

**MARKET ASSESSMENTS**

**VILLAGE OF LA GRANGE**

Prepared in Conjunction with  
The Comprehensive Plan Update  
And  
Burlington Northern Santa Fe Corridor Plan

February 2004

By  
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### ADDENDA

- Map of Area Median Household Incomes
- Map of Area Population Density
- Map of Area Aggregate Income
- List of Interviewees
- La Grange Business Establishments
- Downtown Intercept Survey and Tabulations

## **I. INTRODUCTION AND CONCLUSIONS**

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### **Background to the Assignment**

HNTB has been retained by the Village of La Grange to update its Comprehensive Plan and to develop a plan for the BNSF railroad corridor. As part of this planning process, HNTB has contracted with Goodman Williams Group to assess the current and future development environment in La Grange and identify areas that may be subject to development pressures or land-use changes. This report presents the results of the first phase of our work: overviews of the residential, retail, entertainment, office, and industrial markets.

### **Methodology**

As part of these market overviews, Goodman Williams Group completed the following tasks in Fall 2003:

- Interviewed approximately two-dozen downtown business owners, civic leaders, and representatives of the real estate industry. A list of interviewees and focus group attendees is included in the Addenda to this report.
- Participated in community workshops and focus groups organized by HNTB.
- Analyzed current demographic and household characteristics as well as population and employment projections to gain an understanding of future demand for various land uses.
- Visited retail, residential, office, and industrial developments in La Grange and surrounding communities to determine their competitive market positions.
- Conducted a shopper intercept survey along La Grange Road in the downtown area to gain a better understanding of the trade area supporting the downtown merchants and the activities and preferences of shoppers and diners.

### **Summary of Findings**

La Grange is a mature, family-oriented community with a 2000 population of 15,608. The median household income in the Village is estimated to be \$92,293. Among the assets of the Village are its proximity to the expressway system, two Metra commuter rail stations, a diverse housing stock, and a healthy commercial downtown.

**Retail and Restaurants.** Within the downtown core, few storefronts are vacant, and those that do turn over are in demand. The newest commercial development, La Grange Crossing, has brought significant national retailers into La Grange, including Trader Joe's, Borders, Pier 1 Imports, and Walgreen's. Additional national retailers in the apparel, office supply, and bed and bath categories could be attracted to the Village as appropriate sites become available. National apparel retailers may seek 5,000 to 20,000 square feet of space, while the other categories may require store sizes of 20,000 to 40,000 square feet with significant off-street parking.

Additional convenience retail, including dry cleaners, video rental, and salons, will also be supportable as the downtown population grows.

The diverse collection of restaurants in downtown La Grange is a major draw. Despite the relatively large number of eating and drinking establishments currently operating, the market is not yet saturated, and a variety of different types of additional restaurants could be supported.

### ***Cultural and Entertainment Venues.***

La Grange has a variety of entertainment and cultural assets that complement the restaurants and other businesses in the community. Among them are the La Grange Theater, a number of retail art galleries, and a variety of warm-weather art fairs and outdoor performances. These land uses are an important component of a healthy and vibrant downtown and bring ample rewards to the community.

The La Grange Theater has a new owner. Hopefully, this movie theater will continue to anchor the southern part of the downtown for years to come. During the warm-weather months, musical events are held on the steps of the Village Hall. Other entertainment venues in the downtown with the capacity for larger events should be identified as part of this planning process.

Downtown La Grange could likely support additional retail gallery space and stores specializing in home décor, based on increases in discretionary income in the market area and housing construction and remodeling activity. Just as the restaurants in La Grange benefit from their proximity to one another, increasing the number of galleries and clustering them near home decorating services would help create a "critical mass" that would attract more patrons.

**Residential.** The quality and diversity of the housing stock in La Grange is one of the community's best assets. Nearly 72% of the housing stock is single-family homes, a high percentage of which (81.6%) is owner-occupied. Demand for homes in La Grange will continue to be strong, maintaining upward pressure on property values. This demand will come from both families looking to buy and perhaps upgrade existing homes, as well as those who wish to tear down and build new homes. Most of the recent buyers in La Grange have some ties to the community or live in the adjacent western suburbs.

With so few lots available, most of the new units constructed in La Grange will be in condominium and townhouse developments. Quality projects catering to empty nesters and young professionals are likely to meet with market acceptance, provided they are well located and appropriately designed. To date, the larger multifamily developments have been directed to the BNSF corridor. Other locations in the Village may be suitable for low-to-moderate density attached residential product. Overall, the Village could support an annual average of approximately 20 to 25 new residential units, or up to 250 units over a 10-year period.

**Industrial.** La Grange has a sizable concentration of small industrial firms clustered near the Indiana Harbor Belt railroad tracks. These companies are clustered to the north of Ogden Avenue, primarily along Shawmut Avenue, and further south between Cossett Avenue and 47<sup>th</sup> Street. Despite comparatively high taxes and limited truck access, most of this industrial area is viable and active. In the near term, it is unlikely that the Shawmut Avenue industrial area will experience pressure to convert to other uses. In the industrial area to the south, there is more potential conflict between the industrial uses and the adjacent residential neighborhoods. Nonetheless, this area will continue to support industrial uses.

**Office.** Since La Grange is not a major employment center, most of the office space located in the Village houses relatively small professional service firms. Future demand is likely to come primarily from the medical/dental and financial service sectors. The planned expansion of La Grange Memorial Hospital will displace approximately 20,000 to 30,000 square feet of professional office space that could be accommodated elsewhere in the Village.

## II. SOCIOECONOMIC ANALYSIS

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### Locational Characteristics

One of the Village of La Grange's key assets is its strategic location within the western suburbs of the Chicago metropolitan area. The Village is located approximately 15 miles southwest of the Loop and is easily accessible to three of the area's expressways: The Eisenhower (I-290) is north of La Grange, accessible via La Grange/Mannheim Road; The Tri-State Tollway (I-294) is west of the Village, accessible from Ogden Avenue (Route 34); and the Stevenson Expressway (I- 55) is south of the Village, also accessible from La Grange Road. Two major commercial arterials—Ogden Avenue and La Grange Road—intersect in downtown La Grange. The Burlington Northern Santa Fe commuter line provides commuter service to the Loop and the Western Suburbs with stops in downtown La Grange and in the West End Business District (Stone Avenue Station).

### Population Trends

The population of the Village of La Grange was 15,608 at the time of the 2000 Census. This figure has remained relatively stable in this mature community over the past two decades. The Northeastern Illinois Planning Commission (NIPC) projects that the population of La Grange will increase by 2,240 people by 2030, presumably based on the assumption that additional residential development will occur on currently underutilized parcels.

<b>POPULATION TRENDS AND PROJECTIONS</b>					
<b>LA GRANGE AND SELECTED COMMUNITIES, 1980 – 2030</b>					
<u>Community</u>	<u>1980 Census</u>	<u>1990 Census</u>	<u>2000 Census</u>	<u>2030 Projection</u>	<u>Projected Growth 2000 - 2030</u>
Brookfield	19,395	18,876	19,085	19,893	808
Hinsdale	16,726	16,029	17,349	22,000	4,651
Westchester	17,730	17,301	16,824	18,511	1,687
<b>La Grange</b>	<b>15,693</b>	<b>15,362</b>	<b>15,608</b>	<b>17,848</b>	<b>2,240</b>
La Grange Park	13,359	12,861	13,295	14,101	806
Western Springs	12,876	11,984	12,493	11,831	-662
Countryside	6,242	5,716	5,991	6,286	295
Indian Head Park	2,915	3,503	3,685	3,953	268
Hodgkins	1,366	1,963	2,134	2,137	3

Sources: U.S. Census and Northeastern Illinois Planning Commission.

## Demographic Characteristics

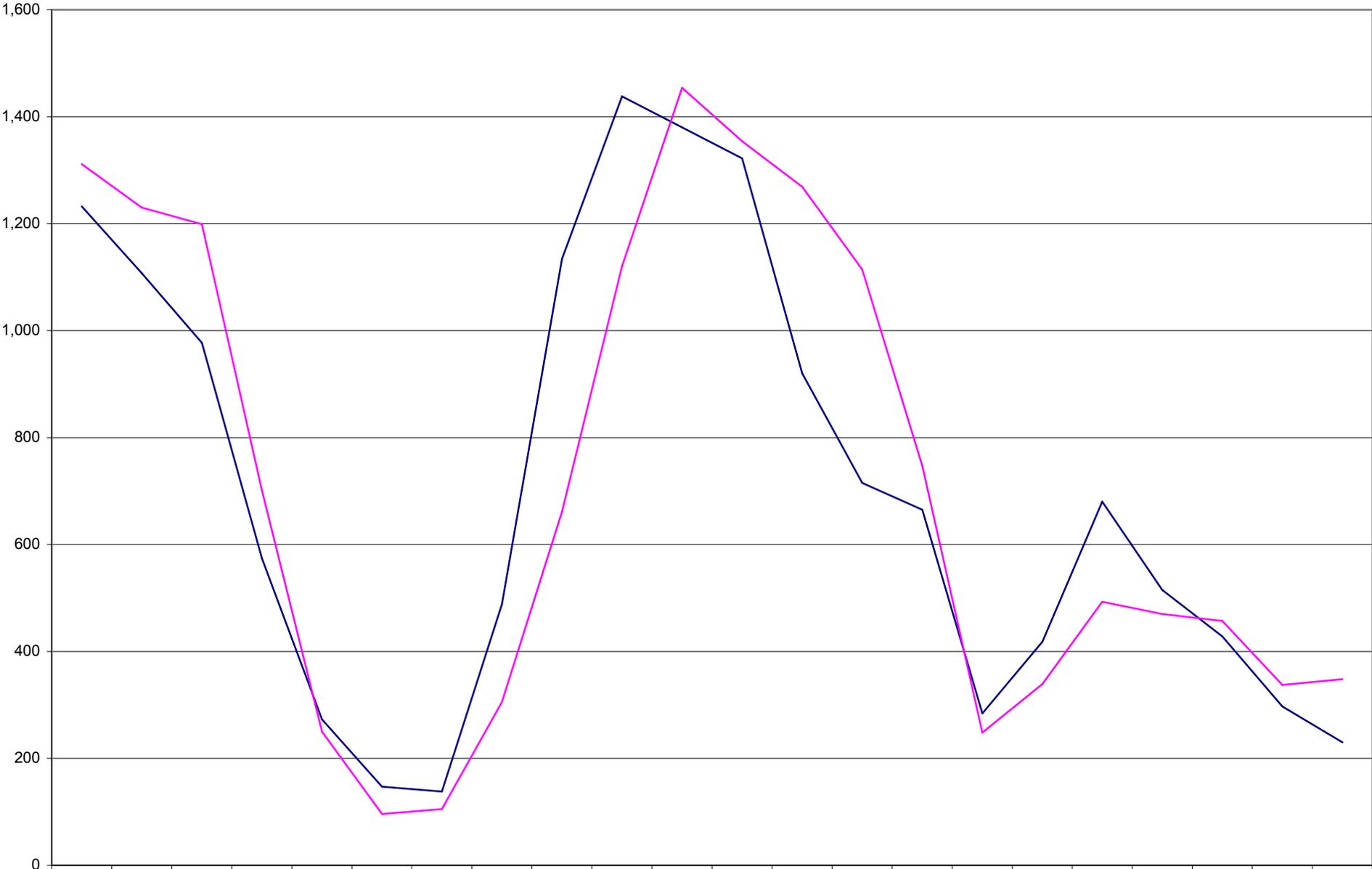
The following table presents selected demographic characteristics from the 2000 Census for the Village of La Grange. La Grange can be characterized as a relatively affluent, family-oriented community. The population is predominantly white, with African-Americans constituting the largest minority. Despite the increase in the Hispanic population in other suburban communities, Hispanics make up a relatively small percentage of the population in La Grange.

<b>SELECT DEMOGRAPHIC AND HOUSEHOLD CHARACTERISTICS 2000 CENSUS</b>		
	<u>Village of La Grange</u>	
	<u>Number</u>	<u>Percent</u>
Population	15,608	100.0%
Hispanic or Latino	445	2.9%
Race (partial list)		
White alone	14,206	91.0%
Black or African-American alone	939	6.0%
Asian alone	159	1.0%
Households	5,624	100.0%
Family Households	4,110	73.1%
Married Couple family	3,497	62.2%
Married Couple with Children at Home	1,914	34.0%
Median Household Income	\$80,342	

Source: U.S. Census.

The median age in the Village is 38.1 years. Of more significance, however, is the age distribution of the population, shown in the graph on the following page. Three major age groups form the majority of La Grange's population: school-age children; adults age 30 to 50; and seniors 65 and older. Few older teenagers and young adults live in La Grange, as no colleges are located in the community. There is also a scarcity in the number of residents aged 55 to 65, reflecting perhaps the lack of quality housing aimed at the empty-nester market. Since the 2000 census, however, two residential developments have been completed targeting this empty-nester market.

# La Grange Population Distribution by Age



	< 5	5 - 9	10 - 14	15 - 17	18 - 19	20	21	22 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 61	62 - 64	65 - 69	70 - 74	75 - 79	80 - 84	85 +
— 1990	1,232	1,107	977	574	273	147	138	488	1,134	1,438	1,380	1,322	920	715	665	284	418	680	515	428	297	230
— 2000	1,311	1,230	1,199	701	250	96	105	305	661	1,120	1,454	1,354	1,269	1,114	747	248	339	493	470	457	337	348

## Household Incomes

The median household income in 1999 was just over \$80,000, according to the Census. The 2003 median household income, as estimated by Claritas, is more than \$92,000. This increase reflects more than just inflation; La Grange has become increasingly affluent in recent years. As the following table shows, 46.2% of La Grange households have annual incomes in excess of \$100,000. At the other end of the spectrum, 265 households, or 4.8% of the population, have incomes under \$15,000. This group includes a number of seniors with fixed incomes and residents living at the YMCA.

<b>ESTIMATED 2003 HOUSEHOLD INCOMES FOR LA GRANGE</b>		
	<u>Households</u>	<u>Percent</u>
Income Less than \$15,000	265	4.8%
Income \$15,000 - \$24,999	361	6.5%
Income \$25,000 - \$34,999	312	5.6%
Income \$35,000 - \$49,999	559	10.1%
Income \$50,000 - \$74,999	801	14.4%
Income \$75,000 - \$99,999	698	12.6%
Income \$100,000 - \$149,999	1,306	23.5%
Income \$150,000 - \$249,999	876	15.8%
Income \$250,000 - \$499,999	278	5.0%
Income \$500,000 and over	106	1.9%
2003 Est. Median Household Income	\$92,293	
<hr/> <u>Source: Claritas</u> <hr/>		

A series of three maps is included in the Addenda. The first shows median household incomes within a five-mile radius of downtown La Grange. With some notable exceptions, the more affluent households in this market, shown in shades of red, are located primarily to the west of La Grange Road, while the less affluent households, shown in shades of blue, are located to the east of La Grange Road. As most national retailers would view this map, the Village of La Grange is at the eastern end of the affluent west suburban market.

National retailers also take notice of population density and aggregate income. Even if an area does not have relatively high median household incomes, it may be attractive to a retailer if it is densely populated and therefore has a high level of aggregate income or buying power. The map showing population density indicates that the areas east of Harlem Avenue, which include communities such as Oak Park, Berwyn, and Cicero, have considerably denser populations than the more affluent communities to the west.

## Employment

While the Village of La Grange enjoys excellent access to area employment centers, the community itself does not have a large employment base. According to the Illinois Bureau of Employment Security, 8,784 private-sector jobs are located within the Village. Manufacturing employment accounts for nearly a third of all private-sector jobs. The next largest employment category is health care, which is largely attributable to the presence of La Grange Memorial Hospital.

<b>2002 PRIVATE SECTOR EMPLOYMENT IN LA GRANGE</b>		
<u>INDUSTRY (NAICS*)</u>	<u>La Grange</u>	<u>Per Cent</u>
ALL INDUSTRIES	8,784	100.0%
<b>MANUFACTURING (31-33)</b>	<b>2,816</b>	<b>32.1%</b>
HEALTH CARE & SOCIAL ASSISTANCE (62)	1,268	14.4%
ADMIN. & SUP. & WASTE MGMT. & REMED. SVCS. (56)	759	8.6%
ACCOMMODATIONS & FOOD SERVICES (72)	702	8.0%
RETAIL TRADE (44-45)	572	6.5%
OTHER SERVICES (except PUBLIC ADMIN.) (81)	526	6.0%
WHOLESALE TRADE (42)	470	5.4%
CONSTRUCTION (23)	433	4.9%
PROFESSIONAL, SCIENTIFIC & TECH. SVCS. (54)	404	4.6%
EDUCATIONAL SERVICES (61)	188	2.1%
FINANCE & INSURANCE (52)	140	1.6%
ARTS, ENTERTAINMENT & RECREATION (71)	107	1.2%
REAL ESTATE & RENTAL & LEASING (53)	94	1.1%
INFORMATION (51)	61	0.7%
TRANSPORTATION & WAREHOUSING (48-49)	39	0.4%
MINING (21)	0	0.0%
UTILITIES (22)	0	0.0%
* North American Industry Classification System		
Source: Illinois Bureau of Employment Security.		

La Grange Memorial Hospital, the largest employer in the community, is located on the east side of Gilbert Avenue in southwestern La Grange. Other employers include local government, the school system, major retailers, and financial institutions. The largest manufacturing companies located in La Grange typically employ fewer than 100 workers.

NIPC's estimate of employment in 2000 and 2030 for La Grange and selected municipalities is shown in the following table. It should be noted that NIPC's estimate of total employment in La Grange in 2000 is considerably lower than the 2002 tally by the Illinois Bureau of Employment Security. This discrepancy does not represent significant job growth in the community between 2000 and 2002, but rather a difference in methodology between NIPC and the state. In its estimates, NIPC did not include businesses with fewer than five employees. Further, NIPC included only those businesses within the municipal boundary of La Grange, while the state included businesses of all sizes with a La Grange zip code.

<b>EMPLOYMENT PROJECTIONS</b>				
<b>LA GRANGE AND SELECTED COMMUNITIES, 2000 – 2030</b>				
<u>Community</u>	<u>2000 Census</u>	<u>2030 Projection</u>	<u>Projected Growth 2000 - 2030</u>	
Hodgkins	2,890	4,364	1,474	51.0%
<b>La Grange</b>	<b>6,021</b>	<b>6,628</b>	<b>607</b>	<b>10.1%</b>
Countryside	6,446	7,044	598	9.3%
Westchester	9,066	9,557	491	5.4%
Western Springs	2,384	2,718	334	14.0%
Hinsdale	13,304	13,396	92	0.7%
Brookfield	3,542	3,569	27	0.8%
La Grange Park	2,675	2,681	6	0.2%
Indian Head Park	418	418	0	0.0%

Sources: Northeastern Illinois Planning Commission.

Most of the employment growth in this area is projected to be in the community of Hodgkins, which has a relatively sizable industrial base. More than 600 new jobs are projected in La Grange over a 30-year period, an annual average of about 30 new jobs per year. Most of these positions are likely to be in the service industries, including health care, food services, and retail trade.

### **Metra Commuter Stations**

As mentioned previously, La Grange has two Metra commuter stations on the BNSF line, which travels from Union Station to Aurora. According to Metra's Fall 2002 boarding/alighting counts, the La Grange Station had 1,353 weekday passenger boardings. This figure is down from the comparable 1999 total of 1,496. The Stone Avenue station is less busy than its counterpart on La Grange Road. Stone Avenue had 999 weekday passenger boardings in 2002.

The tables on the following page present Metra's data on the origin of riders using each of the stations. Commuters from La Grange, La Grange Park, and La Grange Highlands account for 66% of the ridership at each of the stations. The list of communities represented, along with the accompanying map, show the extent of the draw represented by these stations. Commuters form an important segment of the trade area supporting downtown La Grange's restaurants and retail establishments.

**Origin of All Riders Using the LaGrange Road Station  
(Drive, Walk, Bus, Carpool, Dropoff, Etc.)**

<b>Municipality</b>	<b>Weighted Frequency**</b>	<b>Percent</b>
La Grange	551	44.9%
La Grange Park	246	20.1%
Brookfield	96	7.8%
Westchester	62	5.1%
Countryside	48	3.9%
Hickory Hills	37	3.0%
Willow Springs	33	2.7%
Western Springs	26	2.1%
Justice	15	1.2%
Indian Head Park	11	0.9%
Burr Ridge	7	0.6%
Clarendon Hills	7	0.6%
Darien	7	0.6%
Hodgkins	7	0.6%
LaGrange Highlands*	7	0.6%
Bellwood	4	0.3%
Berwyn	4	0.3%
McCook	4	0.3%
Palos Hills	4	0.3%
Palos Park	4	0.3%
Romeoville	4	0.3%
Unknown/Unincorporated*	44	3.6%
<b>Total</b>	<b>1,227</b>	<b>100%</b>

\* These origins fall outside any municipality within the Six County Region based on NIPC's 1997 Municipality ArcView Shapefile with the exception of LaGrange Highlands or are outside of the Planning Region. If within the region, the land may have since been annexed.

\*\*Geocoded addresses are weighted by AM boardings from the 2002 Boarding/Alighting Counts.

Source: Metra Fall 2002 Origin-Destination Survey

**Origin of All Riders Using the LaGrange, Stone Avenue Station  
(Drive, Walk, Bus, Carpool, Dropoff, Etc.)**

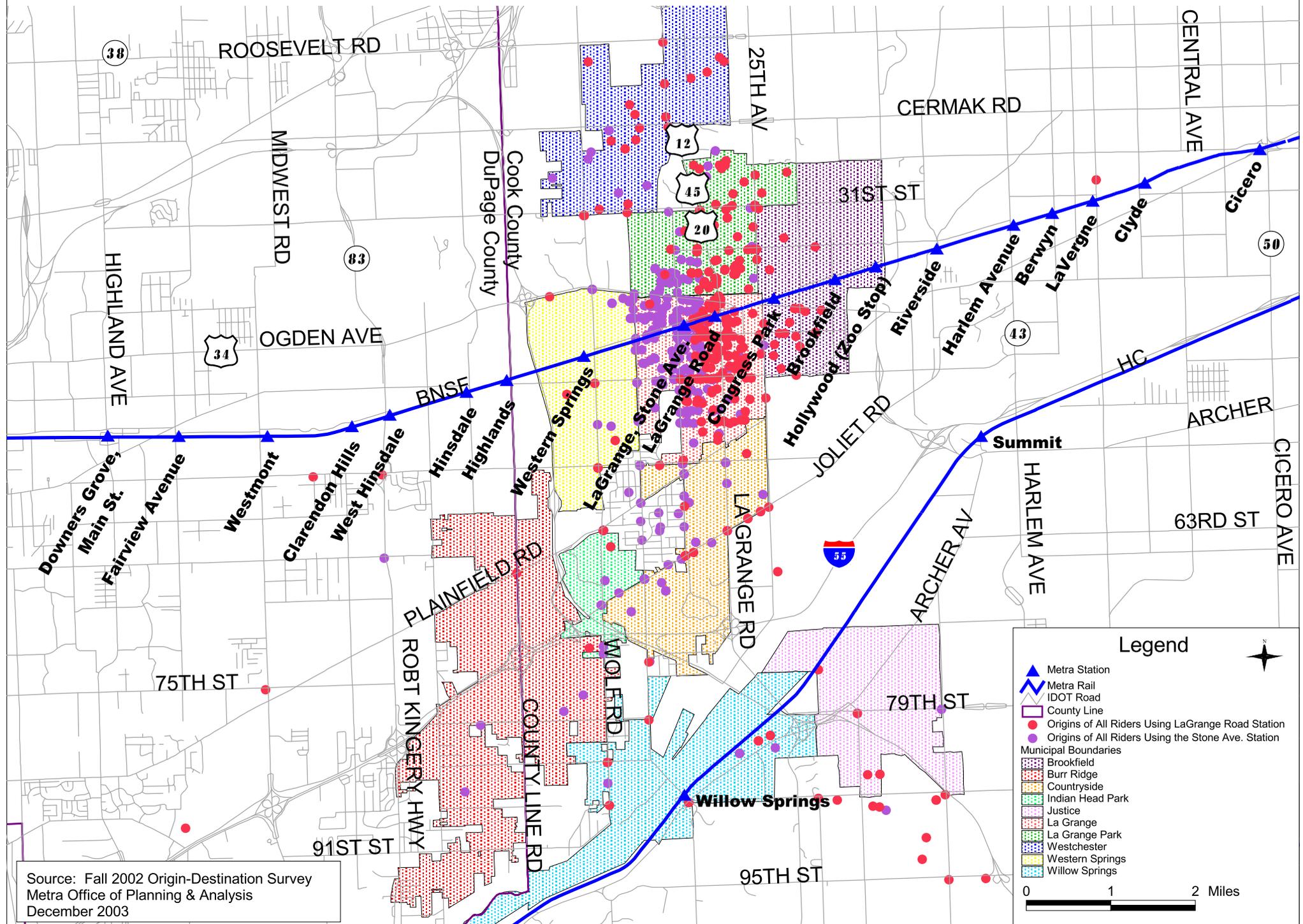
<b>Municipality</b>	<b>Weighted Frequency**</b>	<b>Percent</b>
La Grange	492	50.6%
La Grange Park	117	12.0%
Countryside	94	9.6%
Western Springs	80	8.2%
LaGrange Highlands*	31	3.2%
Indian Head Park	28	2.9%
Westchester	20	2.0%
Willow Springs	17	1.8%
Burr Ridge	11	1.2%
Palos Hills	9	0.9%
Justice	6	0.6%
Hickory Hills	3	0.3%
Oak Park	3	0.3%
Willowbrook	3	0.3%
Unknown/Unincorporated*	60	6.1%
<b>Total</b>	<b>972</b>	<b>100%</b>

\* These origins fall outside any municipality within the Six County Region based on NIPC's 1997 Municipality ArcView Shapefile with the exception of LaGrange Highlands or are outside of the Planning Region. If within the region, the land may have since been annexed.

\*\*Geocoded addresses are weighted by AM boardings from the 2002 Boarding/Alighting Counts.

Source: Metra Fall 2002 Origin-Destination Survey

# Origins of All Riders Using Both La Grange BNSF Stations



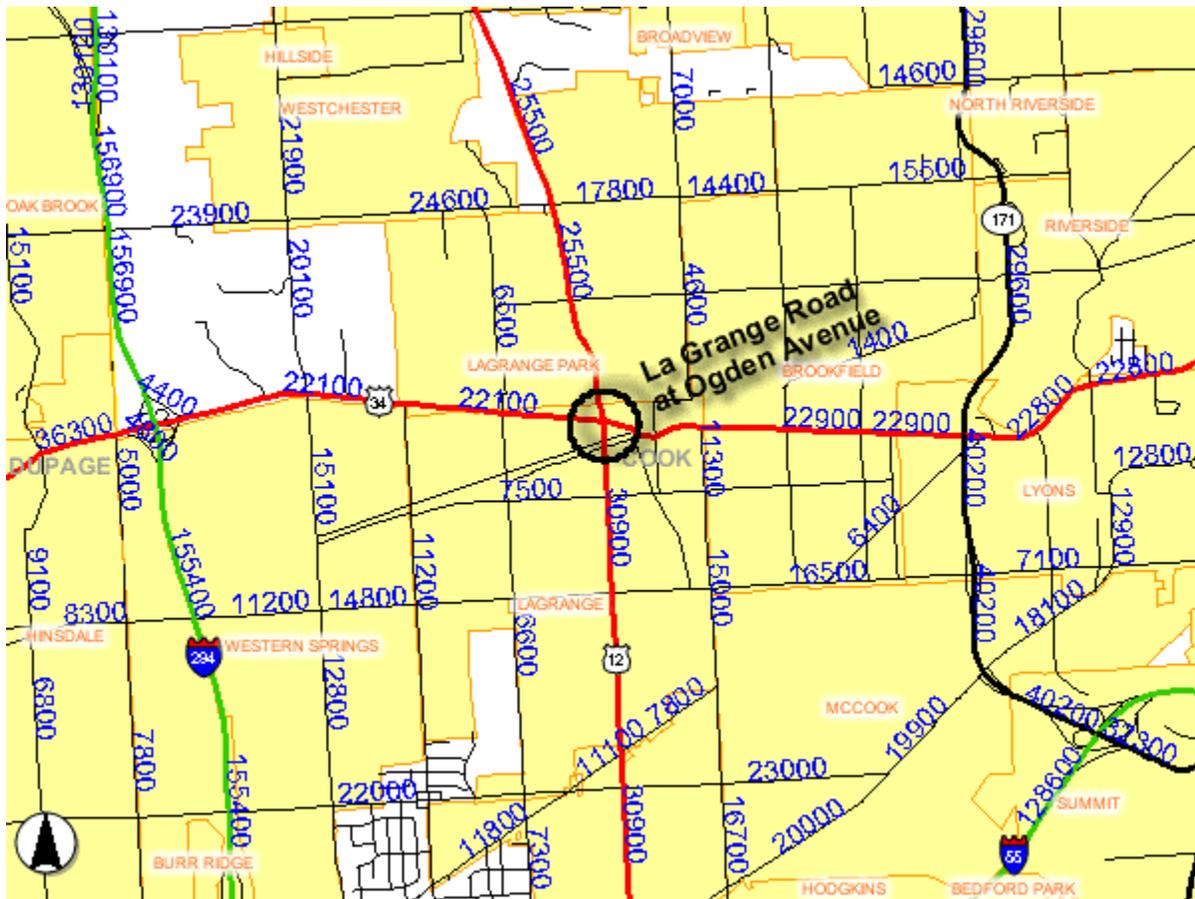
### III. RETAIL MARKET OVERVIEW

#### Retail Concentrations in La Grange

**Downtown La Grange.** The commercial core of downtown La Grange is located primarily along La Grange Road from Ogden Avenue on the north to Cossitt Avenue on the south. It also extends several blocks to the west, primarily along Burlington and Hillgrove Avenues. More than 200 businesses are located in downtown La Grange, with another 60 located in the West End Business District, near the Stone Avenue commuter station.

The newest major retail development downtown is La Grange Crossing, located at the southeast and southwest corners of Ogden Avenue and La Grange Road. Completed in 2002, this 67,696-square foot center is anchored by Borders Books, Walgreens, Trader Joe's and Pier 1 Imports. Ample off-street parking and high traffic volumes along these two major arterials, as shown in the following map, have contributed to the success of this development.

#### Traffic Counts



**Neighborhood-Serving Retail.** Small clusters of commercial uses are located throughout the Village, primarily along South La Grange Road between 47<sup>th</sup> Street and Plainfield Road and at 47<sup>th</sup> Street and Gilbert Avenue.

### **Business Mix in La Grange**

An inventory of all existing businesses in La Grange is included in the Addenda to this report. The summary table below shows that the 97 retail establishments constitute approximately one-quarter of the businesses in the Village. Within the retail category, the most common types of stores are those that sell gifts or specialty items for the home, specialty food items, and apparel and accessories.

<b>LA GRANGE BUSINESS ESTABLISHMENTS SUMMARY BY CATEGORY</b>		
<u>Category</u>	<u>Number of Establishments</u>	<u>Percent of Total</u>
Retail	97	24.5%
Business Services	78	19.7%
Industrial	62	15.7%
Consumer Services	50	12.6%
Medical / Dental	44	11.1%
Restaurants	39	9.8%
Institutional	25	6.3%
Entertainment	1	0.3%
<b>Total</b>	<b>396</b>	<b>100.0%</b>

Sources: Village of La Grange and Goodman Williams Group, October 2003.

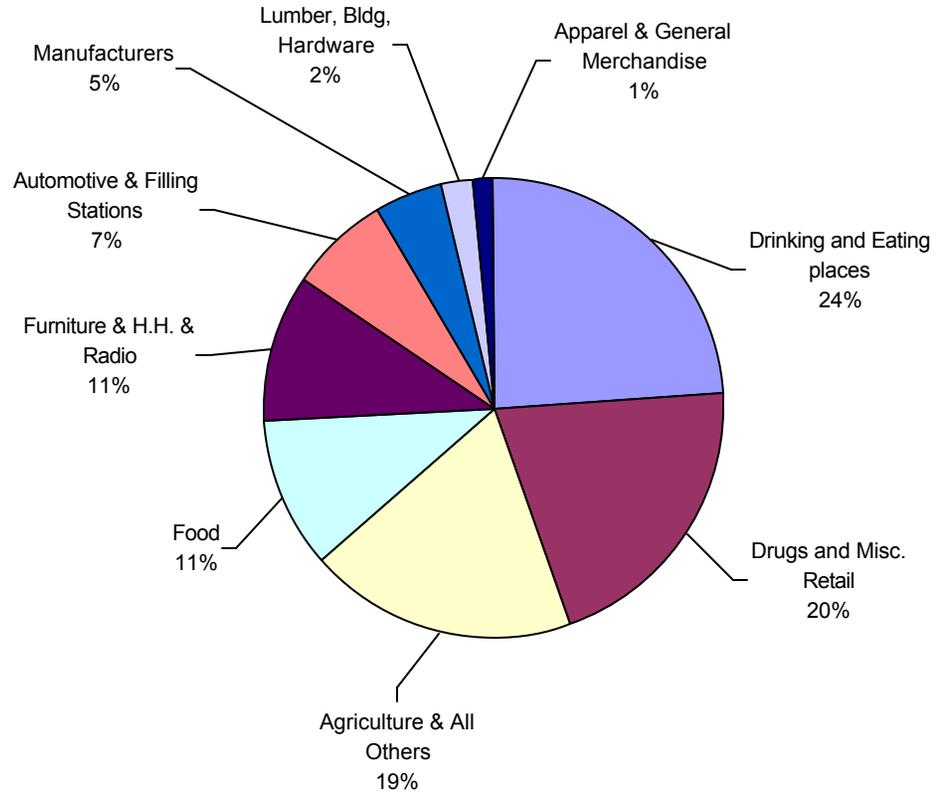
La Grange is increasingly known for its diverse and high-quality collection of restaurants. The inventory lists a total of 39 restaurants and coffee shops, approximately 10% of all businesses in the Village. Most of the restaurants (34) are located in the downtown area, where they constitute 16.1% of all businesses. While this percentage is relatively high, it is consistent with trends in successful downtowns throughout the Chicago metropolitan area. Downtown Evanston's 84 restaurants comprise 27.9% of downtown businesses; Naperville's restaurants comprise 12.4%; and in Elmhurst, the comparable figure is 12.3%.

### **Trends in Retail Sales Tax Receipts**

Sales tax receipts collected by the State of Illinois indicate that taxable retail sales in La Grange increased each year from 1998 through 2002. In 2002, a total of 719 establishments in La Grange recorded sales of more than \$91 million. When broken out by merchandise category, as shown on the following page, drinking and eating places represented 24% of sales revenue in the community, followed by drugs and miscellaneous. Apparel and General Merchandise accounted for only 1% of sales revenue.

**2002 TAXABLE RETAIL SALES, LA GRANGE**

Category	Taxable Sales
Drinking and Eating places	\$22,025,892
Drugs and Misc. Retail	\$18,693,036
Agriculture & All Others	\$17,143,440
Food	\$9,704,622
Furniture & H.H. & Radio	\$9,612,135
Automotive & Filling Stations	\$6,805,475
Manufacturers	\$4,235,185
Lumber, Bldg, Hardware	\$1,967,115
Apparel & General Merchandise	\$1,337,710
<b>Total</b>	<b>\$91,524,610</b>



Source: Illinois Department of Revenue

## La Grange in Comparison with Neighboring Communities

The bar chart on the following page compares the retail sales volume in La Grange with those of neighboring communities. While La Grange generates more taxable sales than Brookfield Western Springs, La Grange Park, and Hinsdale, its total is dwarfed by the totals in communities that have major shopping centers, including Hodgkins, Countryside, Elmhurst, and Downers Grove. Full-service grocery stores, car dealerships, and free-standing big box retailers also contribute significantly to these retail sales totals.

The table below shows the ratio of taxable retail sales to the population for these nine communities. Hodgkins has the highest ratio, since it has a small population and major retail development. At the other end of the spectrum, Hinsdale has a medium-sized population and an attractive collection of small-volume retailers. La Grange shows up in the middle of this group of communities, with taxable retail sales in the community amounting to \$5,873 per resident. The comparable per-person retail sales figure for all of Cook County is \$9,891.

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### RATIO OF 2002 TAXABLE RETAIL SALES TO POPULATION FOR SELECT COMMUNITIES

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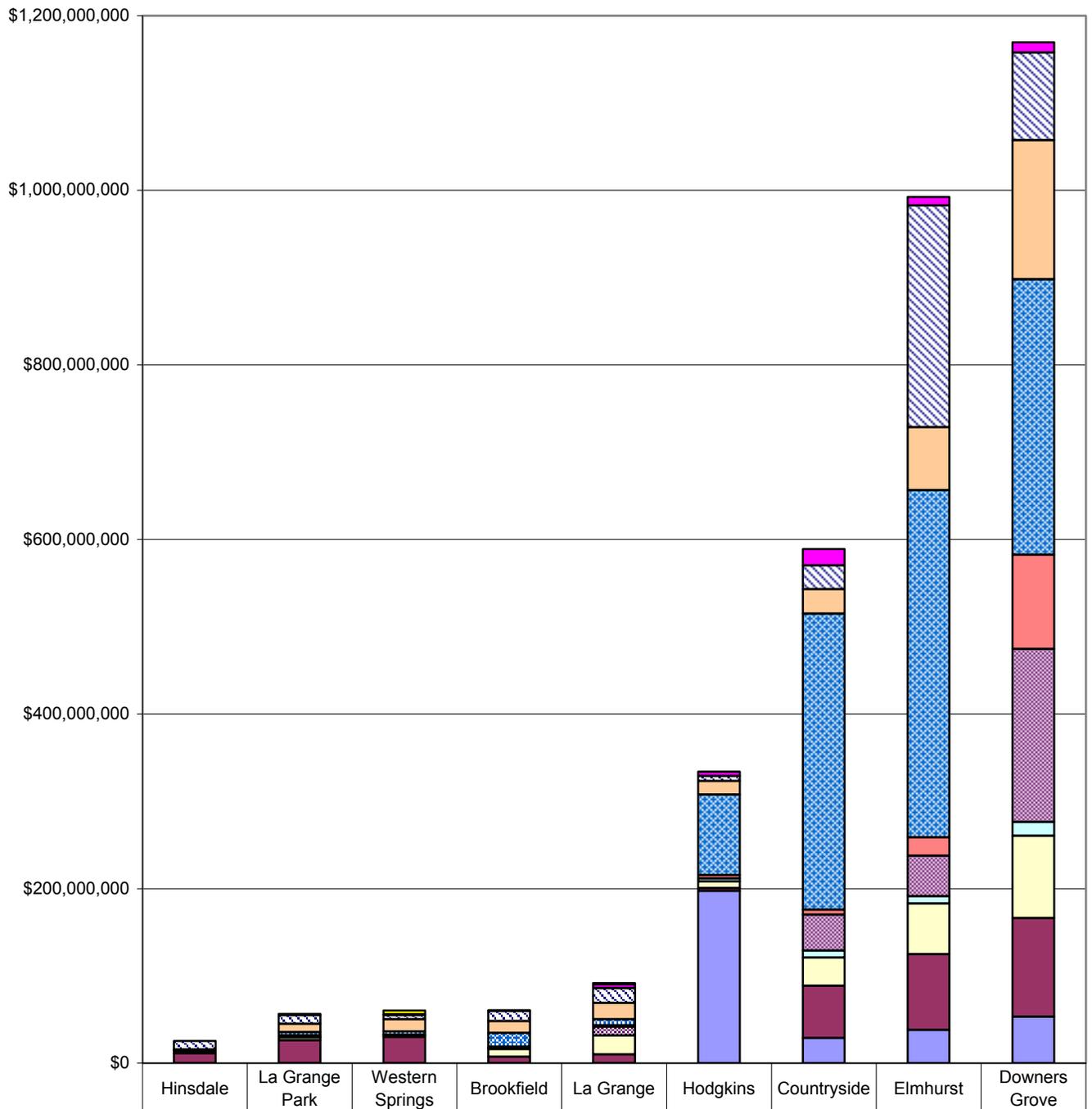
	<u>Taxable Retail Sales</u>	<u>Number of Establishments</u>	<u>Population</u>	<u>Retail Sales / Population</u>
Hinsdale	\$25,389,581	175	17,855	\$1,421.99
Brookfield	\$60,254,349	365	18,899	\$3,188.23
La Grange Park	\$56,383,032	182	13,208	\$4,268.85
Western Springs	\$60,235,603	239	12,575	\$4,790.11
La Grange	\$91,524,610	719	15,584	\$5,872.99
Elmhurst	\$992,578,208	1,378	43,419	\$22,860.46
Downers Grove	\$1,169,661,377	1,642	48,869	\$23,934.63
Countryside	\$589,075,076	390	5,989	\$98,359.51
Hodgkins	\$334,004,833	142	2,155	\$154,990.64

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Source: Illinois Department of Revenue, Goodman Williams Group

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## La Grange Area Taxable Retail Sales, 2002



	Hinsdale	La Grange Park	Western Springs	Brookfield	La Grange	Hodgkins	Countryside	Elmhurst	Downers Grove
■ Suppressed	\$39,924	\$127,965	\$4,301,348	\$14,377	\$1,337,710	\$0	\$0	\$0	\$0
■ Manufacturers	\$110,947	\$1,281,121	\$1,145,725	\$510,973	\$4,235,185	\$5,320,996	\$18,948,006	\$9,870,121	\$11,937,597
■ Agriculture & All Others	\$9,838,969	\$10,010,215	\$4,617,318	\$11,567,332	\$17,143,440	\$5,561,449	\$27,198,803	\$253,813,50	\$100,193,29
■ Drugs and Misc. Retail	\$459,822	\$9,519,040	\$14,093,589	\$13,509,905	\$18,693,036	\$15,442,642	\$28,095,848	\$72,198,864	\$159,503,04
■ Automotive & Filling Stations	\$1,179,893	\$3,605,057	\$3,494,989	\$15,945,277	\$6,805,475	\$92,353,674	\$339,099,52	\$397,711,83	\$315,730,83
■ Lumber, Bldg, Hardware	\$	\$1,743,028	\$	\$1,478,346	\$1,967,115	\$3,771,472	\$5,643,536	\$21,104,485	\$107,939,58
■ Furniture & H.H. & Radio	\$81,316	\$730,641	\$583,155	\$1,084,650	\$9,612,135	\$111,130	\$41,106,419	\$46,504,236	\$197,934,19
■ Apparel	\$	\$	\$1,021,315	\$	\$	\$3,297,606	\$8,137,263	\$8,242,421	\$15,865,636
■ Drinking and Eating places	\$2,514,839	\$3,549,994	\$1,263,609	\$8,914,809	\$22,025,892	\$7,635,414	\$32,375,403	\$58,044,909	\$94,349,893
■ Food	\$11,163,871	\$25,815,971	\$29,714,555	\$7,228,680	\$9,704,622	\$3,166,778	\$59,850,551	\$86,938,971	\$113,091,71
■ General Merchandise	\$	\$	\$	\$	\$	\$197,343,67	\$28,619,719	\$37,902,713	\$53,115,574

Source: Illinois Department of Revenue

\$ Denotes Suppressed Data

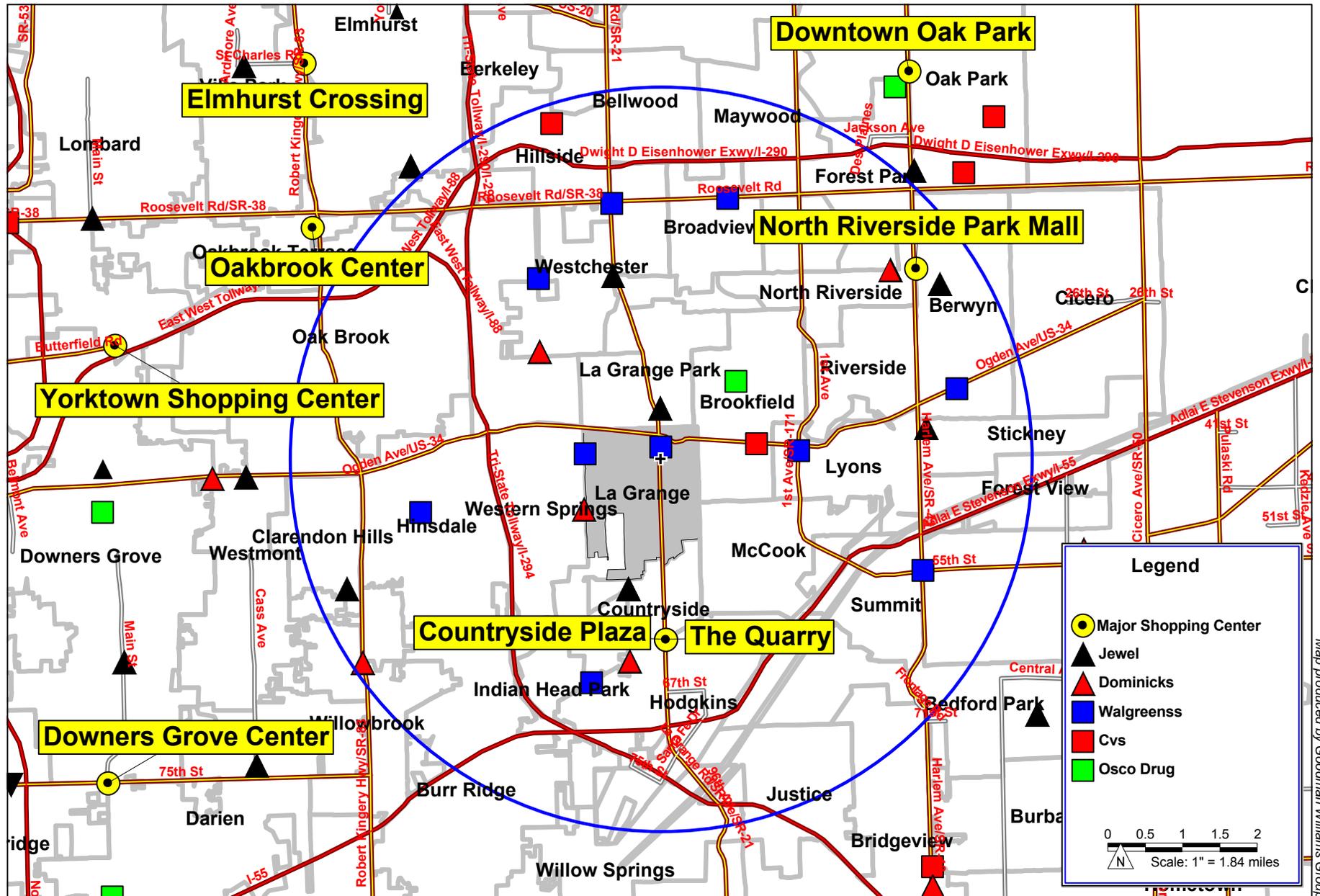
## Competitive Shopping Centers

The table below shows the competitive shopping centers within a 10-mile radius of downtown La Grange. These centers are generating much of the sales dollars shown in the previous tables and charts. Before considering a location in downtown La Grange, national retailers with stores in one or more of these competing centers would look closely at the market while carefully considering their own expansion strategies.

<b>MAJOR SHOPPING CENTERS NEAR LA GRANGE</b>				
<u>Name</u>	<u>Address</u>	<u>Distance from La Grange*</u>	<u>Total SF</u>	<u>Anchor Tenants</u>
Oakbrook Center	Rt 83 & Cermak Road Oak Brook	6.7	2,027,000	Lord & Taylor, Marshall Field's, Neiman Marcus, Nordstrom, Saks, Sears
Yorktown Shopping Center	Butterfield Rd & Highland Lombard	8.9	1,600,000	Carson Pirie Scott, JC Penney, Sears
North Riverside Park Mall	Cermak and Harlem North Riverside	3.4	1,071,099	Carson Pirie Scott, JC Penney, Target, Von Maur
The Quarry	La Grange & Joliet Hodgkins	2.6	534,949	Target, Wal-Mart, Sam's, Kohl's, Office Max
Countryside Plaza	Joliet and La Grange Rds Countryside	2.3	423,854	Best Buy, Burlington Coat Factory, Franks Nursery
Downtown Oak Park	Lake and Harlem Oak Park	8.5	415,000	Old Navy, Pier One, Gap
Elmhurst Crossing	RT 83 & St. Charles Rd Elmhurst	9.2	341,906	Kohl's, Dominick's, Big K-Mart
Downers Grove Center	75th & Lemont Downers Grove	9.9	286,576	Dominicks, Best Buy, TJ Maxx, Old Navy

\*Distance from La Grange Road and Burlington Avenue.  
Source: Shopping Center Directory

# La Grange Area Retail



Map produced by Goodman Williams Group

## Grocery Stores

La Grange does not have a full-service grocery store, which is an amenity for community residents and a good source of tax revenue. The community is well served, however, by two Jewel Food Stores and a Dominick's located just outside of its borders. Particularly if the Jewel in La Grange Park is redeveloped, it is unlikely that the trade area could support another full-line grocery store. Trader Joe's, the specialty grocery that opened recently in downtown La Grange, and smaller convenience markets like De Vries offer La Grange residents additional choices for food and convenience purchases.

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### MAJOR GROCERY STORES NEAR LA GRANGE

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<u>Name</u>	<u>Address</u>	<u>Distance from La Grange*</u>
Jewel Food Store	507 E Woodlawn Ave. La Grange Park	0.7 miles
Jewel Food Store	5545 S Brainard Ave. Countryside	2.3 miles
Dominick's Finer Foods	14 Garden Market Street Western Springs	1.8 miles
De Vries Grocery & Meat Market	806 Arlington Avenue La Grange	1.1 miles
Trader Joe's	25 N La Grange Road La Grange	0.1 mile

\* Distance From La Grange Road and Burlington Avenue.

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Source: Shopping Center Directory

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## Expenditure Potential

Expenditure potential measures the dollars available within a defined trade area to support retail sales. The calculation multiplies the number of households by the amount each household typically spends within various retail categories. While trade areas vary in size for different types of retailers, let us assume that our primary trade area is the Village of La Grange. This analysis will allow us to determine where dollars from outside the community are being spent in La Grange and, conversely, where La Grange dollars are being "leaked" to surrounding communities.

The table below shows estimates of expenditure potential within La Grange compared with 2002 retail sales in the community. While the categories are not perfectly aligned, it is clear that overall, La Grange is leaking expenditure potential to surrounding communities. In two categories, however, Eating and Drinking Places, and Drug and Proprietary Stores, La Grange is attracting dollars into the Village.

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**EXPENDITURE POTENTIAL COMPARED WITH 2002 RETAIL SALES  
VILLAGE OF LA GRANGE**

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<u>Retail Expenditure Potential</u>	<u>Total</u>	<u>Taxable Retail Sales</u>	<u>Total</u>	<u>Leakage</u>
<b>Total Retail Sales</b>	<b>\$188,987,000</b>	<b>Total Tax Receipts</b>	<b>\$91,524,610</b>	<b>\$97,462,390</b>
Select Categories:				
Apparel & Accessory	\$11,057,257	Apparel	Suppressed	\$11,057,257
<b>Eating &amp; Drinking</b>	<b>\$21,083,517</b>	<b>Drinking &amp; Eating</b>	<b>\$22,025,892</b>	<b>-\$942,375</b>
Food Stores	\$24,604,147	Food	\$9,704,622	\$14,899,525
Service Stations	\$8,421,147	Auto & Filling Stations	\$6,805,475	\$40,534,163
Automotive Dealers	<u>\$38,918,491</u> \$47,339,638			
<b>Drug &amp; Proprietary</b>	<b>\$12,599,170</b>	<b>Drugs and Misc. Retail</b>	<b>\$18,693,036</b>	<b>-\$6,093,866</b>
Furniture & Home Furn.	\$5,367,320	Furniture & H.H.	\$9,612,135	\$1,423,287
Appliance, Radio, & T.V.	<u>\$5,668,102</u> \$11,035,422	& Radio		
General Merchandise	\$19,103,250	General Merchandise	Suppressed	\$19,103,250
Hardware, Lumber, & Garden	\$7,253,224	Lumber, Bldg, Hardware	\$1,967,115	\$5,286,109

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Sources: Expenditure potential from Claritas, Inc; taxable retail sales from State of Illinois.

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## **Downtown Rents and Vacancies**

Within the downtown core, La Grange's retail market is comparatively healthy. The Vacancy List – Retail Properties, updated monthly by the Village of La Grange's Community Development Department, shows only six vacant storefronts downtown, three of those located in the West End Business District. In recent years, quality storefront space on La Grange Road has turned over relatively quickly. According to a downtown property owner who recently leased vacant space, restaurants outnumbered retail prospects by a wide margin.

Restaurants and local retailers are typically willing to pay rents between \$20 and \$25 per square foot on a net basis for smaller spaces with La Grange Road frontage. The smaller national retailers in the La Grange Crossing development are charged above \$30 per square foot, while the large national retailers pay less than \$20 per square foot.

Several larger properties along La Grange Road are for sale or have recently changed hands. The 32,500-square foot Bank One Building bank building at 14 South La Grange Road is currently on the market. The IHOP restaurant at 515 S. La Grange Road recently closed when the property changed hands. This represents a major redevelopment site in the downtown.

## **Retail Conclusions and Opportunities**

While restaurants make up a sizable component of businesses in Downtown La Grange, the market has not yet been saturated. Downtown restaurants are drawing from a fairly large trade area, and are an important economic asset for the community. As long as there is continued variety in the types of restaurants, bakeries, bars, and coffee shops that come into La Grange, additional eateries and entertainment venues could be supported.

Additional large-format national retailers are also interested in La Grange. Reportedly, apparel stores including Ann Taylor and Chico's; an office supply store, and home furnishing stores like Linens 'N Things would consider La Grange if appropriate sites were available, preferably with Ogden or La Grange Road frontage. These retailers would require building footprints substantially larger than the smaller "in-line" storefront spaces typically found in Downtown. The national apparel retailers might seek stores ranging in size from 5,000 to 20,000 square feet. Retailers in other categories require 20,000 to 40,000 square foot stores. They would also need off-site parking with a typical ratio of four to five spaces per 1,000 square feet.

The market potential for smaller local retailers is more limited, and their economic feasibility is less certain. Nonetheless, local retailers contribute to the ambiance of downtown La Grange and help to give the Village a distinct character.

As new residential buildings increase the downtown population, there will be additional opportunities for convenience and service-oriented retail, including dry cleaners, video rentals, salons, and convenience stores. These businesses are well-suited to occupy ground floor space in new residential buildings.

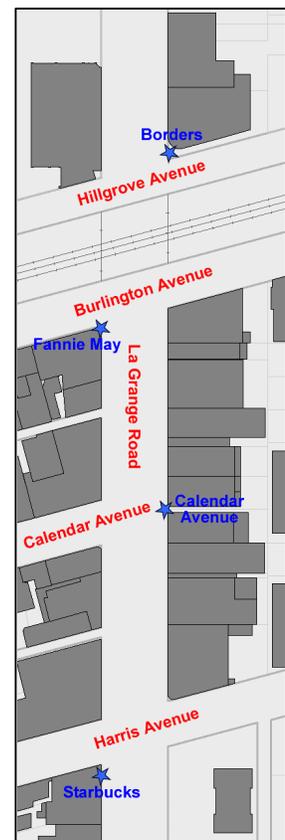
#### IV. SHOPPER INTERCEPT SURVEY

To provide additional information on Downtown La Grange, an intercept survey of people in the downtown area was conducted in early November 2003. The short survey instrument, a copy of which is included in the Addenda, was designed by Goodman Williams Group in collaboration with HNTB and La Grange Village staff.

The intent of the survey was to collect information about what brings people to Downtown La Grange, what they like and dislike about the downtown, and where they come from. In addition, basic demographic information was asked of the respondents. While the survey was not designed to be scientifically valid, care was taken to insure that the results were representative. A total of 306 surveys were completed. Highlights of the survey are summarized in this section and tabulations of the responses are included in the Addenda.

The table below shows the three survey times and various locations that were selected in order to get the best mix of respondents.

Date	Time	Locations	Responses
Thursday, 10/30/03	4:00 pm to 7:00 pm	Borders, Starbucks, and Fannie May	92
Friday, 10/31/03	11:00 pm to 1:00 pm	Borders, Starbucks, Fannie May, and Calendar Avenue	82
Saturday, 11/8/03	11:00 am to 3:00 pm	Borders, Starbucks, Fannie May, and Calendar Avenue	132
		<b>Total</b>	<b>306</b>

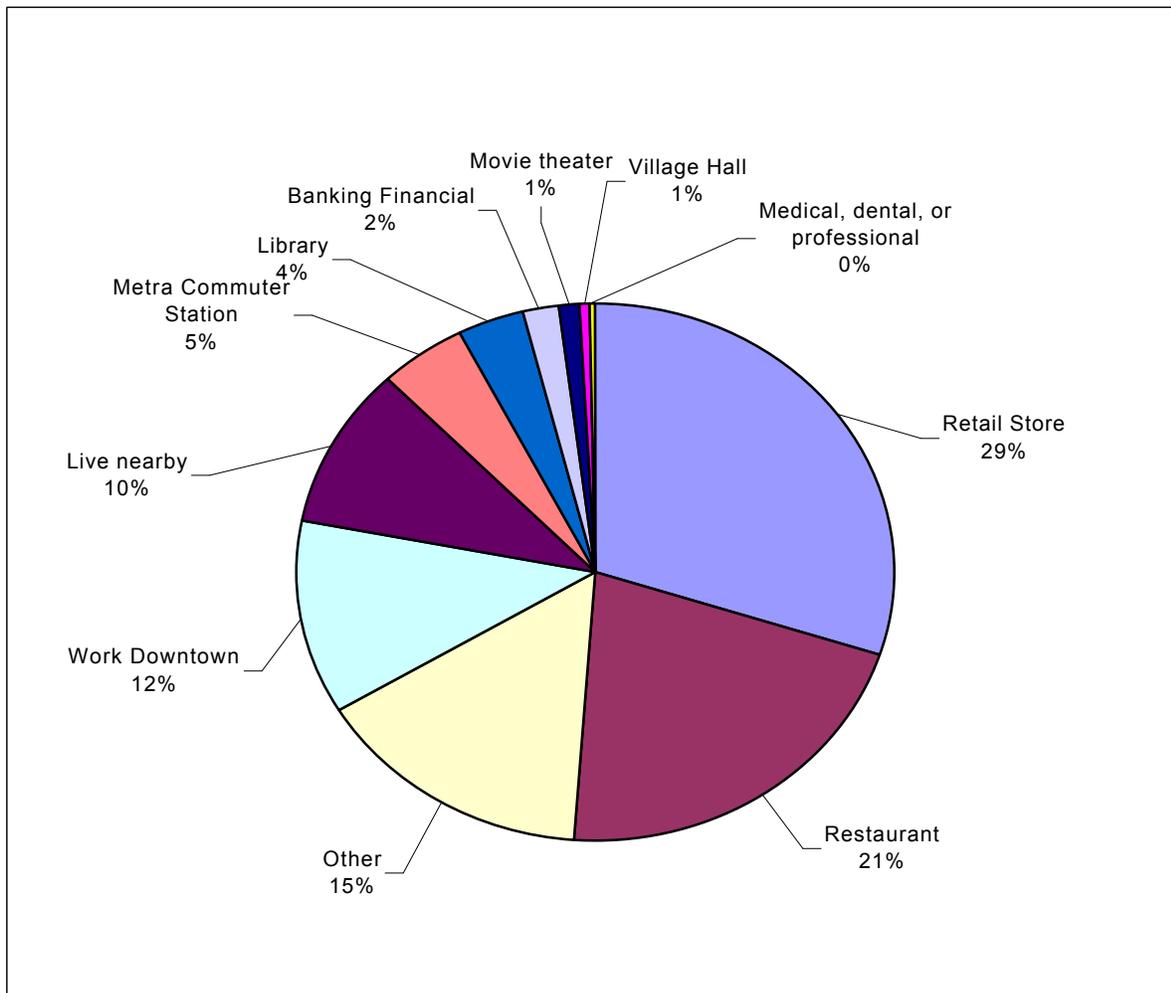


## What Brings People to Downtown La Grange

The responses to the question, “What brings you to downtown La Grange today? (Check all that apply) are illustrated in the pie chart below. The leading response was Retail Store (29%) followed by Restaurant (21%). A high proportion of respondents checked the “Other” category (15%). Respondents who checked “Other” indicated that they were visiting the dance studio (4), had salon appointments (6), were visiting friends or family (5), or were out for a walk (10).

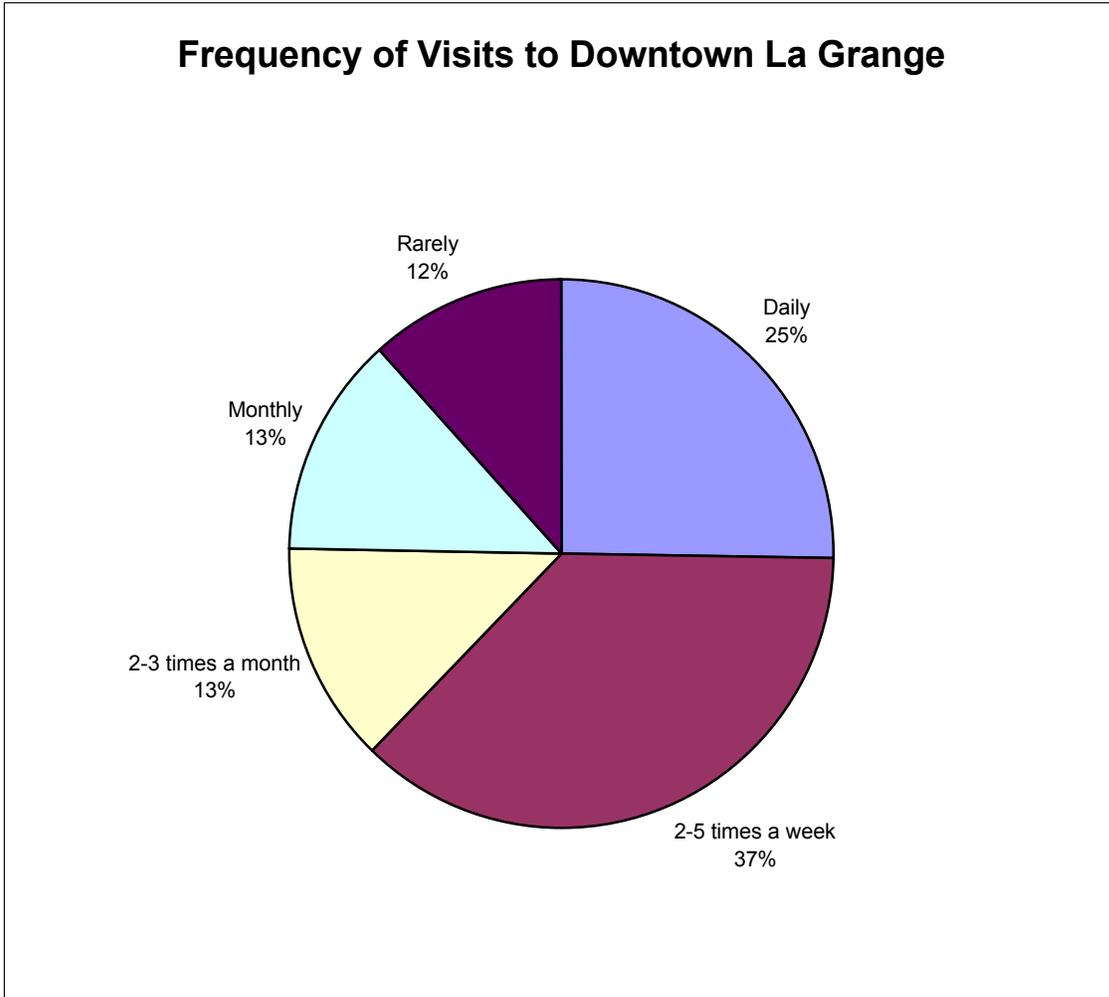
A high proportion of respondents (63%) indicated they were planning to visit more than one downtown destination.

### Downtown Destinations



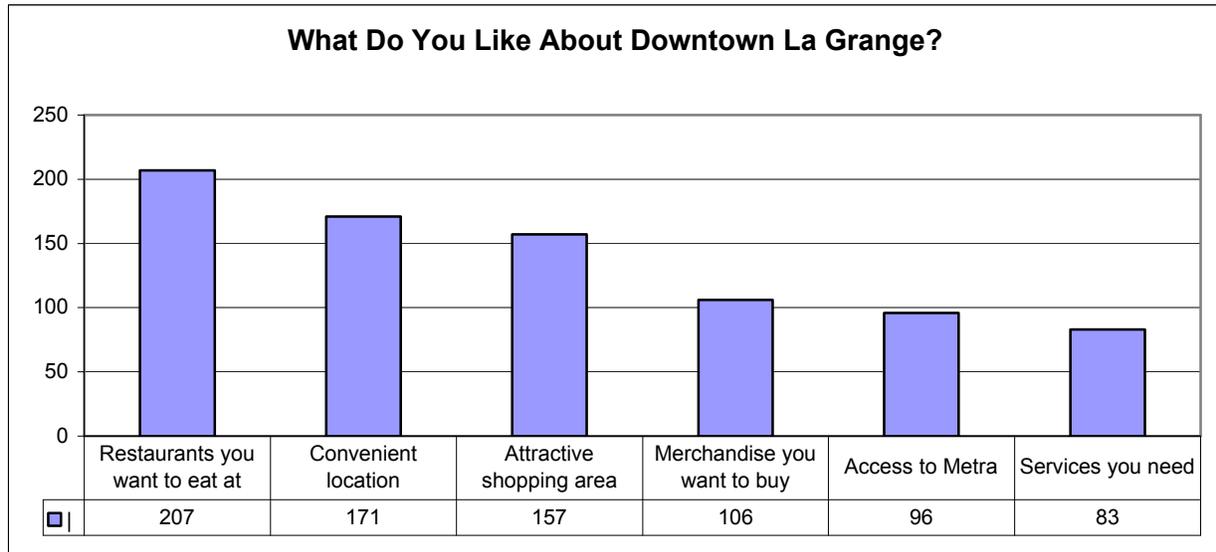
## Frequency of Visits

Survey respondents tended to come to Downtown La Grange on a fairly regular basis. As shown in the chart below, 62% come downtown at least once a week. This category of respondents includes those working downtown and those using the commuter train station.

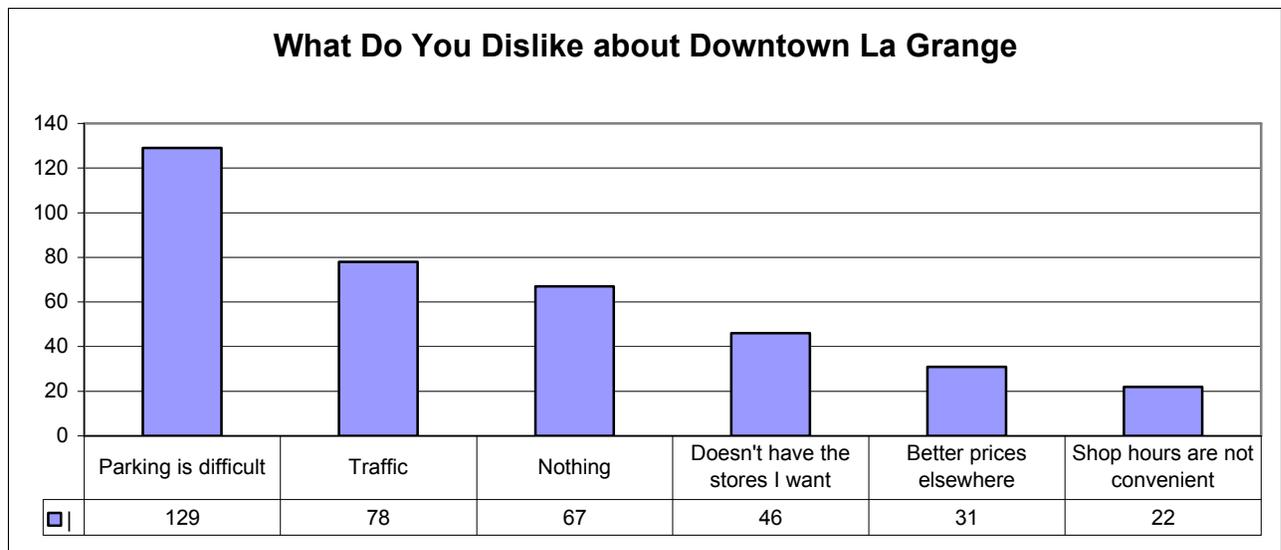


## Likes and Dislikes

Respondents had a number of reasons for liking downtown La Grange, with the selection of restaurants being cited most frequently. The fact that many respondents feel it is an attractive shopping area helps to explain its draw.

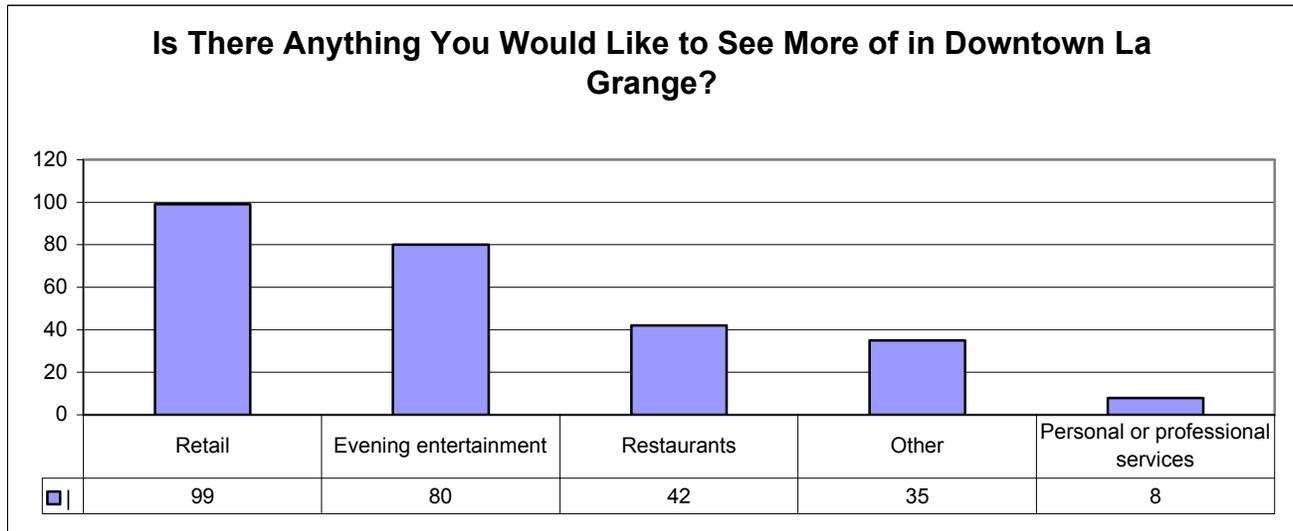


The two top responses when asked, “What do you dislike most about downtown La Grange?” were “difficulties parking” and “problems with traffic.” These responses corroborate the comments heard at the community forums conducted by HNTB. The fact that “Nothing” was the third most frequent response is another indication of respondents’ generally positive feelings toward downtown.



## Additions to the Downtown

Survey respondents indicated a desire for more retail stores, restaurants, and evening entertainment venues downtown. The table in the Addenda provides more specific information on the types of new attractions people desire. In the retail category, the biggest response was for additional clothing stores.



## Downtown Trade Area

People from more than 65 different communities and five different states responded to the intercept survey in downtown La Grange. The following table, which lists the communities with the highest number of responses, was used to develop the trade area map shown on the following page.

<b>COMMUNITY REPRESENTATION</b>		
<u>Community</u>	<u>Respondents</u>	<u>% of Total Responses</u>
LaGrange	97	31.7%
Brookfield	26	8.5%
La Grange Park	24	7.8%
Chicago	11	3.6%
Western Springs	9	2.9%
Berwyn	8	2.6%
Riverside	8	2.6%
Countryside	7	2.3%
Bur Ridge	6	2.0%
Hinsdale	6	2.0%
Indian Head Park	6	2.0%

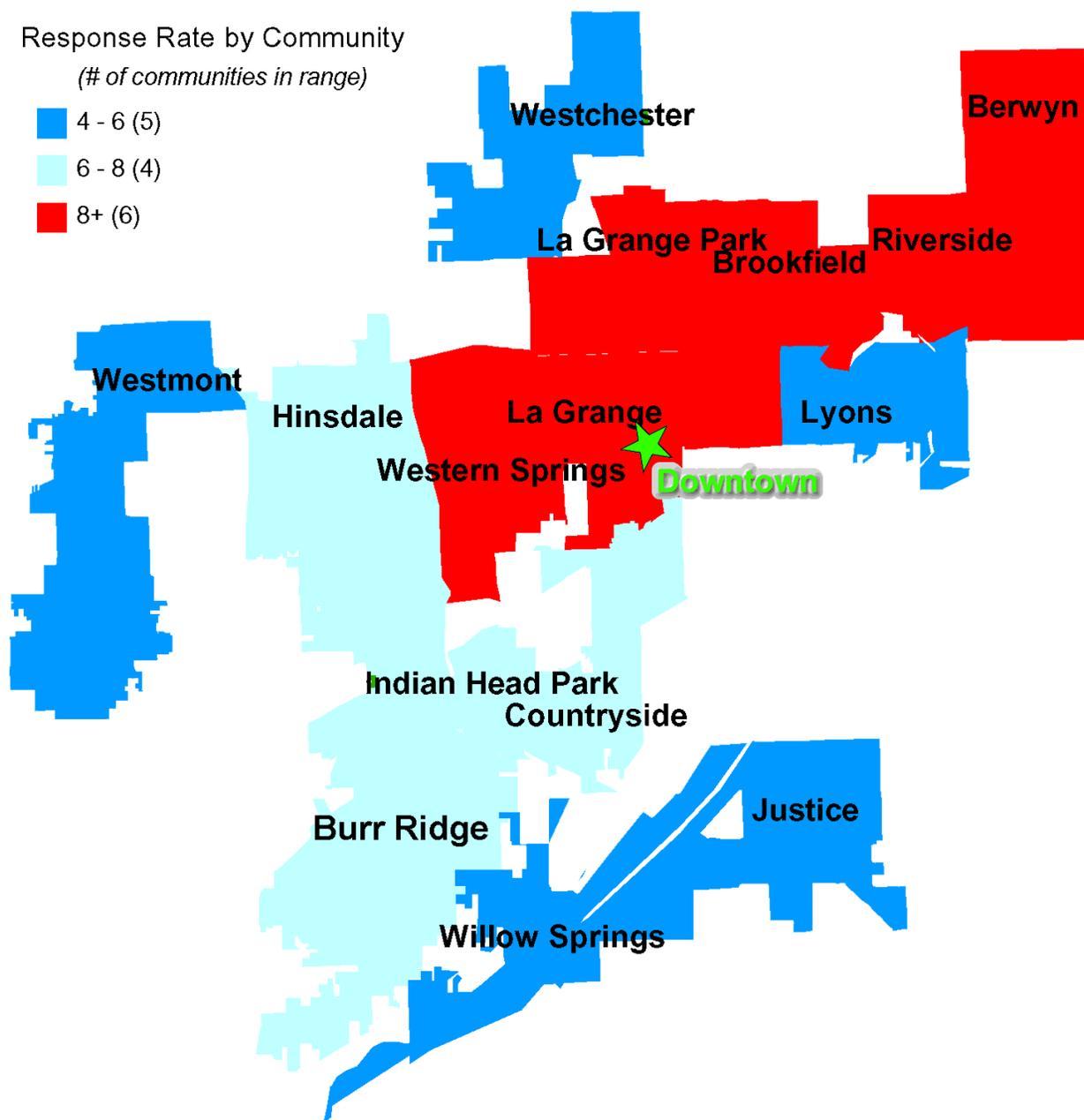
### Response Rate by Community

(# of communities in range)

4 - 6 (5)

6 - 8 (4)

8+ (6)



This map of the trade area shows that Downtown La Grange is drawing primarily from communities within a five-mile radius. Metra's ridership map, shown on page 12, illustrates the commuter stations' north-south draw. This map of the trade area suggests that the businesses in Downtown La Grange are also drawing from communities to the east and west, including both high-income communities like Hinsdale and more moderate-income ones like Berwyn. Retailers and other businesses considering a location in Downtown La Grange view La Grange as the center of a relatively far-reaching and diverse trade area, not at the eastern end of a more affluent market.

## **V. ENTERTAINMENT AND CULTURAL OPPORTUNITIES**

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La Grange has a variety of entertainment and cultural assets that complement the restaurants and other businesses in the community. Among them are:

- The La Grange Theater, which shows second-run movies at a discounted price
- A number of well-respected art galleries
- The La Grange Arts and Entertainment Series that includes live performances and exhibits during the summer months. Of particular significance to the downtown area are the Art and Craft Show and the West End Art Festival.

This section of the report explores opportunities to expand the cultural offerings as part of this downtown and community-wide planning effort. These types of land uses are not typically driven solely by market demand, and they are often unable to compete financially with other types of commercial ventures. Nonetheless, they are an important component of a healthy and vibrant downtown and bring ample benefits to the community.

### **Restaurants and Live Entertainment**

The previous section discussed La Grange's restaurants in the context of retail development. Restaurants are also, obviously, a form of entertainment, particularly when the restaurant itself offers live music. In the survey, "evening entertainment" was a common response to the question of what would you like to see more of in Downtown La Grange. When asked to be specific, many responded that they were most interested in live music. (See tallied survey responses in Addenda.)

In order to maintain a certain character in the community, the Village of La Grange carefully restricts the granting of liquor licenses as well as permits for live entertainment in restaurants. Liquor licenses are granted only to establishments that are primarily in the business of selling food. As a result, there are no bars in La Grange, except as part of restaurants where 60% or more of the revenue is coming from the sale of food.

The live entertainment ordinance, which is part of the Village Zoning Code, restricts live entertainment to venues that are "accessory to a permitted eating place" and as special uses in several of the commercial zoning districts. Before allowing live entertainment, the Village requests the applicant to provide information regarding:

- Traffic circulation and parking
- Crowd control and security
- Sanitation
- Noise control

Special use or temporary use permits for live entertainment have currently been granted to six establishments in downtown La Grange. Given these restrictions, La Grange will not attract blues bars, jazz clubs, or other venues whose revenues are more dependent on alcohol than food. Restaurants that provide live entertainment are likely to continue to be a relatively minor part of the overall restaurant scene in La Grange.

### **La Grange Theater and Performance Space**

The La Grange Theater was recently sold, and the consulting team did not have the opportunity to meet with the new owner. The Village has every expectation, however, that the facility will continue to be operated as a movie theater.

Many long-time residents of La Grange have fond memories of the theater, and it continues to serve as a sentimental favorite as well as an anchor at the southern end of the downtown. Successful independent theaters, however, face daunting competition from multiplexes that offer a number of first-run films in theaters with ample parking, stadium seating and state-of-the-art sound systems. The closest multiplex to La Grange is Quarry 14 in Hodgkins.

The benefits to downtown of having a well-operated independent movie house are numerous. Depending on the movies that are shown, the theater can attract different age segments into the downtown (families, teenagers, etc). The positive economic impact on nearby restaurants and retail venues can be substantial. We recommend that the Village reach out to the new owner to determine how the La Grange Theater can best support downtown planning goals well into the future.

Outside of area schools, La Grange does not have a major live performance venue for theatrical, music, or dance productions. Prior to the sale of the La Grange Theater, some preliminary discussions took place about the possibility of converting the theater into a community arts center with performance space. Converting an existing building, while less expensive than constructing a new theater, remains an expensive proposition. On-going operating costs provide further financial challenges, and often require significant public resources. Other ideas emerged, including the possibility of including performance space in a new library. Before further discussions take place related to the real estate aspects of a performance venue, a variety of performance groups that would use the space should be identified and their space needs determined.

Currently, the Village Hall steps are used as an outdoor venue for summer musical events. The downtown plan should identify other entertainment venues with the capacity for larger events.

## **Gallery and Retail Space**

La Grange has a number of successful art galleries and home décor stores spread throughout the downtown and West End. The West End Gallery, which closed several years ago, was a successful business venture that was held in high regard by the arts community and Village residents alike.

Downtown La Grange could likely support additional retail gallery space and stores specializing in home décor. Increases in household incomes in the market area has resulted in more discretionary income to spend on these types of items. In addition, the upgrading of the housing stock in La Grange and new housing activity encourages these types of purchases. Just as the restaurants in La Grange benefit from their proximity to one another, increasing the number of galleries and clustering them near home decorating services would help create a “critical mass” that would attract more patrons.

## **Conclusions**

The La Grange arts community is alive and well and would benefit from broader organizational efforts to enhance its presence in the community. At the time specific needs for additional performance, studio, and retail space are identified, efforts should be made to find affordable space that maximizes the economic and non-economic benefits to the downtown.

## VI. RESIDENTIAL MARKET OVERVIEW

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### Characteristics of the Housing Stock

The quality and diversity of the housing stock in La Grange is one of the community's best assets. Nearly 72% of the housing stock is single-family homes, which range in style and age from Victorians located in the Village's historic district to post-World War II brick ranches. As the table below indicates, La Grange has a high rate of home ownership, with 81.6% of all occupied units inhabited by owners.

<b>PROFILE OF LA GRANGE HOUSING STOCK</b>		
	<u>Number of Units</u>	<u>Percent</u>
Total Housing Units	5,781	
Occupied Units	5,624	100.0%
Owner-Occupied	4,589	81.6%
Renter-Occupied	1,035	18.4%
Vacant	157	2.7%
Building Size		
Single-Family (Attached and Detached)	4,146	71.7%
Buildings with 2-4 units	537	9.3%
Buildings with 5-49 units	710	12.3%
Buildings with 50 or more units	73	1.3%

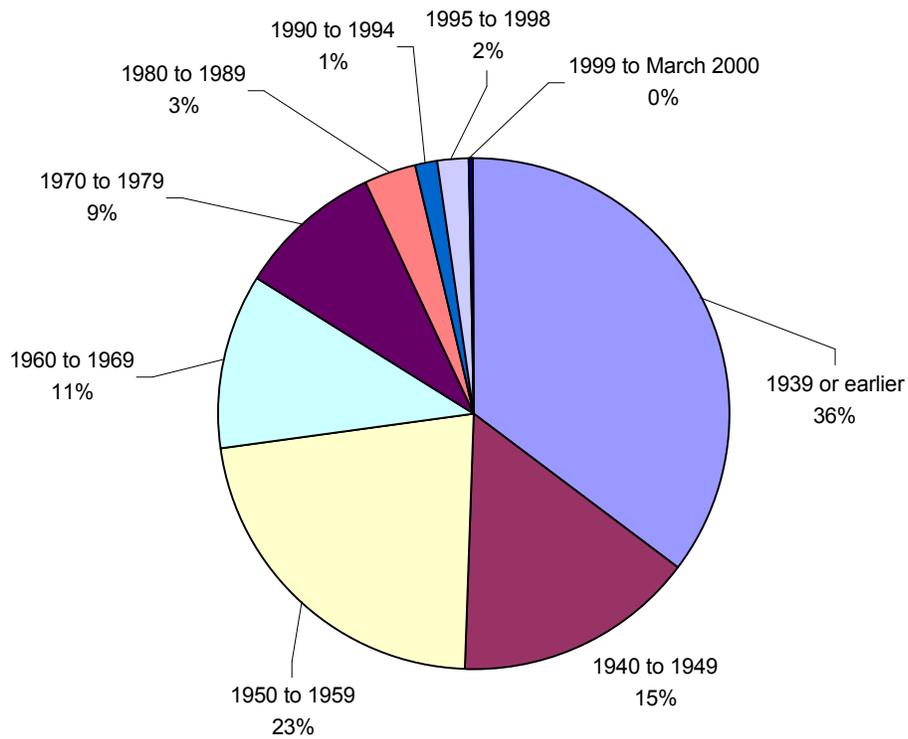
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Source: 2000 Census.

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The pie chart below shows the age of La Grange's housing stock. Fully 36% of the units in the Village were completed prior to 1940. Less than 3% of the housing stock in the Village has been completed since 1995.

### La Grange Housing Stock by Year Constructed



## Recent permit activity

As a mature community, La Grange does not have many sites that could accommodate large residential developments. As a result, the number of residential units permitted has been relatively modest in recent years.

The table below tracks the Village's residential permits issued from 1996 through the first half of 2003. Over this period, a total of 257 new units were permitted and presumably built, an average of just under 37 units per year. Of that total, 133 (or 19 on an annual basis) were for single-family homes. Most of these represent "tear downs," where an older home is bought and razed to make way for a new house. Units in larger multifamily buildings located primarily in the Downtown area accounted for nearly half of the total permits.

<b>LA GRANGE RESIDENTIAL BUILDING PERMITS</b>				
<u>Year</u>	<u>Single-Family</u>	<u>2 to 4 Units</u>	<u>5 or More Units</u>	<u>Total</u>
1996	29	2		31
1997	9	0	5	14
1998	5	0	0	5
1999	10	0	0	10
2000	7	0	0	7
2001	32	2	30	64
2002	23	2	83	108
YTD July 2003	18	0	0	18
Total	133	6	118	257
Ann. Average 1996-2002	19.0	0.9	16.9	36.7

Source: 2000 Census.

## Data from Multiple Listing Service

The table on the following page provides information compiled by the Multiple Listing Service (MLS) of Northern Illinois, and includes only single-family detached homes in La Grange sold by Realtors. Because there is a significant difference in the prices of newer homes (constructed within the past five years) and older ones, the data have been sorted accordingly.

In 2002, 14 newer homes were sold with an average sale price of \$594,275. Many more older homes were sold, with an average price of \$385,823. Sale prices for both newer and older homes have appreciated considerably over the past five years, with the average price of newer homes in this sample escalating by 55.4%. Quality schools, the availability of commuter rail, and the attractive recreational and commercial amenities in La Grange are some of the reasons given for this impressive rise in property values.

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**EXISTING SINGLE FAMILY HOME SALES IN LA GRANGE**

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<u>Year</u>	<u>Age of Home</u>	<u>Number of Sales</u>	<u>Average Sale Price</u>
1998	0-5 years	8	\$381,881
	6+ years	222	\$266,847
1999	0-5 years	5	\$490,600
	6+ years	223	\$293,625
2000	0-5 years	8	\$551,562
	6+ years	189	\$314,253
2001	0-5 years	4	\$458,972
	6+ years	173	\$354,494
2002	0-5 years	14	\$594,275
	6+ years	213	\$385,823
Percent Increase	0-5 years		55.6%
	6+ years		44.6%

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MLS Data provided by Dean Rouso Home Team, Coldwell Banker Residential Brokerage.

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### **New Residential Development In Downtown La Grange**

Over the past decade, downtown living has gained in popularity among two major segments of the population: empty-nesters who choose to sell their single-family home once their children are grown; and young professionals, most of whom do not have school-age children. Frequently, the downtown resident is seeking a maintenance-free home located close to shopping, entertainment, and public transit.

Over the past several years, Downtown La Grange has begun to participate in this growth in downtown housing. The first of the new attached housing developments was **Kensington Station**, located at the northwest corner of Kensington and Hillgrove Avenues. These 23 town homes were built in 1998 by the Gammonley Group. They sold out quickly and resales have been strong, with current sale prices in the mid-\$300,000's.

In 2001, The Gammonley Group completed a second development in downtown La Grange, **Spring Avenue Station**. The two five-story brick buildings with a total of 55 units are located on Burlington between Spring and Kensington Avenues. The only two units that remain unsold are large 3 bedroom penthouses priced at \$483,070 and \$449,140, or approximately \$210 per square foot. The original (2000) base prices for select one, two, and three-bedroom units are shown in the table below. Most were priced at about \$185 per square foot, excluding upgrades.

<b>SPRING AVENUE STATION CONDOMINIUMS</b>			
<b>ORIGINAL PRICES FOR SELECT UNITS</b>			
<u>Unit Type</u>	<u>Square Feet</u>	<u>Base Price*</u>	<u>Price / SF</u>
1 BR, 1 B	865	\$160,340	\$185
1 BR, 1 B	985	\$190,640	\$194
2 BR, 2 B	1,242	\$232,220	\$187
2 BR, 2 B	1,331	\$239,580	\$180
2 BR, 2 B	1,440	\$265,200	\$184
2 BR, 2 B	1,548	\$284,360	\$184
3 BR, 2 B	1,968	\$363,240	\$185
3 BR, 2 B	2,276	\$423,200	\$186
3 BR, 2 B	2,402	\$441,360	\$184

\*Prices as of September 2000.

Source: The Gammonley Group

The developer reports that 65% to 75% of the buyers were from La Grange or adjacent communities. The smaller units sold more quickly than the larger ones.

**Beacon Place Condominiums**, developed by Norwood Builders, is located on the eastern portion of the triangular site to the east of La Grange Road bounded by Ogden to the North and the Burlington Northern tracks to the south. The La Grange Crossing shopping development is due west of Beacon Place, separated from the condominium building by surface parking.

The six-story development contains 78 condominium units. Each unit comes with at least one heated parking space, and the overall parking ratio is 1.6 spaces per unit. Base prices range from \$251,900 to \$725,000, with most in the high \$200s to low \$300s, as shown on the November 2003 price schedule on the following page. The marketing trailer opened in December 2001, and the building was completed in April 2003. As of November 2003, 55% of the units are sold, with the smaller 2 bedroom, 1 bath units selling out the fastest.

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**BEACON PLACE CONDOMINIUMS**

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<u>Unit</u>	<u>Type</u>	<u>Square Feet</u>	<u>Base Price*</u>	<u>Price / SF</u>
Brighton	1BR, 1B	1,036	\$251,900	\$243
Dover II	2BR, 1B	1,126	Sold Out	Sold Out
Dover	2BR, 1B	1,169	\$270,900	\$232
Blackstone	1 BR , Den, 1B	1,317	Sold Out	Sold Out
Glenwood	2BR, 2B	1,413	Sold Out	Sold Out
Poplar	2BR, 2B	1,436	Sold Out	Sold Out
Hillgrove	2BR, 2B	1,497	\$320,900	\$214
Edgewood	2BR, 2B	1,500	\$314,300	\$210
Kensington	2BR, 2B	1,512	\$343,900	\$227
Maple	2BR, 2B	1,543	\$313,900	\$203
Catherine	2BR, 2B	1,589	Sold Out	Sold Out
Madison	2BR, Den, 2B	1,938	\$495,000	\$255
Arlington	2BR, Den, 2B	2,452	\$725,000	\$296

Prices effective as of November 2003.

Source: Norwood Builders

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### **Residential Conclusions and Opportunities**

Demand for homes in La Grange will continue to be strong for the foreseeable future, maintaining upward pressure on property values. This demand will come from both families looking to buy and perhaps upgrade existing homes, as well as those who wish to tear down and build new homes. Most of the recent buyers in La Grange have some ties to the community or live in the adjacent western suburbs.

With so few sites available, future residential development activity in La Grange will be primarily multifamily condominium and townhouse projects. Quality developments catering to empty nesters and young professionals are likely to meet with market acceptance, provided they are well located and appropriately designed. Today's price points are in the low \$200s on a per-square-foot basis with smaller units selling faster than larger three-bedroom units.

To date, the larger multifamily developments have been directed to the BNSF corridor. Other locations in the Village may be suitable for low-to-moderate density attached residential development. As will be discussed in the next section, the area currently zoned industrial located between Bluff Avenue and the IHB tracks may be suitable for low-density, attached residential product.

Overall, the Village could support an annual average of approximately 20 to 25 new residential units for the foreseeable future. Over a 10- year period, that translates to 200 to 250 new residential units in addition to the replacement or tear-down homes that are completed.

## VII. INDUSTRIAL MARKET OVERVIEW

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### Existing Industrial Uses

Industrial uses are located east of downtown La Grange along the Indiana Harbor Belt (IHB) Railroad both to the north and south of the BNSF tracks. The industrial area north of the tracks is concentrated along Shawmut Avenue and includes mostly small manufacturing and distribution firms. South of the BNSF tracks and Ogden Avenue, industrial parcels are located on both sides of the IHB tracks as far south as 47<sup>th</sup> Street. Some of the facilities, such as Burke Beverage, are fairly large operations.

Our inventory of businesses located in La Grange lists 62 industrial companies, most of which are located in the Northeast portion of the community. Employment data from the State of Illinois shows the following private-sector industrial employment in the Village of La Grange.

<b>INDUSTRIAL EMPLOYMENT IN LA GRANGE</b>	
<u>Category</u>	<u>Employees</u>
Manufacturing	2,816
Wholesale Trade	470
Construction	433
Transportation & Warehousing	39
Total	3,758

Source: Illinois Bureau of Employment Security

The Shawmut Avenue industrial area is fairly stable with and well-occupied. Currently, the Danka building located at 405 West Shawmut, is available. Typical lease rates in this area are above \$3.00 on a net bases, with taxes and operating expenses amounting to an additional \$2.00 per square foot. Building prices vary based on building conditions but typically fall in the \$30.00 to \$40.00 range on a per-square-foot basis.

Most of the businesses operating in this area appreciate the convenient location relative to the labor force, and many business owners live in La Grange or nearby communities. One major concern expressed by business owners in this area is the limited truck access. From the south, access is available under the viaduct at Ninth Street (Hazel Avenue). Exiting to the north, trucks traverse a residential neighborhood in La Grange Park.

The East Avenue industrial area is located along the IHB tracks, primarily south of Cossitt Avenue extending south to 47<sup>th</sup> Street. This industrial area is more varied in terms of the size and type of uses than the Shawmut Avenue industrial area. Residents of the neighborhood sandwiched in between the IHB tracks and East Avenue noted that conflicts occasionally arise between the residents and area businesses, primarily related to truck traffic and unsightly outdoor storage.

The main concern expressed by business owners in both of these industrial areas is the high cost of taxes in this portion of Cook County. Some cited tax breaks that companies had received in the mostly industrial communities of Hodgkins and McCook.

### **Industrial Conclusions and Opportunities**

Despite comparatively high taxes and limited truck access, most of the industrial area at the northeastern end of La Grange is viable and active. In the near term, it is unlikely that the Shawmut Avenue industrial area will experience pressure to convert to other uses. In the industrial area to the south, there is more potential conflict between the industrial uses and the adjacent residential neighborhoods. Nonetheless, this area will continue to support industrial uses. In the future, the narrow blocks adjacent to the IHB tracks north of Cossett Avenue may be appropriate for conversion to multifamily use that could serve as a buffer between the single-family neighborhoods and the railroad tracks.

## VIII. OFFICE MARKET OVERVIEW

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### Office Space in La Grange

Since La Grange is not a major employment center, most of the office space located in the Village houses relatively small professional firms. The Business Service category of our inventory includes a total of 78 firms, including attorneys, accountants, real estate and insurance firms, and banks, among others. The next largest office-using category is Medical and Dental practices. The Institutional Uses category includes government offices and community groups, among others. As shown on the table below, 147 of the 396 business establishments in the Village, or more than 37%, are office users.

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#### LA GRANGE BUSINESS ESTABLISHMENTS SUMMARY BY CATEGORY

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<u>Category</u>	<u>Number of Establishments</u>	<u>Percent of Total</u>
Business Services	78	19.7%
Medical / Dental	44	11.1%
Institutional	25	6.3%

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Sources: Village of La Grange and Goodman Williams Group, October 2003.

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These community and professional services firms are clustered in four locations in the Village:

- The Downtown Core, where they are typically located in second-floor space. Banks are the exception, occupying prominent ground floor space adjacent to the restaurants and retail shops.
- The West End Business District, along Burlington and Hillgrove Avenues and the adjacent side streets. In this area, offices are permitted first-floor uses.
- South La Grange Road, from 47<sup>th</sup> Street south to Plainfield Road.
- Gilbert between 47<sup>th</sup> Street and the La Grange Memorial Hospital Campus. Not surprisingly, this node has a high percentage of medical and dental practices.

## **Grayhill**

Grayhill is a privately owned manufacturer of electronic components. Its headquarters office building is located at 561 Hillgrove Avenue, and an older manufacturing/assembly facility is located immediately to the east of the office building. This facility is the last large-scale industrial facility that remains in the BNSF corridor in downtown La Grange.

According to management, Grayhill has no plans to relocate. The office building is underutilized, and they are looking for a new tenant to occupy approximately 17,000 square feet. Previously, that space had been leased to a financial institution for back-office operations, and a computer software consulting firm. The broker indicates that the market for larger office users in La Grange is thin.

## **La Grange Hospital Expansion**

La Grange Memorial Hospital, which is owned by Adventist Health System, is planning a major expansion that will begin this spring and proceed for the next several years. As part of this expansion, the professional office building located on the hospital campus at 1323 Memorial Drive will be razed. This four-story 44,098-square foot building houses a number of medical and dental firms that will need to find alternative space by 2007. Included in this building are the following uses:

- First Floor – Approximately six medical practices that could either relocate on the hospital campus or move off-campus.
- Second Floor – The Community Family Practice that is probably best kept on the campus.
- Third Floor – La Grange Rehabilitation and Sports, which is affiliated with the Hospital but could move off-campus.
- Fourth Floor – Seven dental practices that could relocate elsewhere in La Grange.

## **Office Conclusions and Opportunities**

The medical and dental practices that will be displaced by the Hospital expansion have begun exploring relocation alternatives within the community. As part of this planning process, thought should be given to identifying priority locations where the additional activity and traffic generated by these uses would be both appropriate and welcome. Given the lack of modern vacant office space in La Grange, it is likely that new development will be necessary to accommodate these users.

## **Government and Institutional Uses**

Several other government and institutional uses in La Grange are in the process of planning for their future space needs. Relocation or expansion opportunities for the following institutions will be explored at length as part of this planning process.

***La Grange Public Library.*** Currently located at the southwest corner of La Grange Road and Cossitt Avenue, the library has outgrown its two-story, 16,500-square foot facility. This site could accommodate two additional floors on the building for a total of 32,000 square feet, plus parking. Ideally, the library would like a 40,000 square foot facility. Alternative sites have not been seriously pursued to this point.

***YMCA.*** The Y occupies a 4.5-acre site on the northeast corner of La Grange Road and Ogden Avenue. Their current facility is inadequate, and plans to build a new Y as part of a mixed-use development on that site are being explored.

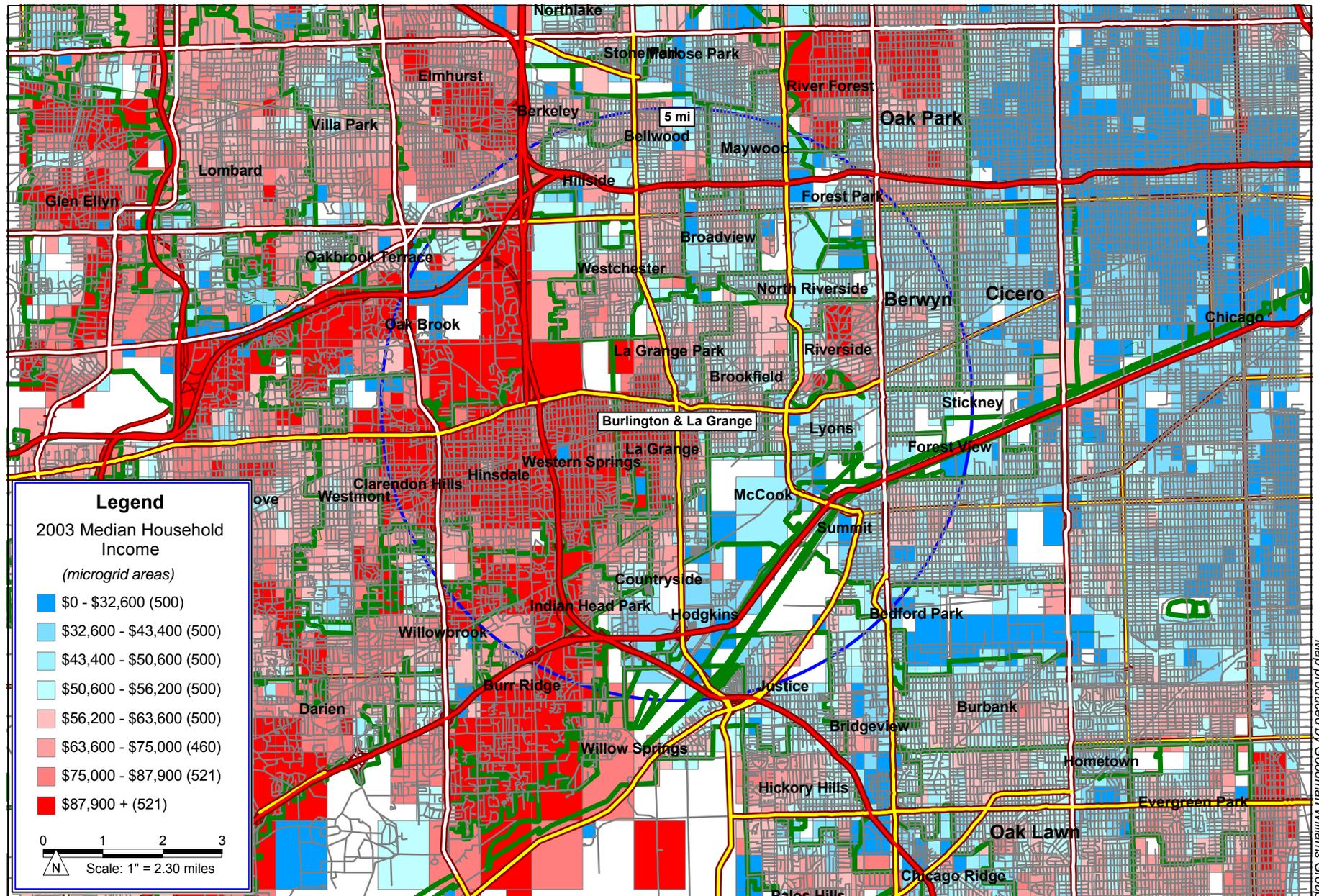
***Senior Center.*** The Southwest Suburban Center on Aging has been located at 111 West Harris Avenue, north of Cossitt Avenue Elementary School, since 1974. Despite limited parking, this location and facility have served the center well. The center is currently considering alternative locations, but has limited means of paying for a relocation.

***Park District of La Grange.*** The Park District's facilities are inadequate and parkland / open space is below the national average. PDLG continues to explore solutions to increase recreational facilities and programs and increase the amount of parkland. The need for more programs serving young people is a high priority.

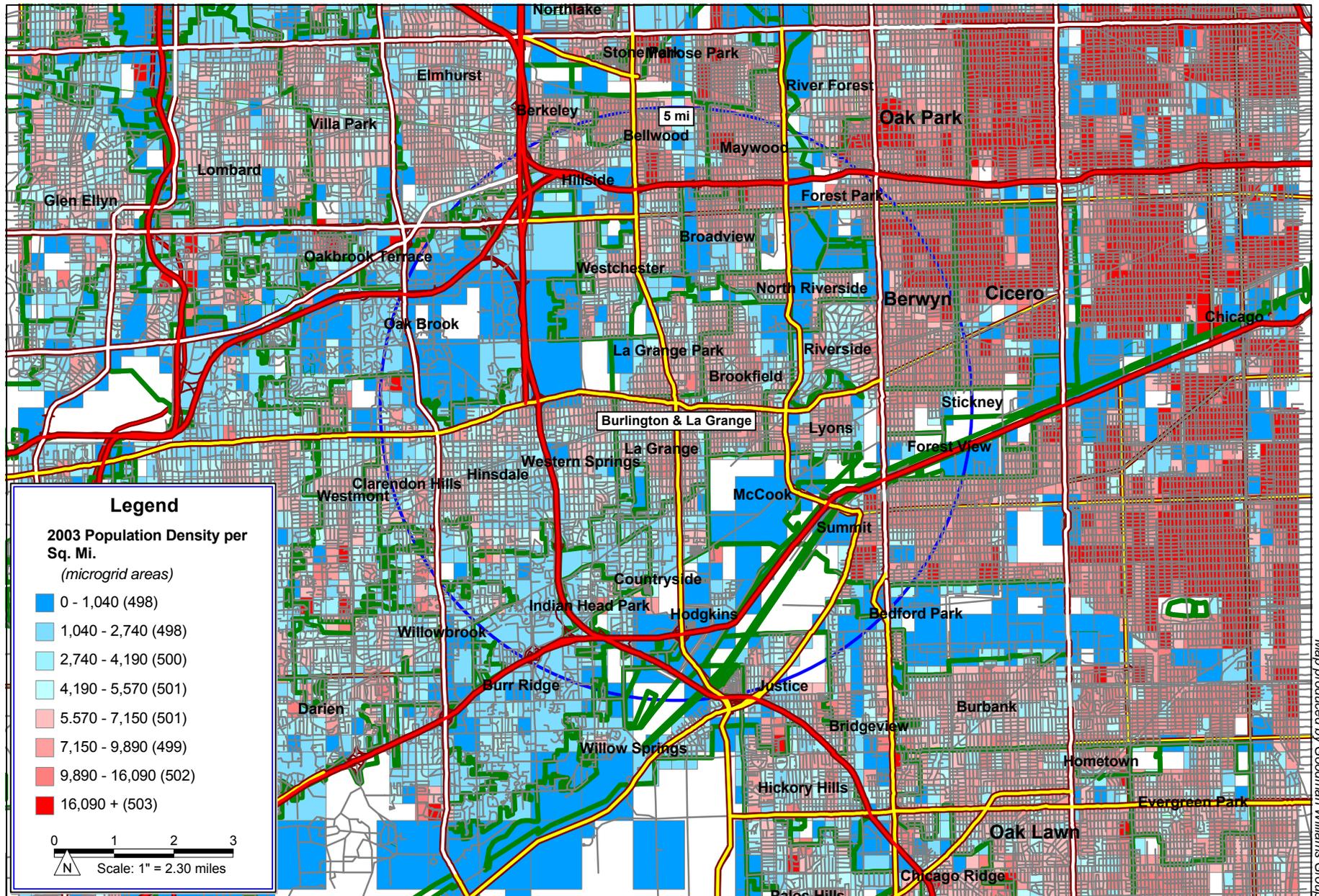
## ADDENDA

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# Area Median Household Income

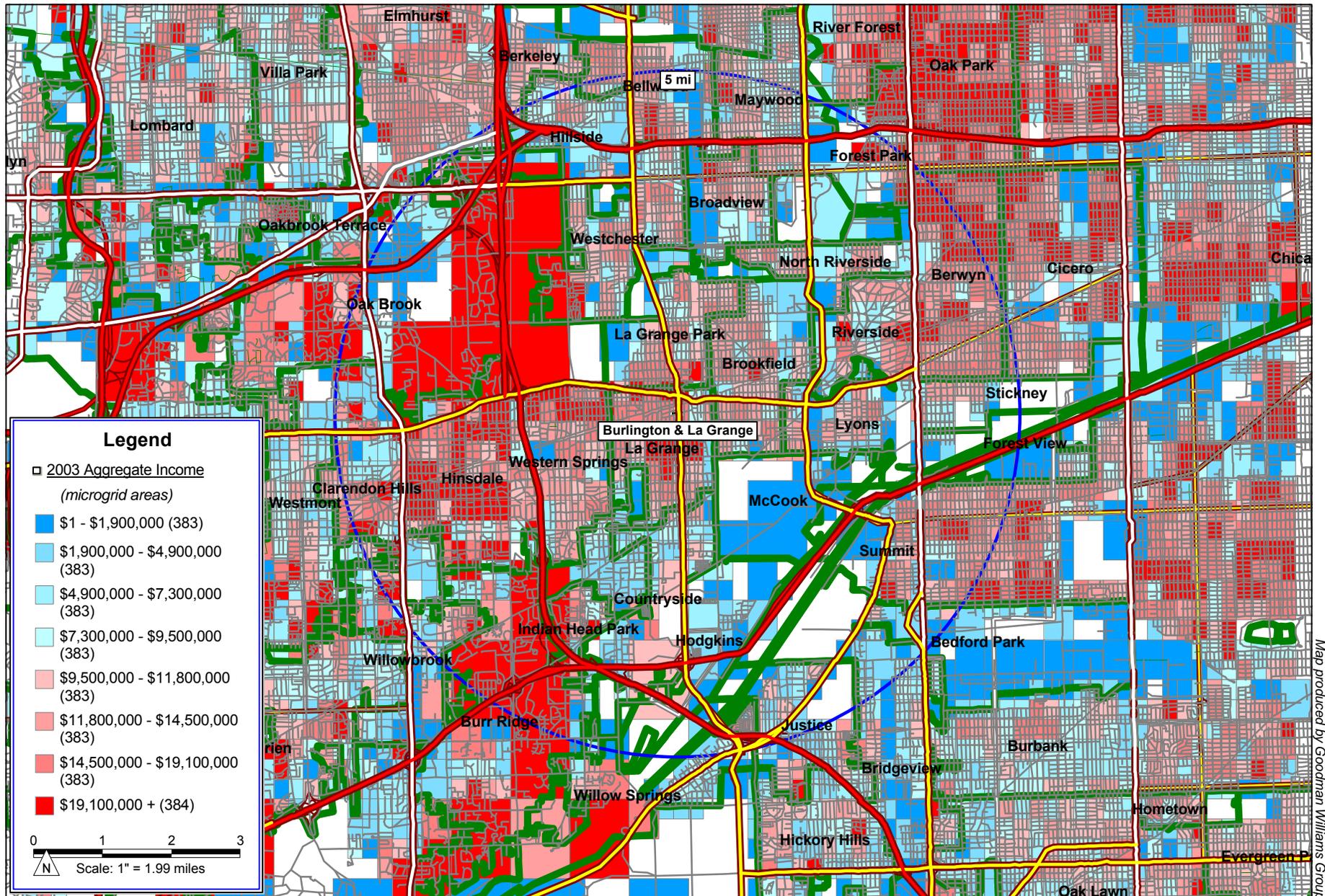


# Area Population Density



Map produced by Goodman Williams Group

# Area Aggregate Income



Map produced by Goodman Williams Group

**Monday, NOVEMBER 3: Interviews**

<b>Time</b>	<b>Name</b>
12:00 PM	Steve Moskal, director of the public library
1:00 PM	Bruce Adreani, president of Norwood
2:00 PM	Jerry Burjan, downtown property owner
3:00 PM	Ed Gervain (conference call) La Grange Memorial Hospital
4:00 PM	Greg Di Domenico, director, Rich Port YMCA
5:00 PM	Tom Heuer, Village Engineer
6:00 PM	Dan Dubak, residential developer - teardowns
7:00 PM	Greg Goluska, La Grange Art League and Gallery

**Tuesday, NOVEMBER 4: Interviews**

<b>Time</b>	<b>Name</b>
10:00 AM	Dick Spinell, Mid-America, La Grange Crossing developer
11:00 AM	John Rot, La Grange Business Association
12:00 PM	Dick Gammonley, pres. Gammonley Group
1:00 PM	John Madden, pres., First National Bank of La Grange
2:00 PM	Dean Rouso, Coldwell Banker, single family residential broker
3:00 PM	Debbie Vershelde, Senior Center
4:00 PM	Jerry Kingenberger, Grayhill, office/industrial in BNSF corridor
5:00 PM	John Burns, economic development history of the Village

**Wednesday, NOVEMBER 5: Focus Groups**

<b>Time</b>	<b>Group</b>
9:00 AM	Focus Group 1: West End Business District
10:30 AM	Focus Group 2: Neighborhood Commercial (47th/Gilbert and South La Grange Rd.)
1:00 PM	Focus Group 3: Industrial Areas

**LA GRANGE BUSINESS ESTABLISHMENTS**

<u>Category #1 (general)</u>	<u>Category #2 (specific)</u>	<u>Name of Business</u>	<u>Location Code*</u>	<u>Address</u>
Business Services	Insurance	Adamjee Insurance	CBD	17 W Burlington Ave
Business Services	Legal Services	Alan B. Castator Attorney	WE	502 W Burlington Ave
Business Services	Insurance	All State Insurance; Frank Cannistra	CBD	18 E Burlington Ave
Business Services	Financial Services	Bank One	CBD	14 S La Grange Rd
Business Services	Legal Services	Bernard T. Martin, Attorney	WE	714 W Burlington Ave
Business Services	Real Estate	Bob Floss & Son Realty	CBD	26 S La Grange Rd
Business Services	Accounting	Brennan & Co.	CBD	72 S La Grange Rd
Business Services	Real Estate	Burcor Properties	CBD	5 S La Grange Rd
Business Services	Printing	Burlington Press Works	GIL	4705 Willow Springs Road
Business Services	Accounting	Byron E. Van Dyke, CPA	WE	905 W Hilgrove Ave
Business Services	Architecture	C. Zissimopolis, AIA	WE	711 W Burlington Ave
Business Services	Commodity brokerage	Camelot Paper Inc.	CBD	18 W Burlington Ave
Business Services	Real Estate	Century 21	CBD	21-25 W Hillgrove Ave
Business Services	Real Estate	Century 21 Realty	GIL	4705 S Gilbert Ave
Business Services	Real Estate	Coldwell Banker Real Estate	CBD	219 W Hilgrove Ave
Business Services	Exam Preparation	Continental Testing Services	SLG	547 S La Grange Rd
Business Services	Technology	Custom Data	CBD	1 W Harris Ave
Business Services	Technology	Del Com Technologies, Inc.	SLG	541 S La Grange Rd
Business Services	Technology	Digital Prairie Offices	CBD	102 Burlington Ave
Business Services	Business Services	Dillon Smith Communications	CBD	26 S La Grange Rd
Business Services	Financial Services	Edward Jones	WE	716 W Burlington Ave
Business Services	Communications	Elite Communications	SLG	541 S La Grange Rd
Business Services	Carpet Cleaning	Exec-U-Clean	IND	300 Washington Ave.
Business Services	Insurance	Farmers Insurance	WE	905 W Hilgrove Ave
Business Services	Financial Services	First National Bank of La Grange	WE	620 W Burlington Ave
Business Services	Carpet Cleaning	FMG, Inc.	SLG	633 S La Grange Rd
Business Services	Real Estate	Gammonly Group	CBD	322 W Burlington Ave
Business Services	Business Services	Graphic Media	SLG	1030 S La Grange Rd
Business Services	Financial Services	Harris Bank	SLG	1000 S La Grange Rd
Business Services	Financial Services	Harvest Investments	CBD	22 W Burlington Ave
Business Services	Printing	Hayes & Associates	CBD	140 N La Grange Rd
Business Services	Insurance	Hillgrove Insurance & Financial Services	WE	913 W Hilgrove Ave
Business Services	Consulting	Huff & Huff, Inc.	WE	512 W Burlington Ave
Business Services	Media	i Force Media	CBD	72 S La Grange Rd
Business Services	Design	Integrated Design Studio, Inc	WE	711 W Hillgrove Ave
Business Services	Legal Services	Jardine Attorney Office	CBD	106 W Burlington Ave
Business Services	Legal Services	Jones, Faloon, Kenney Ltd.	WE	714 W Burlington Ave
Business Services	Insurance	Katherine Dierkes State Farm Insurance	WE	712 W Burlington Ave
Business Services	Accounting	Kouba, Paul F. CPA, P.C.	CBD	16 W Calendar Ave
Business Services	Real Estate	La Grange Mall Offices	SLG	1030 S La Grange Rd
Business Services	Financial Services	La Salle Bank, FSB	GIL	1425 W 52nd St

**LA GRANGE BUSINESS ESTABLISHMENTS**

<u>Category #1 (general)</u>	<u>Category #2 (specific)</u>	<u>Name of Business</u>	<u>Location</u>		<u>Address</u>
			<u>Code*</u>		
Business Services	Legal Services	Lake & Scheils	CBD	110	Burlington Ave
Business Services	Accounting	Lautner, Cynthia M., C.P.A.	WE	22	S Waiola Ave
Business Services	Design	Luna Design	WE	19	S Stone Ave
Business Services	Construction	Mac Brady & Associates	CBD	309	W Hilgrove Ave
Business Services	Business Services	Mahoney & Associates	CBD	300	W Washington Ave
Business Services	Legal Services	Maureen Russell, Ltd., Attorney	WE	716	W Burlington Ave
Business Services	Legal Services	McVickers, Landy, Gregar, Attorney &	WE	917	W Hilgrove Ave
Business Services	Technology	Midwest Systems Enterprises	GIL	4731	S Willow Springs Road
Business Services	Financial Services	National City Bank	CBD	26	S La Grange Rd
Business Services	Financial Services	Oak Brook Bank	CBD	326	W Burlington Ave
Business Services	Design	O'Connor Design Works	CBD	5	S La Grange Road
Business Services	Business Services	Office Building	GIL	1325	S Gilbert Ave
Business Services	Business Services	Office Condominiums	GIL	1400	W 50th St
Business Services	Business Services	On Point Technology	WE	901	W Hilgrove Ave
Business Services	Business Services	One Stop Business Consultant	CBD	112	W Calendar Ave
Business Services	Employment	Parker Cromwell	CBD	122	Calendar Ave
Business Services	Real Estate	Prestige Mortgage Corporation	CBD	130	N La Grange Rd
Business Services	Business Services	Pro Office Building	GIL	4731	S Gilbert Ave
Business Services	Industrial	Product Evaluation	CBD	19	S La Grange Rd
Business Services	Technology	RAI Technology, Inc	CBD	26	S LaGrange Road
Business Services	Real Estate	Real Info	CBD	320	W Burlington Ave
Business Services	Real Estate	Remax	WE	504	W Burlington Ave
Business Services	Legal Services	Robert E. Fitzgerald, III, Attorney	WE	714	W Burlington Ave
Business Services	Graphics	RTR Vinyl Graphics	SLG	1040	S La Grange Rd
Business Services	Real Estate	Smothers Realty	CBD	324	W Burlington Ave
Business Services	Advertising	Spy Advertising, Inc.	CBD	14	W Burlington Ave
Business Services	Insurance	State Farm Insurance	WE	712	W Burlington Ave
Business Services	Insurance	State Farm Insurance; Jackie Grant	CBD	140	N La Grange Rd
Business Services	Advertising	Storandt Pann Margolis & Partners	CBD	15	W Harris Ave
Business Services	Accounting	Systems Accounting Services	SLG	635	S La Grange Rd
Business Services	Exporters	Torres Exports	SLG	641	S La Grange Rd
Business Services	Real Estate	U.S. Realty Consultants	WE	901	W Hilgrove Ave
Business Services	Consulting	Voyager One, Inc.	WE	714	W Burlington Ave
Business Services	Legal Services	West Suburban Counsel	WE	522	W Burlington Ave
Business Services	Financial Services	Westbrook Capital, Inc.	GIL	4707	S Gilbert Ave
Business Services	Technology	White Light Group	SLG	521	S La Grange Rd
Business Services	Design	Xeno Media, Inc.	WE	721	W Hilgrove Ave
Consumer Services	Veterinarian	Agape Animal Clinic	SLG	617	S La Grange Rd
Consumer Services	Beauty salons / barbers	Aldemar Hair Studio	SLG	633	S La Grange Rd
Consumer Services	Plumbing contractor	Allan E. Power Plumbing & Heating		804	Arlington Ave
Consumer Services	Tailoring	Alterations by Franco	CBD	13	W Hilgrove Ave

**LA GRANGE BUSINESS ESTABLISHMENTS**

<u>Category #1 (general)</u>	<u>Category #2 (specific)</u>	<u>Name of Business</u>	<u>Location</u>		
			<u>Code*</u>		<u>Address</u>
Consumer Services	Shoe repair	Anthony's Shoe Repair	CBD	13	W Hilgrove Ave
Consumer Services	Dry cleaning / laundry	Breen's Cleaners	WE	604	W Burlington Ave
Consumer Services	Photocopies / Printing	Century Blue Print	WE	520	W Burlington Ave
Consumer Services	Beauty salons / barbers	Christine Roberts Salon	WE	905	W Hilgrove Ave
Consumer Services	Apparel & Accessories	Designer's Corner Ltd.	CBD	19	S La Grange Rd
Consumer Services	Travel Agency	Discovery Travel	SLG	641	S La Grange Rd
Consumer Services	Plumbing contractor	Done-Rite Plumbing	WE	821	W Hilgrove Ave
Consumer Services	Beauty salons / barbers	Duo Hair	CBD	140	N La Grange Rd
Consumer Services	Beauty salons / barbers	European Touch Nail Service	SLG	615	S La Grange Rd
Consumer Services	Beauty salons / barbers	Hair Studio	CBD	16	S Stone Ave
Consumer Services	Funeral Home	Hallowell & James Funeral Home	CBD	40	S Ashland Ave
Consumer Services	Tailoring	JAC's Custom Sew	WE	700	W Burlington Ave
Consumer Services	Beauty salons / barbers	James Gang Salon	CBD	26	S La Grange Rd
Consumer Services	Beauty salons / barbers	John Louis Montalto Hair & Day Spa	SLG	1040	S La Grange Rd
Consumer Services	Dry cleaning / laundry	K. Cleaners	WE	803	W Hilgrove Ave
Consumer Services	Check cashing / pawn / thrift	La Grange Currency Exchange	CBD	22	E Burlington Ave
Consumer Services	Newspaper	La Grange News Agency	CBD	8	W Burlington Ave
Consumer Services	Photocopies / Printing	La Grange Printers Inc.	CBD	106	W Burlington Ave
Consumer Services	Counseling	Marie Wendt L. C.S.W.	CBD	26	S La Grange Rd
Consumer Services	Beauty salons / barbers	Mia Alexandra Salon	CBD	318	W Burlington Ave
Consumer Services	Tailoring	Mike's Custom Tailoring	CBD	14	W Harris Ave
Consumer Services	Beauty salons / barbers	MOD	CBD	28	Arcade Place
Consumer Services	Dry cleaning / laundry	Monica's Cleaners	SLG	537	S La Grange Rd
Consumer Services	Beauty salons / barbers	Mr. Truhlar Hair Design	WE	805	Hillgrove Ave
Consumer Services	Beauty salons / barbers	Mr. Vans	CBD	118	W Calendar Ave
Consumer Services	Beauty salons / barbers	Nail Splash	CBD	140	N La Grange Rd
Consumer Services	Beauty salons / barbers	Natasha's Salon Day Spa	SLG	539	S La Grange Rd
Consumer Services	Beauty salons / barbers	New Image	WE	704	W Burlington Ave
Consumer Services	Roofing Contractor	Northcross Roofing	IND	500	E Cossitt Ave
Consumer Services	Tailoring	Peter Hanzlik Tailoring	WE	702	W Burlington Ave
Consumer Services	Photofinishing / Portrait	Photographic Depot	CBD	110.5	W Burlington Ave
Consumer Services	Electrical contractor	Porta Electric	CBD	16	W Harris Ave
Consumer Services	Beauty salons / barbers	Prime Cuts	CBD	74	S La Grange Rd
Consumer Services	Animal care	Puttin On The Ritz	SLG	615	S La Grange Rd
Consumer Services	Dry cleaning / laundry	Ruby Laundry	CBD	6	W Burlington Ave
Consumer Services	Beauty salons / barbers	Sean Patrick's Hair Salon	CBD	7	S La Grange Rd
Consumer Services	Beauty salons / barbers	Silver Shears	CBD	27	S Ashland Ave
Consumer Services	Photocopies / Printing	Sir Speedy	SLG	1022	S La Grange Rd
Consumer Services	Photography	Sorrells Signature	CBD	301	W Hilgrove Ave
Consumer Services	Watch repair	Swiss Service Center	CBD	17.5	W Calendar Ct
Consumer Services	Fitness	The Pilates Core	GIL	4705	S Gilbert Ave

**LA GRANGE BUSINESS ESTABLISHMENTS**

<b>Category #1 (general)</b>	<b>Category #2 (specific)</b>	<b>Name of Business</b>	<b>Location</b>		<b>Address</b>
			<b>Code*</b>		
Consumer Services	Shipping	The UPS Store	CBD	106 W	Calendar Ave
Consumer Services	Wellness	Therapeutic Interaction	CBD	12 N	Catherine Ave
Consumer Services	Beauty salons / barbers	Truhlar Hair Design	WE	805 W	Hilgrove Ave
Consumer Services	Wellness	Verve Realization Center	CBD	80 S	La Grange Rd
Consumer Services	Photography	Wyckoff Studio	WE	602 W	Burlington Ave
Entertainment	Movie theater	La Grange Theater	CBD	84 S	La Grange Rd
Industrial	Industrial	Abet Industries	IND	111 N	Kemman Ave
Industrial	Auto supplies/car care	Alamo Truck Repair	IND	335	Washington Ave.
Industrial	Industrial	All Motive Equipment	WE	905 W	Hilgrove Ave
Industrial	Utility	Ameritech	CBD	20 S	Ashland Ave
Industrial	Furniture Production	Appletree Woodworks		600-606	Cossitt Ave
Industrial	Industrial	Argo Roofing	IND	225 S	Bluff Ave
Industrial	Auto supplies/car care	A-Top Auto Repair and Towing	IND	601 E	47th Street
Industrial	Industrial	Avon Gear	IND	410 E	Shawmut Ave
Industrial	Industrial	Avon Gear	IND	18 N	Newberry Ave
Industrial	Industrial	Avon Gear	IND	15-17 N	Beech Ave
Industrial	Industrial	Bedrock Sprayed Liners	IND	525 E	Maple Ave
Industrial	Industrial	Billet Specialties, Inc.	IND	500 E	Shawmut Ave
Industrial	Industrial	Bright Auto Repair, Inc	IND	335	Washington Ave.
Industrial	Industrial	Burke Beverage	IND	536	East Ave
Industrial	Auto supplies/car care	Burlington Auto Body Inc.	CBD	310 E	Burlington Ave
Industrial	Auto supplies/car care	Carquest Auto Parts of La Grange	IND	300 S	Washington Ave
Industrial	Auto supplies/car care	Cars Collision Center	IND	300 S	Washington Ave
Industrial	Industrial	Connomac	IND	340	Washington Ave.
Industrial	Industrial	Conquip Ltd.	IND	140 S	Hayes Ave
Industrial	Industrial	Continental Juices	IND	223 S	Bluff Ave
Industrial	Auto supplies/car care	Custom Cars Unlimited	IND	340	Tilden Ave
Industrial	Industrial	Custom Craft Iron	IND	223 S	Bluff Ave
Industrial	Industrial	Danka	IND	405	Shawmut Ave
Industrial	Auto supplies/car care	DMJ Automotive	SLG	603 S	La Grange Rd
Industrial	Industrial	Dodge City Wholesale	IND	610-618 E	Cossitt Ave
Industrial	Industrial	Dubak Electrical Maintenance Corp.	SLG	541 S	La Grange Rd
Industrial	Industrial	E-Z Meats	IND	223 S	Bluff Ave
Industrial	Industrial	Fair Muffler	IND	1 E	Plainfield Rd
Industrial	Electronic components	Grayhill	WE	561 W	Hilgrove Ave
Industrial	Industrial	Halm Building Specialist	IND	500 E	Cossitt Ave
Industrial	Industrial	Handling Systems Inc.	IND	408 E	Cossitt Ave
Industrial	Industrial	Inland Electric	IND	340	Washington Ave.
Industrial	Industrial	Jimmy Diesel	IND	550 S	East Ave
Industrial	Auto supplies/car care	John's Auto Body	IND	25 E	Plainfield Rd
Industrial	Industrial	La Grange Materials, Inc.	IND	223 S	Tilden Ave

**LA GRANGE BUSINESS ESTABLISHMENTS**

<u>Category #1 (general)</u>	<u>Category #2 (specific)</u>	<u>Name of Business</u>	<u>Location Code*</u>	<u>Address</u>	
Industrial	Industrial	Lambert Lumber Sales Ltd.	WE	905	W Hilgrove Ave
Industrial	Industrial	Lyons & Pinner Electric	IND	650	Elm Ave
Industrial	Industrial	Majors Mobility, Inc.	IND	418	Shawmut
Industrial	Industrial	Masonry Construction Corp.	IND	104	S Hayes Ave
Industrial	Industrial	Mc Gee Transportation, Inc.	CBD	72	S La Grange Rd
Industrial	Industrial	Mega Handlers	SLG	609	E 48th St
Industrial	Industrial	Mill Specialties	SLG	645	S La Grange Rd
Industrial	Industrial	Motive Parts	IND	330	Washington Ave.
Industrial	Industrial	Mueller Broadcast Design	SLG	613	S La Grange Rd
Industrial	Utility	Nicor	IND	610	S East Ave
Industrial	Industrial	Northland Screw	IND	622	E Cossitt Ave
Industrial	Auto supplies/car care	Paint Solutions	IND	340	S Washington Ave.
Industrial	Industrial	Patriot Range Technologies LLC	IND	227	S Bluff Ave
Industrial	Industrial	Perkins Manufacturing	IND	423	E Elm Ave
Industrial	Industrial	Pro Quip	IND	418	E Shawmut Ave
Industrial	Industrial	Quality Reducer	IND	620	East Ave
Industrial	Industrial	Safetymate, PPE Ltd.	IND	140	S Hayes Ave
Industrial	Industrial	Sager Sealant	IND	708	E Elm Ave
Industrial	Industrial	Servicemaster	IND	700	E Elm Ave
Industrial	Industrial	Simonelli Excavating	IND	421	S Bluff Ave
Industrial	Industrial	Spectrum Stone	IND	333	Washington Ave.
Industrial	Industrial	Starkey Chemical	IND	9600	W Ogden Ave
Industrial	Industrial	Subcon	IND	10	N Beech Ave
Industrial	Industrial	Tafco Corp.	IND	400	E Elm Ave
Industrial	Industrial	Trafimet, USA Inc.	IND	700	E Elm Ave
Industrial	Industrial	Tunnel Electric	IND	330	Washington Ave.
Industrial	Industrial	Wilp Custom Builders	IND	110	S Hayes Ave
Institutional	Community	American Legion Post 1941	SLG	900	S La Grange Rd
Institutional	Community	Boy Scouts of America	WE	811	W Hilgrove Ave
Institutional	Religious	Christian Science Reading Room	CBD	114	W Calendar Ave
Institutional	Community	Community Extension Project	SLG	47	S 7th Ave
Institutional	Dance Studio	Dance Center of La Grange	SLG	539	S La Grange Rd
Institutional	Education	Human Development Institute	CBD	140	N La Grange Rd
Institutional	Education	Illinois Masonic Children's Home	CBD	441	S 10th Ave
Institutional	Dance Studio	Impact Dance Studio	CBD	6	S LaGrange Road
Institutional	Education	La Grange Area SD 102 Head Start	CBD	100	W Cossitt Ave
Institutional	Private Swim Club	La Grange Field Club	GIL	1300	W 49th St
Institutional	Government	La Grange Fire Department	CBD	300	W Burlington Ave
Institutional	Community	La Grange Historical Society	CBD	444	S La Grange Rd
Institutional	Government	La Grange Police Station	CBD	304	W Burlington Ave
Institutional	Government	La Grange Post Office	CBD	121	W Hilgrove Ave

**LA GRANGE BUSINESS ESTABLISHMENTS**

<u>Category #1 (general)</u>	<u>Category #2 (specific)</u>	<u>Name of Business</u>	<u>Location Code*</u>	<u>Address</u>
Institutional	Government	La Grange Public Library	CBD 10	W Cossitt Ave
Institutional	Government	La Grange Village Hall	CBD 53	S La Grange Rd
Institutional	Daycare	Little People's Country	CBD 211	W Hilgrove Ave
Institutional	Government	Park District of La Grange Administrative	GIL 4903	S Gilbert Ave
Institutional	Community	South West Suburban Council on Aging	CBD 111	W Harris Ave
Institutional	Government	U. S. Air Force	GIL 4705	S Gilbert Ave
Institutional	Medical	Victoria Manor Health Center	CBD 330	S 9th Ave
Institutional	Government	Village of La Grange Public Works	IND 320	East Ave
Institutional	Community	West Suburban Chamber of Commerce	CBD 47	S 6th Ave
Institutional	Community	YMCA	CBD 31	E Ogden Ave
Institutional	Religious	Young Life Christian Outreach Ministry	GIL 4707	S Gilbert Ave
Medical / Dental	Wellness	Alive and Well	CBD 140	N La Grange Rd
Medical / Dental	Medical	Alternative Care Chiropractic	CBD 11	S La Grange Rd
Medical / Dental	Dietary Supplies	Anderson Nutriment Inc.	WE 512	W Burlington Ave
Medical / Dental	Medical	Cecil Chiropractic Clinic, P.C.	SLG 47	S 8th Ave
Medical / Dental	Medical	Center for Group & Family Studies	WE 522	W Burlington Ave
Medical / Dental	Medical	Chiropractic Rehabilitation Center of La	SLG 507	S La Grange Rd
Medical / Dental	Medical	CIMRO Quality Health Care	SLG 515	S La Grange Rd
Medical / Dental	Medical	Community Nurse Health	CBD 27	W Calendar Ave
Medical / Dental	Medical	Community Nurse Health Association	CBD 110	W Calendar Ave
Medical / Dental	Medical	Community Nurse Health Association	CBD 23	W Calendar Ave
Medical / Dental	Dental	Dental Care: Robert Corte D.D.S.	WE 3	S Waiola Ave
Medical / Dental	Dental	Dental Office Building	GIL 4711	S Gilbert Ave
Medical / Dental	Medical	Dorner, Martin R. OD	CBD 88	S La Grange Rd
Medical / Dental	Medical	Dr. Battistoni	SLG 922	S La Grange Rd
Medical / Dental	Medical	Family Vision Care	CBD 100	Calendar Ave
Medical / Dental	Medical	Hillgrove Family Chiropractic	WE 817	W Hilgrove Ave
Medical / Dental	Medical	Hura, Joseph Z. MD	CBD 22	W Calendar Ave
Medical / Dental	Medical	Krebs, Kenneth DDS	CBD 140	N La Grange Rd
Medical / Dental	Medical	La Grange Memorial Hospital	GIL 5101	S Gilbert Ave
Medical / Dental	Medical / Dental	La Grange West Professional Building	GIL 1415	W 51st St
Medical / Dental	Medical	Lexington Health Care	GIL 4735	S Gilbert Ave
Medical / Dental	Medical	MacNeal Health Care Center	CBD 125	N La Grange Rd
Medical / Dental	Medical	Medical Office Building	GIL 5201	S Gilbert Ave
Medical / Dental	Medical	Meridian Acupuncture & Bodywork Center	CBD 80	S La Grange Rd
Medical / Dental	Medical	North American Spine Association	CBD 10	W Calendar Ave
Medical / Dental	Medical	North American Spine Society	CBD 30	S La Grange Rd
Medical / Dental	Medical	Older Adult Rehab Service	CBD 712	E Elm Ave
Medical / Dental	Dental	Olson, Walter E. D.D.S.	WE 905	W Hilgrove Ave
Medical / Dental	Dental	Park Family Dentistry: Garbe D.D.S.,	WE 606	W Burlington Ave
Medical / Dental	Medical	Physiotherapy Associates	SLG 1045	S La Grange Rd

**LA GRANGE BUSINESS ESTABLISHMENTS**

<u>Category #1 (general)</u>	<u>Category #2 (specific)</u>	<u>Name of Business</u>	<u>Location Code*</u>	<u>Address</u>
Medical / Dental	Medical / Dental	Professional Building - 1038 S. La Grange	SLG	1038 S La Grange Rd
Medical / Dental	Medical / Dental	Professional Medical Office Bldg -1323 S.	GIL	1323 S Gilbert Ave
Medical / Dental	Medical	Stephen G. Murphy	GIL	4705 S Gilbert Ave
Medical / Dental	Dental	T. Bell D.D.S.	WE	807 W Hilgrove Ave
Medical / Dental	Medical	United Shockwave Center	CBD	120 N La Grange Rd
Medical / Dental	Medical	Vision Fitness: Cecilia C. Heiges O.D.	WE	715 W Hilgrove Ave
Medical / Dental	Dental	Wallace, Stephen DDS	CBD	310 W Burlington Ave
Medical / Dental	Dental	Zanoni, John S. DDS Ltd.	CBD	140 N La Grange Rd
Medical / Dental	Medical	John E. Anderson, O.D., Ltd.	WE	512 W Burlington Ave
Medical / Dental	Medical / Dental	Professional Medical/Dental Bldg - 4727	GIL	4727 S Gilbert Ave
Medical / Dental	Medical / Dental	Professional Office Building - 507 S. La	SLG	507 S La Grange Rd
Medical / Dental	Medical / Dental	Professional Office Building 633 S. La	SLG	633 S La Grange Rd
Medical / Dental	Medical / Dental	Professional Offices - 1032 S. La Grange	SLG	1032 S La Grange Rd
Medical / Dental	Medical / Dental	Professional Offices - 521 S. La Grange	SLG	521 S La Grange Rd
Restaurants	Restaurants	All Aboard Coffee Shop	CBD	25 W Burlington Ave
Restaurants	Restaurants	Al's Char House	CBD	32 S La Grange Rd
Restaurants	Restaurants	Antonino's Ristorante	WE	701 W Hilgrove Ave
Restaurants	Restaurants	Baja Fresh	CBD	40 N La Grange Rd
Restaurants	Restaurants	Baker's Square	SLG	942 S La Grange Rd
Restaurants	Restaurants	Bella Bacino's	CBD	36 S La Grange Rd
Restaurants	Restaurants	Blueberry Hill Restaurant	CBD	49 S La Grange Rd
Restaurants	Restaurants	Cafe 36	CBD	24 W Calendar Ave
Restaurants	Restaurants	Cafe Calbay	CBD	24 W Burlington Ave
Restaurants	Restaurants	Caribou Coffee	CBD	30 N La Grange Rd
Restaurants	Restaurants	Casa Margarita	CBD	32 S La Grange Rd
Restaurants	Restaurants	Chequers	CBD	100 W Burlington Ave
Restaurants	Restaurants	Chipotle	CBD	1 S La Grange Rd
Restaurants	Restaurants	Corner Bakery	CBD	39 N La Grange Rd
Restaurants	Restaurants	Dino's Restaurant	SLG	1014 S La Grange Rd
Restaurants	Restaurants	Grapevine Mediterranean Market Place	CBD	9 W Hilgrove Ave
Restaurants	Restaurants	Great Harvest Bread Co.	CBD	15 W Harris Ave
Restaurants	Restaurants	International House of Pancakes	CBD	93 S La Grange Rd
Restaurants	Restaurants	Lucca's Pizzeria	CBD	108 W Burlington Ave
Restaurants	Restaurants	Magic Wok	CBD	23 W Harris Ave
Restaurants	Restaurants	Maison	CBD	30 S La Grange Rd
Restaurants	Restaurants	Marconi's Ristorante	CBD	15 W Calendar Ave
Restaurants	Restaurants	Mc Donald's	CBD	100 N La Grange Rd
Restaurants	Restaurants	Moy Goy	WE	719 W Hilgrove Ave
Restaurants	Restaurants	Noodles & Company	CBD	1 E Burlington Ave
Restaurants	Restaurants	Now Serving Cafe & Catering	WE	723.5 Hillgrove Ave
Restaurants	Restaurants	Palmer Place	CBD	56 S La Grange Rd

**LA GRANGE BUSINESS ESTABLISHMENTS**

<u>Category #1 (general)</u>	<u>Category #2 (specific)</u>	<u>Name of Business</u>	<u>Location</u>		<u>Address</u>
			<u>Code*</u>		
Restaurants	Restaurants	Quizno's Subs	CBD	21 S	La Grange Rd
Restaurants	Restaurants	Roly Poly	CBD	70 S	La Grange Rd
Restaurants	Restaurants	Santiago's Restaurant	CBD	9 S	La Grange Rd
Restaurants	Restaurants (also retail)	Sotish	CBD	23 S	La Grange Rd
Restaurants	Restaurants	Starbucks	CBD	38 S	La Grange Rd
Restaurants	Restaurants	Sushi House	CBD	120 W	Calendar Court
Restaurants	Restaurants	The Bacin Group Restaurants	CBD	120 E	Burlington Ave
Restaurants	Restaurants	The Seafood Plaice	CBD	110 W	Burlington Ave
Restaurants	Restaurants	Thipi Thai	CBD	50 S	La Grange Rd
Restaurants	Restaurants	Via Bella Pasta & Pizza	CBD	75 S	Burlington Ave
Restaurants	Restaurants	Village Bakery	CBD	104 W	Calendar Ave
Restaurants	Restaurants	Tates Ice Cream	CBD	25 S	Ashland Ave
Retail	Convenience Store	7-11 Food Store	SLG	8 E	47th St
Retail	Gasoline / Convenience Store	7-11/Citgo Mini-Mart	WE	9600 W	Ogden Ave
Retail	Gasoline / Service Station	Amoco Station	CBD	104 N	La Grange Rd
Retail	Home / Gifts	Anne's Hallmark	CBD	10 W	Burlington Ave
Retail	Hardware / home improvement	Bath Resource	CBD	22 W	Calendar Ave
Retail	CDs / music / tapes	Beautiful Day Records	CBD	42 S	La Grange Rd
Retail	Home / Gifts	Bella Luna	CBD	15 W	Harris Ave
Retail	Book Store	Blue Feather Books	CBD	19 W	Harris Ave
Retail	Book Store	Borders Books	CBD	1 N	La Grange Rd
Retail	Florists / Nurseries	Bouquet Floral Studio	CBD	120	Calendar Ave
Retail	Home / Gifts	British Shop	CBD	46 S	La Grange Rd
Retail	Multi-product	Carousel Thrift Shoppe	CBD	23 W	Calendar Ave
Retail	Home	Carpet Bar	CBD	35 S	La Grange Rd
Retail	Home	Ceramic Art Cafe	CBD	26 S	La Grange Rd
Retail	Home	Cheryl D. & Company	CBD	1 W	Harris Ave
Retail	Cell Phones	Cingular Wireless	CBD	34 N	La Grange Rd
Retail	Home / Gifts	Circle of Stones	CBD	8 S	Stone Ave
Retail	Gasoline / Service Station	Citgo	WE	9600 E	Ogden Ave
Retail	Women's Clothing	Cleo, LTD.	CBD	36 S	La Grange Rd
Retail	Art Gallery	Clipper Ship Gallery	CBD	10 W	Harris Ave
Retail	Home	Corner Shoppe	CBD	27	Calendar Ct.
Retail	Home	Crest Furniture	CBD	16 N	Catherine Ave
Retail	Home	Designs of the Interior	CBD	22 W	Burlington Ave
Retail	Home	DeSitter Carpets	CBD	1 N	Kensington Ave
Retail	Food Related	DeVries Grocery	WE	806 W	Arlington Ave
Retail	Food Related	Fannie May Candies	CBD	2 S	La Grange Rd
Retail	Apparel & Accessories	Fey & Co. Jewelers	CBD	19 W	Calendar Ave
Retail	Home / Gifts	Finishing Touches	CBD	15 N	Brainard Ave
Retail	Gasoline / Convenience Store	General Store	CBD	2 N	Brainard Ave

**LA GRANGE BUSINESS ESTABLISHMENTS**

<u>Category #1 (general)</u>	<u>Category #2 (specific)</u>	<u>Name of Business</u>	<u>Location</u>		<u>Address</u>
			<u>Code*</u>		
Retail	Apparel & Accessories	Gingiss Formalwear	CBD	52	S La Grange Rd
Retail	Gifts	Gone But Not Forgotten	SLG	635	S La Grange Rd
Retail	Gasoline / Service Station	Harder's Texaco	WE	724	W Burlington Ave
Retail	Videos	Hollywood Video	CBD	71	S La Grange Rd
Retail	Food Related	Holton Food Products	WE	500	W Burlington Ave
Retail	Apparel & Accessories	Hope Chest	WE	717	W Hilgrove Ave
Retail	Home	Horton's Ace Hardware	CBD	60	S La Grange Rd
Retail	Apparel & Accessories	Hot Rags	CBD	43	S La Grange Rd
Retail	Gifts	Icon Sports	CBD	6	S La Grange Rd
Retail	Home	Interiors by Maribeth	CBD	639	S La Grange Rd
Retail	Home	Jackson Square Antique Mall	CBD	112	E Burlington Ave
Retail	Antiques	Jackson Storage	CBD	112	E Burlington Ave
Retail	Catering	La Belle Catering	CBD	16	W Calendar Ave
Retail	Home	La Grange Art League Gallery	CBD	122	W Calendar Ave
Retail	Cameras / Video Cameras	La Grange Camera	CBD	104	W Burlington Ave
Retail	Apparel & Accessories	La Grange Clock	CBD	31.5	S La Grange Rd
Retail	Gifts	La Grange Coin & Stamp	CBD	84	S La Grange Rd
Retail	Home	La Grange Glass	SLG	621	S La Grange Rd
Retail	Food Related	La Grange Health Foods	CBD	39	S La Grange Rd
Retail	Gifts	La Grange Hobby Center	CBD	25	S La Grange Rd
Retail	Home	La Grange Home Furnishings	WE	729	Hillgrove Ave
Retail	Home	Lamp Shader	CBD	26	E Burlington Ave
Retail	Apparel & Accessories	Linnea Jewelry	CBD	26	S Ashland Ave
Retail	Toys	Little Hands Toy Shop	CBD	35	N La Grange Rd
Retail	Home	Marc Rubin Gallery	CBD	637	S La Grange Rd
Retail	Florists / Nurseries	Maria's Flowers	CBD	26	Arcade Place
Retail	Home / Gifts	Marigolds	CBD	136	N La Grange Rd
Retail	Home / Gifts	Marigolds Too	CBD	136	N La Grange Rd
Retail	Maritime	Marine Navigation	SLG	613	S La Grange Rd
Retail	Apparel & Accessories	Mary Ann's Shoppe	CBD	21	W Calendar Ave
Retail	Home	Mary Vincent Art Gallery	CBD	22	W Calendar Ave
Retail	Home	Mattingly Home Decorating	CBD	10	N Ashland Ave
Retail	Cosmetics	Merle Norman	CBD	46	S La Grange Rd
Retail	Cell Phones	Midwest Cellular	SLG	1040	S La Grange Rd
Retail	Convenience Store	My Grandpa's Store	WE	202	N Waiola Ave
Retail	Home	New Era Kitchens	CBD	126	W Calendar Ave
Retail	Cell Phones	Nextel	CBD	115	N La Grange Rd
Retail	Home	Pier 1 Imports	CBD	15	N La Grange Rd
Retail	Smoking Products	Piper of La Grange	CBD	13	S La Grange Rd
Retail	Other	Premium Tobacco of La Grange	CBD	48	S La Grange Rd
Retail	Home	R. Jean Gallery	CBD	1	W Harris Ave

**LA GRANGE BUSINESS ESTABLISHMENTS**

<u>Category #1 (general)</u>	<u>Category #2 (specific)</u>	<u>Name of Business</u>	<u>Location</u>			<u>Address</u>
			<u>Code*</u>			
Retail	Home	Radio Shack	SLG	525	S	La Grange Rd
Retail	Locksmith	Ranger Locksmith	SLG	1040	S	La Grange Rd
Retail	Food Related	Rocky Mountain Chocolate Factory	CBD	50	S	La Grange Rd
Retail	Home	Sappano's Hi Grade Paint	CBD	10	N	Ashland Ave
Retail	Food Related	Seattle Sutton	CBD	15.5	S	La Grange Rd
Retail	Gasoline / Service Station	Shell Gas Station/Mini Mart	GIL	4701	S	Gilbert Ave
Retail	Apparel & Accessories	Small Change	CBD	72	S	La Grange Rd
Retail	Music	Stonegrove Guitar	WE	723	W	Hilgrove Ave
Retail	Gifts	Superior Awards	CBD	20	E	Burlington Ave
Retail	Gifts	Sweet Pea	CBD	44	S	La Grange Rd
Retail	Home / Gifts	Talavera	CBD	82	S	La Grange Rd
Retail	Home	The Art Stop	CBD	5	S	La Grange Rd
Retail	Stationery/Gifts	The Papery	CBD	124		Calendar Ave
Retail	Home	The Pine Merchant	CBD	26	S	La Grange Rd
Retail	Apparel & Accessories	Thwack Ugh Enterprises	WE	512	W	Burlington Ave
Retail	Sporting goods / athletic wear	Totally Board Skate/Snowboard Shop	CBD	29	S	La Grange Rd
Retail	Apparel & Accessories	Touch of Ireland	CBD	140	N	La Grange Rd
Retail	Food Related	Trader Joe's	CBD	25	N	La Grange Rd
Retail	Apparel & Accessories	Utopia	CBD	26	S	La Grange Rd
Retail	Home / Gifts	Vintage Charm LLC	CBD	10	S	Stone Ave
Retail	Pet Accessories	Wags & Purrs, Inc.	CBD	31	S	La Grange Rd
Retail	Drug store	Walgreen's	CBD	2	N	La Grange Rd
Retail	Home	Water Ware	CBD	8-10	S	La Grange Rd
Retail	Sporting goods / athletic wear	Wheel Thing	CBD	15	S	La Grange Rd
Retail	Convenience Store	White Hen	CBD	201	W	Hilgrove Ave
Retail	Sporting goods / athletic wear	Winter Ski & Sport/Ski the Rockies	CBD	1	W	Harris Ave
Retail	Apparel & Accessories	Zoe	CBD	26	W	Calendar Ave
Wholesale	Books	Catholic Book Rack Service	SLG	700	E	Elm Ave

\* Central Business District (CBD); West End Business District (WE); South La Grange Road (SLG); Industrial District (IND); 47th and Gilbert (GIL)

Sources: Village of La Grange and Goodman Williams Group, October 2003.

## DOWNTOWN LA GRANGE SHOPPERS SURVEY

HNTB and Goodman Williams Group are conducting a market study of downtown La Grange as part of the update of the Village's Comprehensive Plan. We would like to ask you a few questions about your experiences in downtown La Grange and ideas for improving the area. Individual responses will be held in confidence.

**(1) What brings you to downtown La Grange today (this evening)? (Check all that apply)**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Metra commuter station | <input type="checkbox"/> Banking / financial | <input type="checkbox"/> Restaurant                                   |
| <input type="checkbox"/> Retail store           | <input type="checkbox"/> Library             | <input type="checkbox"/> Medical, dental, or professional appointment |
| <input type="checkbox"/> Village Hall business  | <input type="checkbox"/> Live nearby         | <input type="checkbox"/> Movie theater                                |
| <input type="checkbox"/> Work downtown          | <input type="checkbox"/> Other _____         |   |

**(2) How many different downtown destinations do you expect to visit today (this evening)?**

- One                       Two                       Three                       Four or more

**(2a) If you plan to visit more than one destination and you drove, will you be moving your car?**

- Yes                       No

**(3) How often do you come to downtown La Grange?**

- Daily                       2-5 times a week                       2-3 times a month  
 Monthly                       Rarely

**(4) Of the following, what do you like most about downtown La Grange? (Check all that apply)**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Convenient location      | <input type="checkbox"/> Restaurants you want to eat at | <input type="checkbox"/> Services you need |
| <input type="checkbox"/> Attractive shopping area | <input type="checkbox"/> Merchandise you want to buy    | <input type="checkbox"/> Access to Metra   |
| <input type="checkbox"/> Other _____              |   |  |

**(5) Of the following, what do you dislike most about downtown La Grange? (Check all that apply)**

- |  |   |   |                                  |
|--|---|---|----------------------------------|
| <input type="checkbox"/> Better prices elsewhere       | <input type="checkbox"/> Doesn't have the stores I want | <input type="checkbox"/> Parking is difficult | <input type="checkbox"/> Nothing |
| <input type="checkbox"/> Shop hours are not convenient | <input type="checkbox"/> Traffic                        | <input type="checkbox"/> Other _____          |                                  |

**(6) Which of the following, if any, would you like to see more of in Downtown La Grange? (Check all that apply. Please be specific and give examples)**

- |  |                                       |
|--|---------------------------------------|
| <input type="checkbox"/> Personal or professional services _____ | <input type="checkbox"/> Retail _____ |
| <input type="checkbox"/> Restaurants _____                       | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Evening entertainment _____             |                                       |

**(7) What community do you live in? \_\_\_\_\_**

**(8) How long have you lived at your current address? \_\_\_\_\_ years**

**(9) What is the size of your household?**

- Single person     2 People                       3-4 People     5-6 People                       7+ People

**(10) Within which of the following ranges does your age fall?**

- 15 - 24     25 - 34     35 - 44     45 - 54     55 - 64                       65 - 74     75 +

**(10) Within which of the following ranges does your household income fall?**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Less than \$25,000  | <input type="checkbox"/> \$25,000 - \$49,999 | <input type="checkbox"/> \$50,000 - \$74,999 |
| <input type="checkbox"/> \$75,000 - \$99,999 | <input type="checkbox"/> \$100,000 or more   |  |

**(11) What is your gender?**

- Male                       Female

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## Summary of Downtown La Grange Intercept Survey Results

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### 1 What Brings you to downtown La Grange today?

Retail Store	116	Library	14
Restaurant	81	Banking Financial	7
Other	59	Movie theater	5
Work Downtown	45	Village Hall	2
Live nearby	37	Medical, dental, or professional	1
Metra Commuter Station	18		

### 2 How many different downtown destinations do you expect to visit today?

One	110	Three	62
Two	98	Four or more	33

### 2a If you plan to visit more than one destination and you drove, will you be moving your car?

Yes	45	No	121
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### 3 How often do you come to downtown La Grange?

2-5 times a week	113	Monthly	39
Daily	77	Rarely	36
2-3 times a month	40		

### 4 Of the following, what do you like most about downtown La Grange?

Restaurants you want to eat at	207	Access to Metra	96
Convenient location	171	Services you need	83
Attractive shopping area	157	Other	29
Merchandise you want to buy	106		

**5 Of the following, what do you dislike most about downtown La Grange**

Parking is difficult	129	Other	32
Traffic	78	Better prices elsewhere	31
Nothing	67	Shop hours are not convenient	22
Doesn't have the stores I want	46		

**6 Which of the following, if any, would you like to see more of in Downtown La Grange?**

Retail	99	Other	35
Evening entertainment	80	Personal or professional services	8
Restaurants	42		

**9 What is the size of your household?**

3-4 people	115	5-6 people	32
2 people	102	7+ people	2
Single person	54		

**10 Within which of the following ranges does your age fall?**

45-54	69	55-64	41
35-44	67	65-74	12
15-24	53	75+	11
25-34	50		

**10 Within which of the following ranges does your household income fall?**

\$100,000 or more	80	\$50,000 - \$74,999	41
\$25,000 - \$49,999	57	Less than \$25,000	19
\$75,000 - \$99,999	45		

**11 What is your gender?**

Female	162	Male	142
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Which of the following, if any, would you like to see more of in Downtown La Grange? (Check all that apply. Please be specific and give examples)

Retail	Restaurants	Evening entertainment	Personal or professional services	Other
29 Clothing	7 Fine dining	28 live music	1 Dry cleaner	12 Parking
14 Clothing: Gap	3 Italian	9 Bars	1 Hair salon	1 Antique store
7 Shoes	2 fast food	7 Improved movie theatre	1 Health care	1 Arcade
5 Clothing: women's	2 More ethnic diversity	4 pool hall	1 Medical	1 Convenience store south of railroad
3 Clothing: men's	2 Reasonably priced	3 Coffee shops	1 More corporations	1 Cross walks
3 Hobby shop	2 seafood	3 live music: jazz		1 Fun city
3 House wares	1 American Bistro	3 live theatre		1 General interest
3 Sporting goods	1 Applebee's	2 Concerts		1 Greenery
3 Toy stores	1 Chinese	2 live music: blues		1 Live bands
2 Clothing: Banana Republic	1 Family	2 nightclub		1 Military
2 Clothing: children	1 Friendly restaurants	1 Dance clubs		1 Modern stores
2 Clothing: Old Navy	1 Greek	1 Dinner show		1 More tall apartments
2 Dress store	1 Indian	1 Festivals		1 Movies
2 Florist	1 Liquor	1 Fun		1 Music
2 Victoria's Secret	1 Moderately priced	1 Kids		1 Park space
1 All-purpose store	1 Pizza	1 More to do		1 Parking: employee
1 Arcade	1 Polish	1 Music with alcohol		1 Professional building
1 Bed, Bath and Beyond	1 Thai	1 Outdoor concert		1 Retail near train
1 Better selection on stores	1 Vegan	1 Restaurants		1 Shorter stop lights
1 Bookstore		1 Sports bar		1 Skating rink
1 Candle / Lotion store		1 Street ball		1 Sporting goods
1 Clothing: Ann Taylor				1 Transit options
1 Clothing: older women				1 Unique
1 Clothing: teen girls				
1 Clothing: unusual boutiques				
1 Department stores				
1 General				
1 Gift shops				
1 Gift shops: unusual merchandise				
1 House wares: Pier One				
1 Luggage: Coach				
1 Mixed, not clothing or home décor				
1 Music				
1 Record store				
1 Repair shops				
1 Sears				
1 Specialty boutiques				
1 Upscale retail				