facility must be owned by a single person or entity and may not have multiple owners.
2. Owner license required. No facility may be established except after the owner of the facility has been licensed as required by the La Grange Code of Ordinances.
3. Multiple-use by rental only. If the facility will be used at any time by persons or entities other than the owner of the facility, then that use must be by a written rental agreement.
4. User license required. No person or entity may rent or use a facility except after that person or entity has been licensed as required by the La Grange Code of Ordinances.
5. Retail storefront required. A facility is permitted only if it is located behind an established, operating retail store or restaurant operating on the premises.
6. Food preparation not permitted in storefront area. The full width of the storefront of the premises in which a facility is located in the C-1, C-2, and C-3 (Limited) Districts must be devoted exclusively to retail sales or a

restaurant. This storefront area must be at least 25% of the gross floor area of the premises

7. Retail sales on premises. A retail sales or restaurant business must be operating on the premises of a facility at all times during all typical business hours in the area of the premises. The retail sales may consist of products from the Facility or any other retail products.
8. No reduction of retail space. No existing or new facility may be established, altered, or expanded in any way that reduces the area of the established retail or restaurant space within the premises, regardless of any claim that the retail or restaurant space is oversized or is underutilized for any reason.
9. Spacing requirement between facilities. A facility may not be located, established, maintained, or operated on any zoning lot in the C-1 District if any portion of that zoning lot is located within 400 feet of any portion of any other zoning lot on which a facility is located, regardless of zoning classification.

5-110 BULK, YARD, AND SPACE REQUIREMENTS

The building height, lot, yard, setback, coverage, and floor area ratio requirements applicable in the Commercial Districts are set forth in the following table. Footnote references appear in Subsection F of this Section at the end of the table.

	C-1	C-2	C-3	C-4
A. <u>Maximum Height</u> <sup>(1) (2)</sup>				
1. <u>Stories</u> (whichever)	3	3	3	3
2. <u>Feet</u> ( is less )	45	45	45	45
B. <u>Minimum Lot Area and Dimensions</u> <sup>(3)</sup>				
1. Total Lot Area (square feet)				

Commercial Districts

5-110

	(a)	Multiple Family Uses (per unit)	2,000	2,000	2,000	1,300
	(b)	All Other Uses	N/A	N/A	N/A	N/A
2.		<u>Lot Width (feet)</u>				
	(a)	Multiple Family Use	50	100	100	100
	(b)	All Other Uses	N/A	N/A	N/A	N/A
C.		<u>Minimum Yards and Setbacks</u> feet) <sup>(4) (5) (6) (7)</sup>				
	1.	Front and Corner Side	N/A	N/A	N/A	N/A
	2.	Interior Side <sup>(8) (9)</sup>	N/A	N/A	N/A	N/A
	3.	Rear <sup>(9)</sup>	N/A	N/A	N/A	N/A
D.		<u>Maximum Total</u>				
		<u>Building Coverage</u>	100%	75%	50%	50%
E.		<u>Maximum Floor Area Ratio</u> <sup>(10)</sup>	3.0	2.0	1.5	1.0

**APPLICATION FOR AMENDMENTS**

Application #: PC228  
Date Filed: 2/1/14  
UARCO No.: 7028

TO THE PRESIDENT AND BOARD OF TRUSTEES  
VILLAGE OF LAGRANGE, ILLINOIS

(please type or print)

Application is hereby made by: Matthew Klein, attorney, on behalf of Jeff Schwartz of  
UBreakIFix

Address: 322 W. Burlington Avenue, LaGrange, IL                      Phone No. : 708/354-8840

Owner of Property located at: 72 S LaGrange Road  
Seamus Knolls, LLC

Permanent Real Estate Index No.: 18-04-129-032-0000

As set forth by the plat of survey attached hereto.

(1) REZONING FROM: N/A TO  
add permitted use to C-1 District.

(2) AMENDMENT (other than rezoning) OF THE ZONING ORDINANCE as follows:  
(Indicate Article, Section, etc., where applicable).

Amend Section 5-102 (E) to add as a permitted use, including on the first floor, in the  
C-1 District:

Telephone repair (7629), mobile phone repair and computer upgrade, maintenance and  
repair (7378) in conjunction with the retail; sales of telephone, mobile phone and  
computer accessories and peripherals

- a) Not to exceed 1,500 square feet on first floor in C-1
- b) Not to exceed 30' in width at front lot line / front face of store (in CBD).
- c) Full width of use at storefront must be devoted to retail sales so that at least 25% of the gross floor area of the premises is so used.

(3) PURPOSE of rezoning/amendment:  
to allow needed mobile phone and computer repair and upgrade in conjunction with retail  
sales of telephone, mobile phone and personal computer goods, upgrades and peripherals.

**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 proposed use will generate consumer shopping trips and is consistent with the desired  
consumer oriented uses in the Central Business District, and particularly consistent with the  
complimentary commercial service uses that provide for a destination promoting mix – such as

shoe repair (725), watch, clock and jewelry repair (763), commercial food preparation (code 5-102) (E) 35) and interior decorating (7389). All consistent with increasing pedestrian related retail core.

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

The amendment will allow U Break I Fix to provide needed repair service for mobile phones, computers and small electronics and accessories to mobile phones and computers in conjunction with retail sales of accessories, upgrades and peripherals to telephones, mobile phones, computers and other small electronic goods.

(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.

C-1 Central Business District – the proposed location is surrounded by food service, theatre, hardware including repair services, lighting, including repair services, barber, salon, boutiques and municipal services.

(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 into its present plan designation or zoning classification.

Redevelopment and upgrade of commercial and commercial service use on LaGrange Road Frontage, particularly the theater building.

(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.

C-1 designation of the property is appropriate, allowing broader range of new Commercial / commercial service uses such as proposed will increase value, and strength the CBD Area.

(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 interest will be benefited by inclusion of mobile phone, computer repair and upgrade (with commercial frontage) which will provide a needed modern service not currently provided for in the code.

(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 is appropriate for the C-1 zoning, but the property and district will be enhanced by allowing mobile phone repair and computer upgrade and repair as proposed

(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 had inconsistent commercial occupancy. The proposed use will provide another commercial/commercial service use to draw existing and new consumers to the LaGrange Road Retail Area and draw them to LaGrange Road more often due complimentary commercial service use.

\*\*\*

**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.

(Name)  
Jeffrey Schwartz  
UBreakIFix

(Address)  
2963 Haven Drive  
West Chicago IL 60185

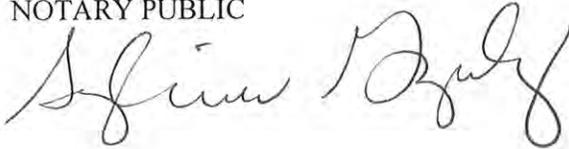
By Matthew Klein, Attorney  
322 W Burlington  
LaGrange IL 60525



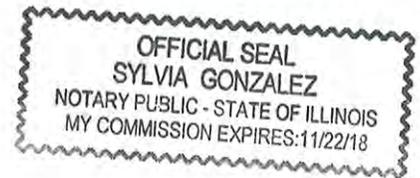
SUBSCRIBED AND SWORN TO BEFORE ME THIS

1<sup>st</sup> DAY OF February, 2016

NOTARY PUBLIC



PLACE SEAL HERE



UBREAK

Home > MTO > Sales Tax

Date Range: 2/15/15 - 2/15/16

Sales Tax Report

Tax Class	Tax Percent	Gross Sales	Tax Collected
		\$263264.84	\$0
Exempt	0.000	\$0	\$0
Sales Tax	7.500	\$482554.79	\$36191.61
<b>Total</b>		<b>\$746361.13</b>	<b>\$36209.42</b>
Website Tax	0.000	\$315.97	\$0
Website Tax	2.999	\$0	\$0
Website Tax	7.499	\$107.49	\$8.06
Website Tax	8.249	\$118.24	\$9.75





Loberg, Miki & O'Brien, LLP  
Certified Public Accountants

514 W. State Street, Suite 202  
Geneva, Illinois 60134  
Phone (630) 845-CPAS  
Fax (630) 345-3237  
www.lmocpa.com

February 2, 2016

Mr. Matthew Klein  
322 W. Burlington Avenue  
LaGrange, IL 60525

Re: 2015 sales tax

Mr. Klein:

I am the external CPA for the following entities:

- For The Right Reasons, Inc d/b/a Ubreakifix Geneva (Geneva)
- Yet Another Phone Repair Inc d/b/a Ubreakifix Wheaton (Wheaton).

For the 2015 year, Geneva realized \$538,657 of merchandise sales subject to Illinois sales tax and \$300,526 of service sales not subject to Illinois sales tax for a total of \$839,183 in overall sales. From these sales, Geneva collected and remitted a total of \$39,859 in Illinois sales taxes.

For the months of July through December 2015, its initial months of business, Wheaton realized \$142,717 of merchandise sales subject to Illinois sales tax and \$79,195 of service sales not subject to Illinois sales tax for a total of \$221,912 in overall sales. From these sales, Wheaton collected and remitted a total \$11,595 in Illinois sales taxes.

It should be noted that Geneva's overall sales figure represents a 45% increase from 2014. The expectation is for Wheaton to meet, if not surpass, this increase in 2016. This would equate to, at a minimum, \$643,545 in overall sales for 2016.

Please feel free to contact me at 630-845-0028 with any questions.

Respectfully,  
**Loberg, Miki & O'Brien LLP**

  
Jon Miki

APPLICATION FOR AMENDMENTS

Application # PC 228  
Date Filed: 2-8-16  
UARCO No.: 7028

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

(please type or print)

Application is hereby made by Mathnasium, Hanh Pham

Address: 322 W Burlington Phone No. \_\_\_\_\_

Owner of property located at: La Grange Offices LLC 708-354 8840  
Matthew Klein 630 533 3290 cell

Permanent Real Estate Index No: \_\_\_\_\_  
as set forth by plat of survey attached hereto. NA

(1) REZONING FROM NA TO \_\_\_\_\_

(2) AMENDMENT (other than rezoning) OF THE ZONING ORDINANCE, as follows:  
(Indicate Article, Section, etc. where applicable) Allow tutoring (8299) as permitted  
NA in the C-1 district, outside of the La Grange Road bounded area

(3) PURPOSE of rezoning/amendment: To allow tutoring in store front/commercial  
locations outside core CBD near schools - LT, Cassatt

**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.  
Allow pedestrian oriented use geared at school age population  
in appropriate locations - such as C-1 outside CBD

(2) Community need for proposed use. The community need for the proposed amendment and the uses and development it would allow.  
Tutoring for primary and secondary age students is a needed and  
desired pedestrian friendly service in quality suburban communities

(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.

C-1, surrounded by Police, Fire, Banking, fast food, with condos, public park and schools further away

(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.

Commercial & residential redevelopment, with public (police, fire) and commercial development, commercial storefronts mix of retail, retail service and office 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.

C-1 zoning is appropriate however adding tutoring as a permitted use would be consistent with pedestrian oriented use trends, and locate tutoring in a safe and appropriate location in relation to Grade and High school locations

(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.

Significant public benefit from allowing tutoring in safe pedestrian oriented location near schools

(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.

Location appropriate for C-1 zoning however tutoring very appropriate commercial use in C-1 (outside C-1B), like personal physical fitness, dance studios & school (S-102 E19), (S-102 E3)

and the many other service uses allowed in C-1\*  
Due to student population, much more appropriate in C-1 as permitted use, compared to correspondence, business and vocational schools, (S-105 C11) (B24) a listed special use

(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.

*Adding to Map as a permitted use (\*) in Rec-1 district would allow an additional potential use ~~to~~ to potentially increase occupancy and pedestrian traffic*

\* \* \*

**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.

3 Mathrasim  
LaGrange Offices, LLC (Address)  
(Name)  
Matthew Klein, attorney (City)  
Illinois (State) (Zip Code)

322 W Burlington LaGrange IL 60525

SUBSCRIBED AND SWORN TO BEFORE ME THIS  
8<sup>th</sup> DAY OF February, 20 14.

Sylvia Gonzalez  
NOTARY PUBLIC

PLACE SEAL HERE



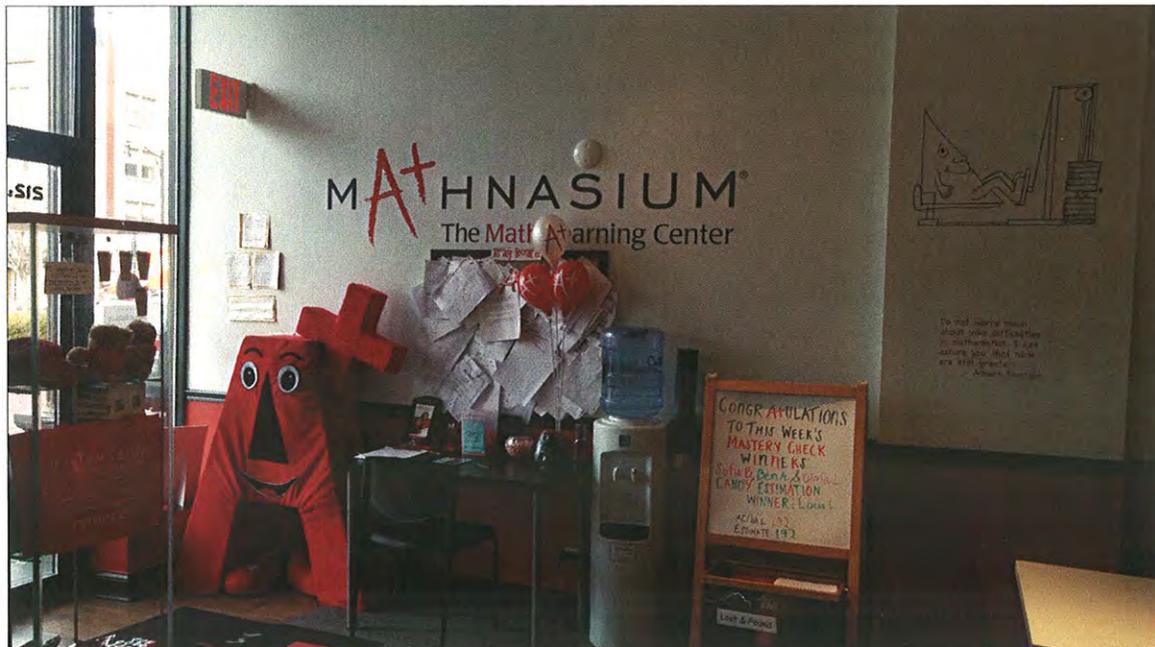
**(FOR VILLAGE USE ONLY)**

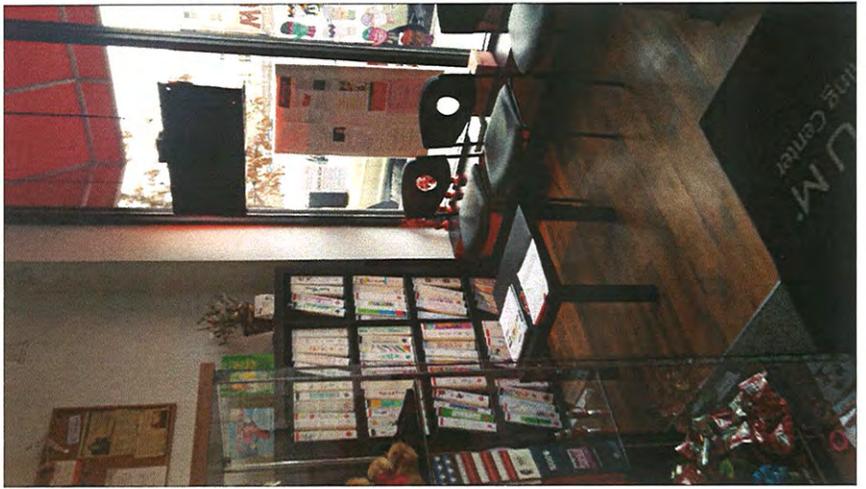
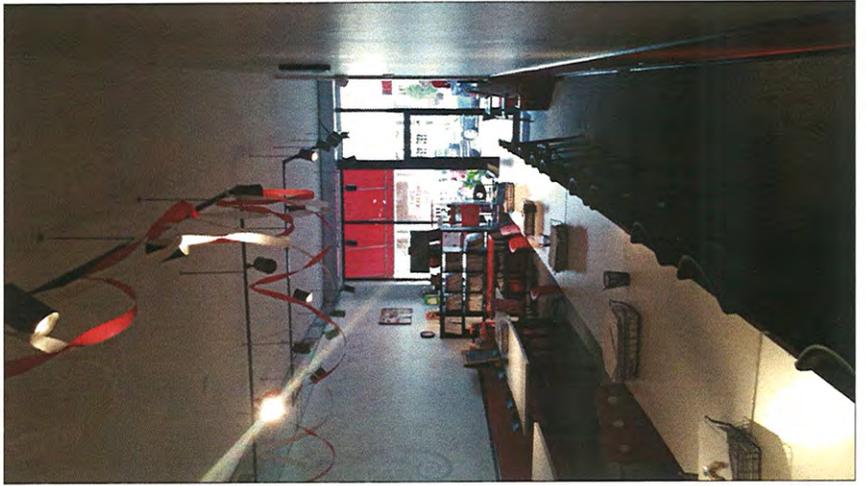
1. Filed with Office of the Community Development Director: Feb. 8, 20 16.
2. Transmitted to Plan Commission at their meeting held: March 8, 2016
3. Continuation (if any):
4. Notice of hearing published in: Sub life on: 2-17-16
5. Findings and Recommendations of Plan Commission referred to Village Board at meeting of \_\_\_\_\_
6. Final action of Village Board for adoption of amending ordinances or denial of applicant's request at meeting held: \_\_\_\_\_
7. Payment of expenses satisfied:

REMARKS:



- Over 640 learning centers worldwide
- Over 30 centers in IL -- Chicago, Oak Park, Naperville, Glen Ellyn, and Hinsdale
- Serving elementary and high school students





SERVICES

Industry  
Group  
No.  
829

Industry  
No.

**SCHOOLS AND EDUCATIONAL SERVICES, NOT ELSEWHERE  
CLASSIFIED—Con.**

**8299 Schools and Educational Services, Not Elsewhere Classified—Con.**

ing, except rehabilitation counseling. Establishments primarily engaged in operating dance schools are classified in Industry 7911, and those providing rehabilitation counseling are classified in Industry 8331.

- Art schools, except commercial
- Automobile driving instruction
- Baton instruction
- Bible schools, not operated by churches
- Ceramics schools
- Charm schools
- Civil service schools
- Continuing education programs
- Cooking schools
- Curriculum development, educational
- Diction schools
- Drama schools
- Finishing schools, charm and modeling
- Flying instruction

- Hypnosis schools
- Language schools
- Modeling schools, clothes
- Music schools
- Personal development schools
- Public speaking schools
- Reading schools
- Speed reading courses
- Student exchange programs
- Survival schools
- Tutoring**
- Vocational counseling, except rehabilitation counseling

including  
reference.  
libraries

courses or  
peripheral  
academic

ning

ss machine  
ills. Schools  
1 822.

ls

onal courses,  
shments pri-  
s maintained  
ded. Beauty  
ssified in In-  
g instruction  
are classified

actical

on schools

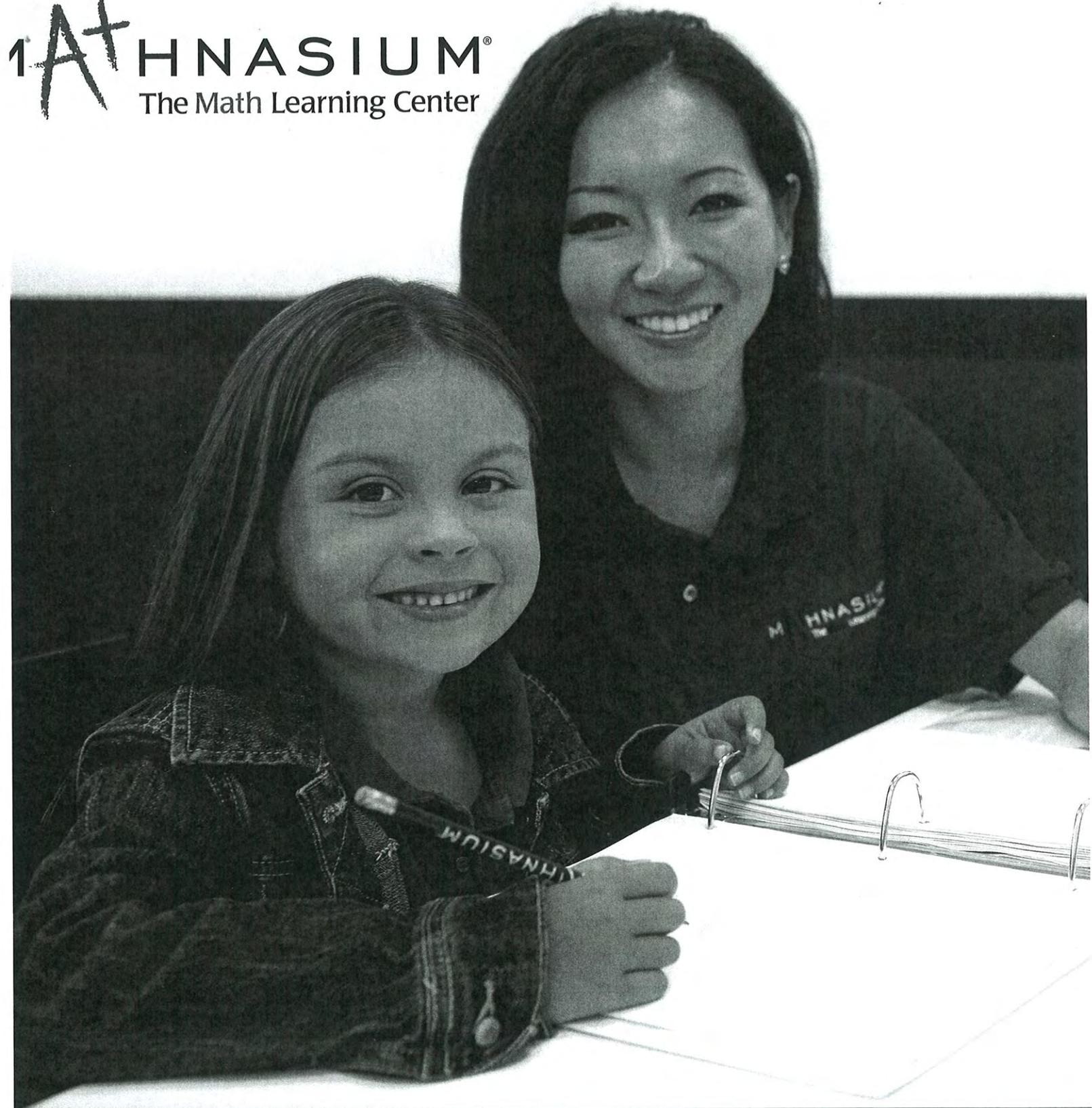
ols  
iceship training  
: except high schools,  
or business

IRE

urses and serv-  
music schools,  
aratory schools,  
ational counsel-

# 1<sup>st</sup> A+ HNASIUM<sup>®</sup>

The Math Learning Center



WELCOME





**MATHNASIUM**  
THE MATH LEARNING CENTER

# Welcome

## **Mathnasium provides excellent instruction and a premier teaching method.**

At Mathnasium, we believe that every child has the ability to be successful in math. It's a matter of teaching it the way that makes sense to them.

When math makes sense, kids leap way ahead—whether they started out far behind or already ahead in math.

Mathnasium offers the finest mathematics instruction worldwide. We utilize a time-tested approach that provides initial and ongoing assessments, customized learning plans, personalized instruction, and guided practice to build each student's math understanding and skills.

As students gain a greater understanding of math, they become excited about the subject. Excitement leads to passion, and passion leads to growth. At Mathnasium, we have helped tens of thousands of children grow to not only understand math, but to love it as well.

We look forward to working with you and helping to build a successful future

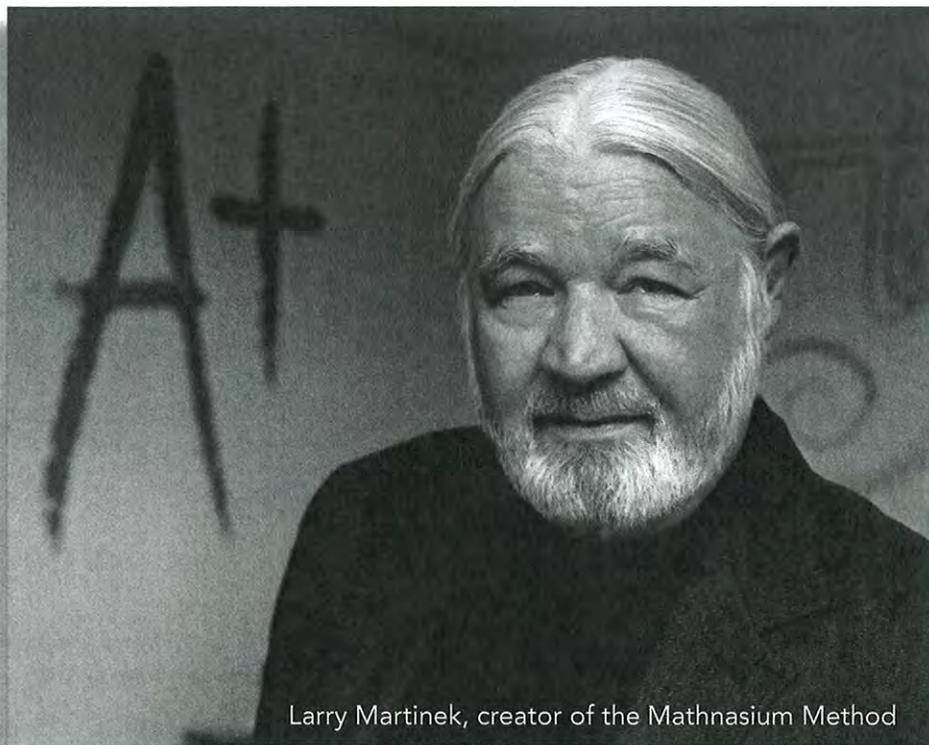
# Our History

**M**ore than 40 years ago, Larry Martinek, creator of the Mathnasium Method™, was inspired to find a better way to teach math. As a teacher in public and private schools, as well as a father to a mathematically gifted son, Nic, Larry possessed a comprehensive view of math education. In his work with both stellar and struggling math programs, he identified a common theme in math instruction—a vast disconnect between students' learning skills and the curriculum they were expected to master. Larry decided to find an approach that would provide students with the strong mathematical foundation they needed to succeed. The solution would be to identify students' current skill levels and propel them forward by teaching them math the way that made sense to them.

Larry assembled and developed a blend of methods and materials that had proven highly effective for students of all ages in his years as an educator. The Mathnasium Method was born. Instead of relying on memorization and repetition, Larry's approach focused on helping children build deep mathematical understanding through a combination of mental,

visual, verbal, tactile, and written exercises. His classroom experience showed that teaching children conceptually worked much better than standard repetition and allowed students to develop Number Sense—a critical foundation for understanding math.

The approach was groundbreaking. Over the years, Larry gradually expanded his work to develop a complete curriculum from pre-kindergarten math to advanced algebra. Nic provided insight into the mind of the student and gave his dad's work an extra dimension. Larry's innovative materials found their way into classrooms and were often used



Larry Martinek, creator of the Mathnasium Method



# community—teaching children math the way that makes sense to them in more than 600 locations worldwide.

instead of textbooks. Student test scores skyrocketed, and Larry became recognized in Los Angeles as “Larry, the Math Guy.”

Tragically, Nic passed away at age 19 in a car accident. Shortly before his death, he told his dad, “You have to show other teachers how to teach math the way you do.” Nic’s statement reflected his observation that many of his friends left high school unprepared in math—not because they couldn’t handle the subject, but because they hadn’t been taught in a way that made sense to them.

Larry took this to heart and made it his mission to teach children of all ages. He opened the first Mathnasium Learning Center in 2002 in Los Angeles. Since then, Larry and Nic’s work has taken on a life of its own. Today, Mathnasium is a global community, with more than 600 locations worldwide, teaching children math the way that makes sense to them.



The very first Mathnasium Learning Center opened in Los Angeles, California, in 2002



Arcadia, CA



Smyrna, GA



Honduras



Glenview, IL



Qatar



Richmond, VA



Malaysia



Sewell, NJ

# The Mathnasium Method™

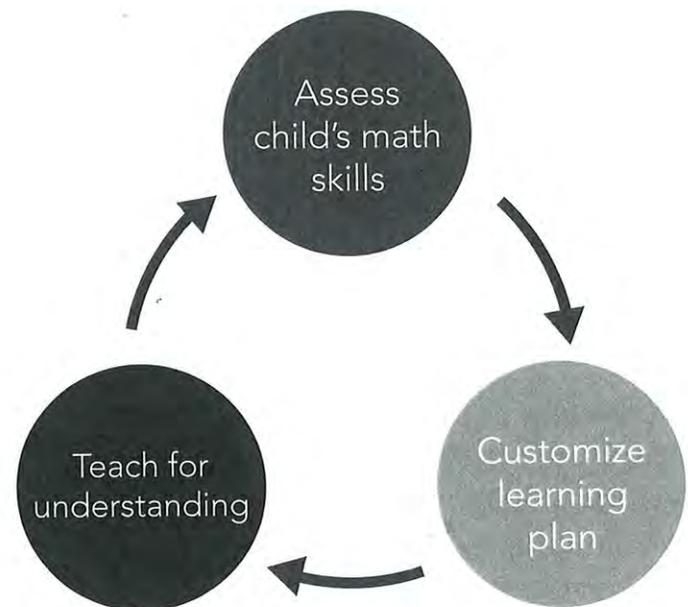
*"Children don't hate math. What they hate is being confused, intimidated, and embarrassed by math. With understanding comes passion, and with passion comes growth—a treasure is unlocked."*

—Larry Martinek, creator of the Mathnasium Method

## Assessments

**We meet students where they are and take them where they need to go.**

All Mathnasium students start by taking a customized assessment which pinpoints their learning needs. Mathnasium's unique assessment process determines (with great accuracy) exactly what each child knows and what they need to learn.



## Customized Learning Plan

**The learning plan identifies the math concepts needed to meet the specific learning goals for your child.**

We then design a customized learning plan for teaching the concepts your child needs to master. We build math knowledge upon what they already know—this helps kids learn quickly and boosts their confidence right away. We use a combination of proprietary materials and instruction techniques to ensure your child masters these concepts.

## Specially Trained, Caring People Who Teach

**We know how to teach your child math.**

Mathnasium's specially trained instructors implement the learning plan and work with each student to ensure they master the material. We want to be there when the learning happens—all teaching takes place during the Mathnasium session, and we don't assign homework. Our math instructors foster a caring, encouraging environment that helps kids thrive and learn!

**We will help your child overcome homework frustration.**

We help kids understand the homework assignment so they feel better prepared to complete the work at home—underscoring their understanding of concepts and transforming homework frustration into a welcome challenge.

The **results** are transformative—families will see measurable

# What to Expect

## Excellent Instruction

Mathnasium's instruction approach goes beyond traditional math approaches by helping students master number facts, build computational skills, improve Number Sense, and develop a love for math.

## Premier Teaching Method

As a learning center, Mathnasium's primary objectives are to uncover and directly address gaps in students' knowledge. Mathnasium instructors utilize our proprietary teaching materials and techniques—the Mathnasium Method™—to deliver a customized learning plan designed to address each student's needs.

## Success

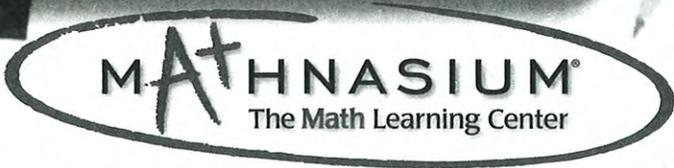
Wherever your child's math skills are currently, we offer the tools to make sure his or her grades are improving. We believe your child's scholastic progress and improved attitude will be obvious to you, but we also communicate your child's progress through regular progress reports and assessments to measure success over time.





# Why We're the Best

Consider the following:



## Others

<b><i>"Do you specialize in math?"</i></b>	<b>YES</b> Our exclusive focus on mathematics means better results.	<b>NO</b> They dilute their effectiveness by teaching multiple subjects.
<b><i>"Do the instructors lead the instruction?"</i></b>	<b>YES</b> Qualified instructors lead students through the Mathnasium program.	<b>NO</b> They shift the task of teaching to a computer program or a fixed series of drill-and-practice worksheets.
<b><i>"Do you customize instruction for each child?"</i></b>	<b>YES</b> A customized program is assembled for each student that addresses his or her weaknesses and builds on strengths.	<b>NO</b> They have one instructional style and expect your child to fit in.
<b><i>"Do you use your own proprietary curriculum and materials?"</i></b>	<b>YES</b> We've spent more than 40 years perfecting our proven and proprietary curriculum, and it is not available anywhere else.	<b>NO</b> They repurpose an old curriculum that you may have already seen or they have no curriculum at all (focusing only on tonight's homework).
<b><i>"Do children enjoy coming to Mathnasium?"</i></b>	<b>YES</b> Our positive environment makes Mathnasium an enjoyable place for children to learn.	<b>NO</b> They typically don't engage children in their work, causing them to resist attending.

# See what **PARENTS** are saying about Mathnasium

## EyeCues

Multiple independent studies carried out by EyeCues Education Systems\* since 2004 have found Mathnasium to substantially improve student performance on standards-based tests in 20 sessions or fewer.

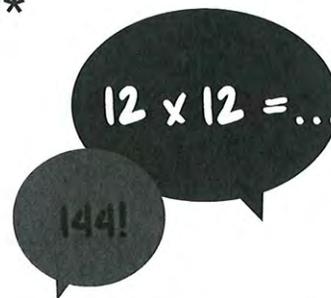
My child's attitude toward math has improved.\*\*

82%



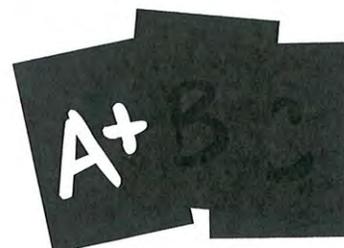
My child's math skills and understanding have improved.\*\*

85%



My child has improved his or her math grades.\*\*, +

88%



## From students ...

"I never thought I could do math. Now I know better. Thanks."

— Ariella, 5th grade

"Math is no longer a subject I shy away from, but it is a subject I can boldly accept and understand. I went from failing tests to scoring 100 points higher on my SATs in less than two months. I have raised my confidence and my best scores, all thanks to Mathnasium!"

— Roxanne, 12th grade

"You can't make math any easier."

— James, 7th grade

"I really appreciate all that you've done to help me succeed. ... I know this is going to be a great school year because of all of you."

— Mary, 8th grade

"I learned ... I'm capable of doing the work."

— Daniel, 6th grade

# At

happy smile—  
Why? Because of you!  
I really do appreciate  
everything you do!

Thank you for helping  
learn to love math  
You made math  
fun. Have a nice  
Summer.  
Tre



## From parents ...

"Where were you when I was in school?"

— Janis S.

"Why isn't everyone doing math this way?"

— Harry L.

"It was so terrific to have our son treated as an individual and to have him be challenged."

— Beth J.

"Just a quick note to let you know how helpful you have been with Ali and her math class. As a result of her time spent at Mathnasium, her pre-calc class was a much more positive experience. I will share our success with anyone I know who might have a need for your service."

— Randy S.

"Kailee's confidence has improved tremendously in all her subjects. Mathnasium has not only helped in math, it's helped in all her subjects. All of Kailee's grades have improved. She made honor roll for the first time! Thank you, Mathnasium!"

— Tiffany B.

"Robbie is no longer scared of math ... he asks to go to Mathnasium."

— David M.

## From teachers ...

"This approach completely changed how I think about math."  
— Suzanne S.,  
5th grade teacher

"I received useful information that opened my eyes to some new ways to introduce math to my class."

— Lori E.,  
5th grade teacher

