



**AGENDA FOR SPECIAL MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION**

**December 30, 2014 – 7:30 P.M.
Council Chambers
Village Hall - 16250 South Oak Park Avenue**

Special Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the December 18, 2014 Regular Meeting

ITEM #1: PUBLIC HEARING

ANTHEM MEMORY CARE (STEVE MILLER, APPLICANT) – NORTHEAST CORNER OF 179th STREET AND HARLEM AVENUE – SPECIAL USE PERMIT, VARIATIONS, AND SITE PLAN APPROVAL FOR A 66 UNIT NURSING HOME

Consider granting Site Plan Approval and recommending to the Village Board the granting of a Special Use Permit for a nursing home generally located at the northeast corner of 179th Street and Harlem Avenue. The property is 3.2 acres and zoned R-1 (Single-Family Residential) Zoning District. This project involves the combination of three lots and the construction of a new, 66-bed memory/Alzheimer's care facility of 41,606 square feet and related site improvements. The Applicant additionally requests the following variations for a monument sign:

- 1.) A six (6) foot Variation from Section IX.D.4.a. (1) (Height Limitations) to allow a ten (10) foot high sign where four (4) feet is the maximum height allowed in residential districts; and
- 2.) A forty-eight (48) square foot Variation from Section IX.D.3.a (Sign Face Area) to allow an approximately fifty-three (53) square foot sign face area where five (5) square feet is the maximum allowed in residential districts.

Adjourn

ORDER OF PUBLIC HEARING

- a. Opening of public hearing
- b. Swearing in Petitioner, Objectors and Interested Persons
- c. Confirmation of notices being published and mailed in accordance with State law and Village Code/Zoning Ordinance requirements
- d. Village staff presentation
 - i. Cross examination
 - ii. Questions by Public Body
 - iii. Rebuttal
- e. Petitioner presentation
 - i. Cross examination
 - ii. Questions by Public Body
- f. Objectors presentation(s)
 - i. Cross examination
 - ii. Questions by Public Body
- g. Interested Persons presentation(s)
 - i. Cross examination
 - ii. Questions by Public Body
 - iii. Rebuttal
- h. Petitioner Rebuttal (if any)
- i. Final questions by Public Body
- j. Closing remarks by Petitioner, Objectors, Interested Persons, and Village Staff
- k. Close or continuation of public hearing

PUBLIC HEARING REMINDERS

- All public hearings of a Public Body are meetings as defined by the Illinois Open Meetings Act (5 ILCS 120/1 et seq.).
- Prior to the commencement of the public hearing, the Chair will determine whether there are any Objectors or other Interested Persons and if an attorney represents any Objector, group of Objectors or Interested Persons.
- All individuals desiring to participate in the public hearing process shall sign in/register with Village staff prior to the public hearing.
- All individuals desiring to participate in the public hearing process must participate in a swearing of an oath.
- The Chair may impose reasonable limitations on evidence or testimony presented by persons and parties, such as barring repetitious, irrelevant or immaterial testimony.
- The Chair may take such actions as are required to maintain an orderly and civil hearing.

VILLAGE OF TINLEY PARK
12/30 meeting

ADORDERNUMBER: 0000888848-01
PO NUMBER: 12/30 meeting
AMOUNT: 204.40
NO OF AFFIDAVITS: 1

SouthtownStar Certificate of Publication

State of Illinois - County of Cook, Will

SouthtownStar, does hereby certify it has published the attached advertisements in the following secular newspapers. All newspapers meet Illinois Compiled Statute requirements for publication of Notices per Chapter 715 ILCS 5/0.01 et seq. R.S. 1874, P728 Sec 1, EFF. July 1, 1874. Amended by Laws 1959, P1494, EFF. July 17, 1959. Formerly Ill. Rev. Stat. 1991, CH100, Pl.

Note: Notice appeared in the following checked positions.

PUBLICATION DATE(S): 12/07/2014

SouthtownStar

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Tinley Park, Cook and Will Counties, Illinois, will hold a Public Hearing beginning at 7:30 P.M., on Tuesday, December 30, 2014 in the Council Chambers at the Village Hall, 16250 S. Oak Park Avenue, Tinley Park, Illinois.
The purpose of the Public Hearing is to consider whether to recommend to the Village Board to grant a Special Use Permit and/or Variations as part of the proposed redevelopment of the proposed Anthem Memory Care site (consisting of three (3) parcels) generally located at the northeast corner of 179th Street and Harlem Avenue within the R-1 (Single-Family Residential) Zoning District. The Applicant has submitted petitions for the following:
1. A Special Use Permit for a Nursing Home Facility.
2. A six (6) foot Variation from Section IX.D.4.a.(1) (Height Limitations) to allow a ten (10) feet high sign where four (4) feet is the maximum height allowed in residential districts; and
3. A forty-eight (48) square foot Variation from Section IX.D.3.a (Sign Face Area) to allow an approximately fifty-three (53) square foot sign face area where five (5) square feet is the maximum allowed in residential districts.
Legal Descriptions of Parcels:
PARCEL 1:
LOT 7 (EXCEPT THE EAST 75 FEET AND THE WEST 10 FEET THEREOF) IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION, RECORDED ON JANUARY 21, 1928, AS DOCUMENT NUMBER 10262889, IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PIN 28-31-104-014-0000. (COMMONLY KNOWN AS: 17847 HARLEM AVENUE, TINLEY PARK, ILLINOIS - ANTHEM MEMORY CARE - STEVE MILLER - PETITIONER).
PARCEL 2:
LOT 8 (EXCLUDING THE WEST 10 FEET THEREOF AND EXCEPT THE EAST 75 FEET) IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION, RECORDED ON JANUARY 21, 1928, AS DOCUMENT NUMBER 10262889, IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PIN 28-31-104-028-0000. (COMMONLY KNOWN AS: 17845 HARLEM AVENUE, TINLEY PARK, ILLINOIS - ANTHEM MEMORY CARE - STEVE MILLER - PETITIONER).
PARCEL 3:
LOT 9 (EXCEPT THE EAST 75 FEET THEREOF AND EXCEPT THE WEST 10 FEET THEREOF) IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION, OF THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED JANUARY 21, 1928 AS DOCUMENT NUMBER 10262889, PIN 28-31-104-020-0000. (COMMONLY KNOWN AS: 17833 HARLEM AVENUE, TINLEY PARK, ILLINOIS - ANTHEM MEMORY CARE - STEVE MILLER - PETITIONER).
The proposed Special Use Permit and Variations may be added to, revised, or eliminated as a result of the Public Hearing. All persons interested may appear at the Public Hearing and will be given an opportunity to be heard on the proposed Variations and special use. The Public Hearing may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.
By order of the Plan Commission of the Village of Tinley Park, Cook and Will Counties, Illinois.
RITA WALKER - CHAIRMAN, PLAN COMMISSION
888848 12/7/2014

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this Certificate to be signed

by



Jeremy Gates
Account Manager - Public Legal Notices

This 7th Day of December 2014 A.D.

VILLAGE OF TINLEY PARK
16250 OAK PARK AVE
TINLEY PARK, IL 60477-1628

OCT 15 2014

VILLAGE OF TINLEY PARK
SPECIAL USE PERMIT APPLICATION

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information:

Name: Anthem Memory Care
Mailing Address: 6075 West Utah Lane
City, State, Zip: Lakewood, CO 80232
Phone Numbers: 720-237-5549 (Day) Fax Number:
720-237-5549 (Evening)
720-237-5549 (Cell)
Email Address: smiller@anthemmemorycare.com

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

-Developer and purchaser of property

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): See Attached.
Mailing Address:
City, State, Zip:

Property Address: N.E.C. 179th Street and Harlem Avenue
Permanent Index No. (PINs) 28-31-104-020, 28-31-104-028, 28-31-104-014
Existing land use: One vacant, two single family residential lots.
Lot dimensions and area: 477'x293', Approximately 3.21 acres

C. Petition Information:

Present Zoning District: R-1
Requested Zoning District: No change

Is a Special Use Permit being requested (including Planned Developments):

Yes [checked] No []

If yes, identify the proposed use: Construction of an assisted care facility

Will any variances be required from the terms of the Zoning Ordinance?

Yes [] No [checked]

If yes, please explain (note that Variation application will be required to be submitted):

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

Signature of Applicant [Handwritten Signature]

Date 10-13-14

VILLAGE OF TINLEY PARK SPECIAL USE PERMIT APPLICATION

APPLICATION REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package:

1. The application form, completed and signed by the property owner(s) of record or their authorized agent. Written authorization from the property owner(s) of record is required in order for an authorized agent to act on behalf of the owner(s).
2. Evidence of the applicant's ownership of or interest in the subject property, with a copy of the title commitment or title policy. Note that ownership includes disclosure of all beneficiaries of a land trust, if applicable.
3. The \$400 application fee, payable to the Village of Tinley Park.
4. A written project narrative describing the general nature and outlining specific aspects of the proposal.
5. A Plat of Survey of the subject property, including the legal description of the subject property. This survey must have been prepared by a registered Illinois Land Surveyor, and include all existing structures and improvements on the subject property.
6. Plans and any other information deemed necessary to support the application.

An application will not be accepted or processed until all of the items above have been submitted.

Questions regarding this process or application requirements may be directed
to the Planning Department at 708-444-5100.

Tinley Park Owner Contact Information

Parcel	17833	17845	17847
Owner	Coriolanus, LLC Contact: Kendall Lynche	Frederick & Jo Anne Smart	Elizabeth Macienkenas
Phone	(312)835-7001	(231)907-0239	(708)720-5730
Address	1938 E Lincoln Hwy Suite 210 New Lenox, IL 60451	17845 S Harlem Ave Tinley Park, IL	389 Marigold Circle Matteson, IL 60443
Attorney	-	Frank A. Hauenschild	-
Attorney Phone	-	(815)462-0097	-
Attorney Fax	-	(815)462-0172	-
Attorney Address	-	1968 E Lincoln Hwy Suite 308 New Lenox, IL 60451	-

OCT 15 2014

**FINDINGS OF FACT
SPECIAL USE PERMIT – (Including Planned Developments)
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE**

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that the Plan Commission determine compliance with the following findings. In order for a Special Use Permit to be approved, the Petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings. Please attach additional pages as necessary to thoroughly respond to each of the following:

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

SEE ATTACHED DOCUMENT

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

(Please attach additional pages as necessary)

FINDINGS OF FACT

- a. Our project will not impact the public health, safety, morals, comfort, or general welfare for anyone in Tinley Park. We are 100% Alzheimer's and dementia care and our scope is very residential and subdued. Our traffic count is minimal and 98% of our residential activity takes place within the building. We have two interior courtyards which offer a therapeutic exterior retreat for our residents.
- b. We will not be injurious or impair the property values which abut this property. Our scope of work is a modest use compared to the previous applicant for this property. We are a small residential use at the end of the day and our exterior components and landscaping will be a benefit to our neighbors.
- c. The request for our special use will not impede the normal and orderly development and improvement of the surrounding properties.
- d. We have adequate utilities, access roads, and drainage facilities are addressed in our site plan and our civil engineering CD's. All wet and dry utilities are immediately available to the site. Additionally, we are prepared to utilize the storm water pond to the northeast of property so we don't impact the existing conditions in this area. Our two entry points will be from the rear of the site from a newly constructed roadway that gets dedicated to the Village upon completion and acceptance.
- e. Please see Item (D) for further information related to our access points.
- f. Our special use will conform to any/all applicable regulations, codes, ordinances, and public hearing directives.

RECEIVED 12/4/2014 7:30PM

VILLAGE OF TINLEY PARK
APPLICATION FOR ZONING ORDINANCE VARIANCE

The undersigned hereby Petitions the Village of Tinley Park Zoning Board of Appeals and/or Plan Commission to consider a Variation from the terms of the Zoning Ordinance as follows:

PETITIONER INFORMATION

Name: Anthem Memory Care

Mailing Address: 5335 SW Meadows Road #140

City: Lake Oswego State OR Zip 97035

Day Phone: 720-237-5549 Evening Phone: Same

Cell Phone: Same Fax Number: N/A

Email Address: smiller@anthemmemorycare.com

Nature of Petitioner's interest in the property and/or relationship to the owner:
(Applications received on behalf of the owner of record must be accompanied by a signed letter of authorization)

Purchaser - Applicable Letters of Authorization attached.

PROPERTY INFORMATION

Street Address: 17833, 17845, & 17847 Harlem Avenue

Owners: See attached information sheet.

SPECIFIC TYPE OF VARIANCE REQUESTED (see examples below):

1. Request a six (6) foot variation to the height of the monument sign. Code allows four (4) feet and we are requesting ten (10) feet. 48 sqft
2. Request an increase in monument sign square footage of ~~6.75~~ feet. The maximum allowed is five (5) square feet and we are requesting ~~41.75~~ square feet. 53 sqft

Examples of Specific Type of Variance Requested:

This refers to the exact number of feet, the exact dimensions of a structure, exact height/type of fence. For example:

"A 15 foot Variance to the Front Yard Setback on the East side of the property to allow for a 6 foot tall cedar fence on this corner lot."

"A 180 square foot variance to the 720 square foot maximum allowable size of an accessory structure to allow for a 30 foot by 30 foot or 900 square foot garage on this residential property."

"A 10' Variance to the 10' maximum allowable height for a sign to allow for a 20' high monument sign on this commercial property."

REASON THAT THE VARIANCE IS NEEDED: (see examples below)

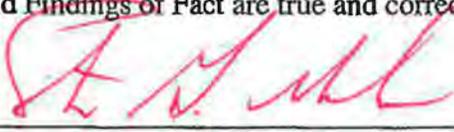
- 1. The visibility of the monument sign will be hindered at four (4) feet because of the extensive landscaping in this area. The monument sign is a key icon for the entry to our facility.
- 2. The small increase in square footage will allow for better definition of our project along the busy Harlem Avenue corridor. As stated above, the monument sign is a key component of our project and our identity.

Examples of Reasons that the Variance is needed:

"We would like to extend our fence 15 feet toward the street from the front corner of the house so that we can enclose a pool, swingset, shed, landscaping, trees, side entrance, etc., and provide a safe area for our children to play"

"We would like to build an oversized garage on our property so that we may store our antique vehicle, snow mobiles, riding lawn mower, etc., inside; as well as our two other cars, which are currently parked in the driveway"

The Petitioner certifies that all of the above statements and other information submitted as part of this Application and Findings of Fact are true and correct to the best of his or her knowledge:

Signature  Date 12-4-14

Printed Name Steven G Miller - Development Director

OFFICE USE ONLY:

Current Zoning of Property R-1 Present Use residential

Notes
Part of Special Use Permit and site Plan Approval
at Plan Commission. Not going to ZBA.

FINDINGS OF FACT CONTINUED

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District:

Our request is unique based on the fact that we fall under a zoning gray area. We are not a true Assisted Living Facility and don't fall within a multi-family designation. The 100% dementia and Alzheimer's care is new to most communities and the codes have not been updated for our type of use or scope.

- E. Explain how this Variance **would not** be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

This variance has zero impact on any/all financial aspects of this project. We are actually going to see an increase in the project costs as a result of the anticipated approval of this request. Our visibility and the tone of our soft business scope is defined by our sign package and sets the table for our residents and their families.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located: (Example: fencing will not obstruct view of automobile traffic).

The increase in height and square footage will have no impact on the existing surrounding uses or the intended uses proposed for Harlem Avenue. The sign is placed in the required setback as to not interfere with vision triangles or to obscure traffic along Harlem Avenue or 179th Street.

- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality:

The installation of this sign will set a standard for the Harlem Avenue Overlay District and future development, especially to the west. There are currently no signs in the immediate area and our sign will add a splash of quality and dignity.

FINDINGS OF FACT CONTINUED

H. Describe how the requested Variance **will not**:

1. Impair an adequate supply of light and air to adjacent properties.

The sign will be either back-lit or up-lit. The lighting is minimal and we will conform the standards outlined by the Village of Tinley Park for this scope.

2. Substantially increase the congestion of the public streets.

Our sign will draw interest from our resident families and friends. Our type of non-commercial use tends to keep a very low profile on our operations and scope. Additionally, we are out of any/all vision triangles and within the required setbacks.

3. Increase the danger of fire.

This request will have no impact on any fire danger for this area. All electrical work accomplished will comply with local codes and ordinances and be fully inspected by the Village of Tinley Park Building Department or their assigned representatives.

4. Impair natural drainage or create drainage problems on adjacent property:

Our proposed site will drain to a regional pond and this sign is out of the IDOT right-of-way swale directly to the west.

5. Endanger the public safety

The sign will be constructed and inspected to comply with Village codes and ordinances.

6. Substantially diminish or impair property values within the neighborhood:

As stated above, our sign will be a ground-breaking opportunity for the Harlem Avenue corridor. The sign will be reviewed and approved by the Staff at the Village for aesthetics, materials, and safety. Our sign will enhance the area, not diminish it in any form or fashion.

Tinley Park Owner Contact Information

Parcel	17833	17845	17847
Owner	Coriolanus, LLC Contact: Kendall Lynche	Frederick & Jo Anne Smart	Elizabeth Macienkenas
Phone	(312)835-7001	(231)907-0239	(708)720-5730
Address	1938 E Lincoln Hwy Suite 210 New Lenox, IL 60451	17845 S Harlem Ave Tinley Park, IL	389 Marigold Circle Matteson, IL 60443
Attorney	Frank A. Hauenschild	Frank A. Hauenschild	Peter J. Bilanzic
Attorney Phone	(815)462-0097	(815)462-0097	(708)923-1200
Attorney Fax	(815)462-0172	(815)462-0172	(708)923-1206
Attorney Email	frank@fahlaw.com	frank@fahlaw.com	peterbilanzic@comcat.net
Attorney Address	1968 E Lincoln Hwy Suite 308 New Lenox, IL 60451	1968 E Lincoln Hwy Suite 308 New Lenox, IL 60451	11555 S Harlem Ave Worth, IL 60482

October 10, 2014

Village of Tinley Park
16250 S Oak Park Ave
Tinley Park, IL 60477

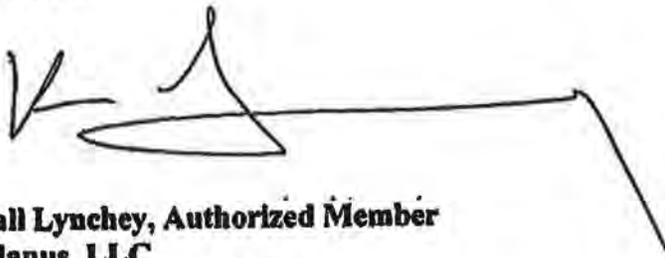
Re: 17833 S Harlem Ave
Tinley Park, IL 60477

To Whom It May Concern:

The above referenced property is currently under contract to Anthem Memory Care, Inc. Please consider this letter as authorization for Anthem Memory Care, Inc. to act on our behalf in all inquiries, applications, and submissions regarding the above referenced property.

Should you require any additional information or consent, please feel free to contact the undersigned at the address below or by phone.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kendall Lynchey'. The signature is stylized with a large, sweeping horizontal stroke that extends to the right and then curves downwards.

**Kendall Lynchey, Authorized Member
Coriolanus, LLC
1938 E. Lincoln Hwy Suite 210
New Lenox, IL 60451**

October 10, 2014

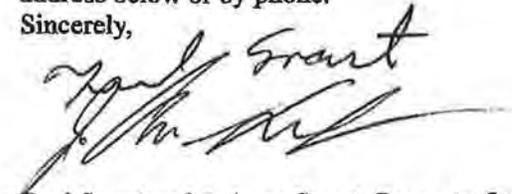
Village of Tinley Park
16250 S Oak Park Ave
Tinley Park, IL 60477

Re: 17845 S Harlem Ave
Tinley Park, IL 60477

To Whom It May Concern:

The above referenced property is currently under contract to Anthem Memory Care, Inc. Please consider this letter as authorization for Anthem Memory Care, Inc. to act on our behalf in all inquiries, applications, and submissions regarding the above referenced property. Should you require any additional information or consent, please feel free to contact us at the address below or by phone.

Sincerely,

Handwritten signatures of Fred Smart and JoAnne Smart in cursive script.

Fred Smart and JoAnne Smart, Property Owner
17845 S Harlem Ave
Tinley Park, IL 60477
(231)907-0239

October 10, 2014

Village of Tinley Park
16250 S Oak Park Ave
Tinley Park, IL 60477

Re: 17847 S Harlem Ave
Tinley Park, IL 60477

To Whom It May Concern:

The above referenced property is currently under contract to Anthem Memory Care, Inc. Please consider this letter as authorization for Anthem Memory Care, Inc. to act on our behalf in all inquiries, applications, and submissions regarding the above referenced property.

Should you require any additional information or consent, please feel free to contact us at the address below or by phone.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Macienkenas". The signature is written in black ink and is positioned below the word "Sincerely,".

Elizabeth Macienkenas, Property Owner
389 Marigold Circle
Matteson, IL 60443
(708)720-5730

PLAN COMMISSION

December 30, 2014

Applicant

Anthem Memory Care

Property Location

NE corner of Harlem and
179th Street

Parcel Size

3.21 acres

Zoning

R-1
(Single-Family Residential)

Approval Sought

To grant site plan approval and recommend both Special Use Permit approval for a nursing home facility and two variations for a monument sign to the Village Board.

Requested Action

Hold Public Hearing; recommendation vote to the Village Board

Project Planner

Amy Connolly, Director



LOCATION MAP

PROJECT SUMMARY

The applicant, Anthem Memory Care, seeks site plan approval and a Special Use Permit to create a Memory Care facility at the N.E. Corner of 179th Street and Harlem Avenue. This project involves the combination of three lots, and the construction of a new, 66-bed memory/Alzheimer's care facility of 41,606 square feet and related site improvements. The site improvements include the addition of landscape and bufferyards, parking improvements, sidewalks, removal of overhead power lines, and the creation of a new public street.

The property that will house the new development consists of three parcels, all within the corporate limits of Tinley Park. Two of the parcels contain homes and accessory structures that will be demolished as part of this project.

STAFF REVIEW

Zoning

The property is currently zoned R-1, Single Family residential. The applicant requires a Special Use Permit for a Nursing Home. The applicant will not require rezoning as nursing homes are an allowable Special Use within the R-1 Single Family Zoning District. The property is north of the boundary for the Village’s Urban Overlay District, however, the proposed site plan attempts to meet the intent and spirit of the curb cut and building disposition requirement of that overlay district.

Use

The proposed development use is a residential memory care facility with 66 units. The units consist of small rooms that most alike hotel rooms and are a combination of semi-private rooms (share a bathroom) and private rooms that have their own bathrooms. There are common areas for dining, activities, a salon, and courtyards. According to the applicant, the intended user of this facility is a severely memory impaired adults needing care with skilled nursing. The use will obtain an “assisted living” certificate/license from the State of Illinois. However, the use is not considered “assisted living” within the Village of Tinley Park Zoning Ordinance. The Village considers this use to be most alike a “convalescent home” or a “nursing home” type of use, given the following facts:

1. The residents at this facility have a severe and terminal illness and will receive 24 hour skilled nursing care;
2. The residents of this facility will not be allowed the leave the facility or drive to and from the facility due to their condition;
3. The nursing care at this facility is most similar to the care received at a nursing home or convalescent home, including assistance with bathing and dressing.

The Village Zoning Ordinance definition for Convalescent Home is: *“a home for the care of children or the aged or infirm, a place of rest for those recuperating from bodily disorders, wherein two (2) or more persons are cared for. Said Convalescent Home shall conform and qualify for license under state law.”* The Zoning Ordinance definition for Nursing Home is: *“an establishment that provides twenty-four hour skilled nursing care for three (3) or more adults who are not related to the management or owner. Patients generally rely on assistance for most all daily living activities (such as bathing, dressing, and toileting). A Nursing Home is one step below hospital acute care. Regular medical supervision and rehabilitation therapy are mandated to be available, and Nursing Homes are eligible to participate in Medicaid programs. These facilities are state licensed and often referred to as a Nursing Facility or a Convalescent Home.”*

The Village staff has determined that this proposed use is not considered to be Elderly Congregate Housing because there is not a wide range of continuing care and the use is clearly a skilled care institution. The definition of Elderly Congregate Housing is *“a building or use housing more than one person or family, with or without separate dwelling units for each, the occupancy of which is limited to persons who are at least fifty-five years of age.and which provides coordinated social and support services to residents such as some or all meals, housekeeping, laundry, recreation, education, and transportation. Congregate Elderly Housing may include a range of care levels from Independent to Assisted to Skilled Care. However, a Skilled Care Institution alone, not adjacent to or associated with one or more other levels of Congregate Elderly Housing, shall be considered a Nursing Home, not Congregate Elderly Housing.”*

The result of this use determination is that the applicant is not required to rezone the property to R-6 Multiple Family Residential Zoning District, which is the only zoning district that allows Congregate Elderly Housing as a Special Use. The property may keep its zoning, which is R-1 Single Family Residential and apply for a Special Use Permit to allow the nursing home use.

Additionally, the applicant is not required to meet the density and unit size requirements set forth in Section V.C 2 (Usable floor area per dwelling) and Section V. Schedule II (Schedule of District Requirements – gross density requirements). Nursing homes are not a residential use subject to density requirements, but operate more alike a hospital.

Senior Housing – Tinley Park

Project	Location	Type	Units	Acres	Units/Acre	Zoning (Max Units)
Hanover Place	169 and Harlem	Independent 55+				
<i>Existing</i>	Apartments		150	5.6	27	R6 (12)
	Minus Detention		150	4.6	32.6	-
<i>Full Build Out</i>	+20 Townhomes		170	9.8	17	R6 (12)
Bremetowne	162 and Oak Park	Independent 62+	106	4.8	22	R7 (18)
Edenbridge	181 and 66 Ct	Independent 60+	186	4.6	40	R6 (12)
Tinley Court	163 and Bremetowne Rd.	Independent/Assisted	123	3.75	33	R6 (12)
Anthem Memory Care	179 th and Harlem	Skilled Nursing	66	3.2	20.6	R1

Site Plan

The proposed addition meets the Village’s lot and bulk regulations (Schedule II, Section V).

VILLAGE REGULATION	DIMENSION REQUIRED	APPLICANT’S DIMENSION
Front Yard Setback	40 feet	42 feet
Side Yard(s) Setback	10’ one side; 30’ total of two	39’-6” (north); 70’ (south)
Rear Yard Setback	40 feet	65 feet
Maximum Building Height	40 feet	24 feet, 6 inches
Maximum F.A.R.	.3	.297
Lot Area Minimum	25,000 square feet	139,828 square feet (3.2 acres)
Lot Width Minimum	125 feet	292.7 feet
Gross Density	Not applicable	Not applicable
Maximum Lot Coverage	35% (residential zone)	29.7%
Usable Floor Area Per DU	Not applicable	Not applicable
Gross Density per DU	Not applicable	Not applicable

The applicant’s site plan features a building that is located at the front of the site and parking located to the rear and side of the building. The front door of the building features a canopy drop-off area and this door faces 179th Street. Parking for the families of patients and employees of the facility is located to the rear of the building/east of the building.

Note that the applicant is proposing to bury power lines along the edges of the property, which is a considerable expense, but will dramatically improve the look of the property when completed. Additionally, the Fire Department prefers the lines are buried so that truck access to the building from public streets is maximized.

A generator/transformer enclosure is proposed along the northeast edge of the parking lot. The applicant proposes to enclose the generator with a 8’2” tall masonry enclosure, with the brick to match the building. There will not be doors on this enclosure. The site’s trash enclosure is 6’2” tall and is also constructed of matching brick.

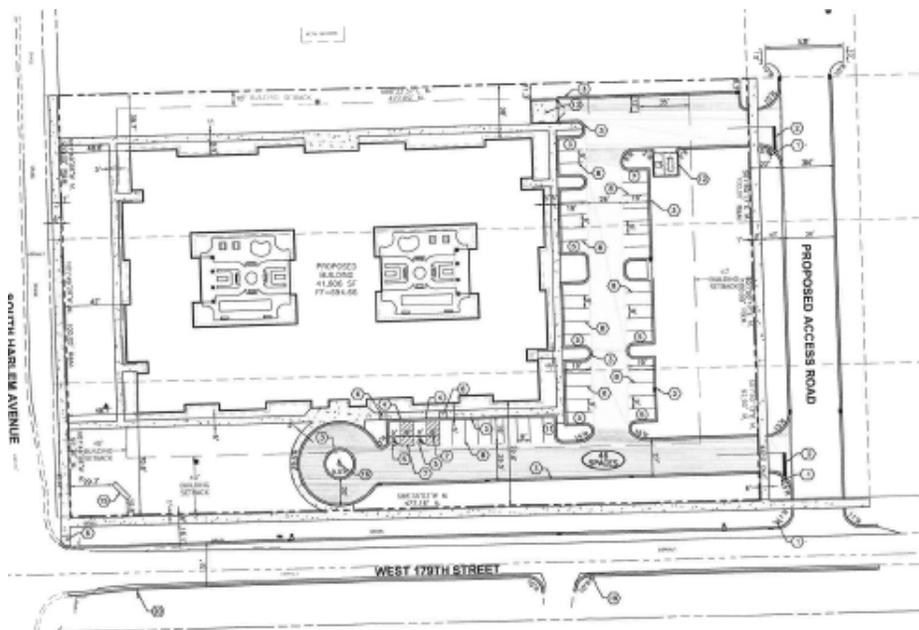
Parking and Circulation

The applicant proposes to construct a new public access street to the east of the proposed parcel on land owned by the Village of Tinley Park. The Village will work with the applicant to dedicate the property as a public right of way. This new public street will create opportunities for parcels to the north of the subject site to develop and access to the Village’s detention ponds will be created. The proposed access street is proposed to be 33’ wide from curb to curb to allow parking on both sides of the street. The Village will also allow the petitioner to create a recapture on the public street to allow repayment of the investment by other developers who would use this new street to access their property.

This public street was envisioned by the Village’s 2009 Legacy Plan and has also been proposed as a part of other proposed developments.

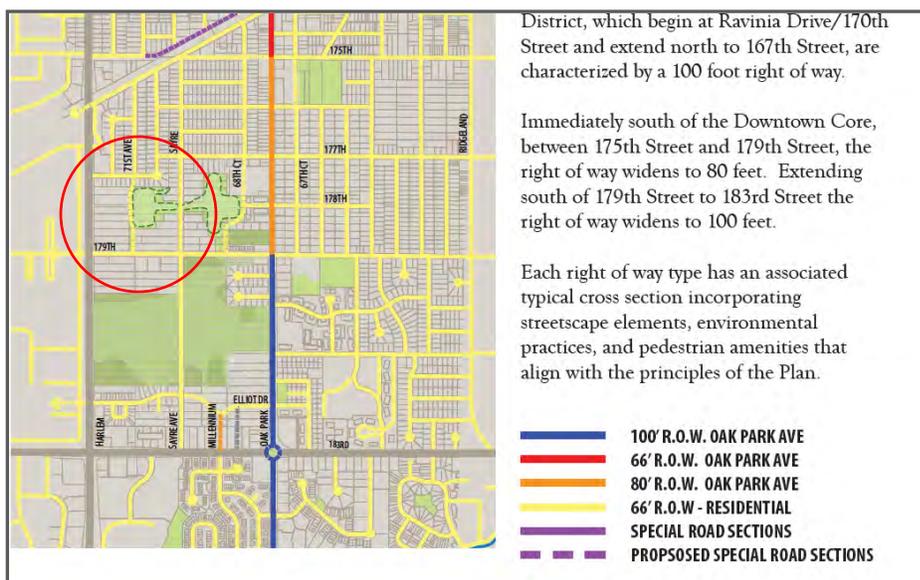
The applicant proposes two driveways with access to the proposed public street. This arrangement is preferred by the Village’s Fire Department to ensure access to the building.

The drive aisles and parking spaces are properly dimensioned on the petitioner’s site plan, meeting Village standards.



The Village will work with the petitioner on the location of the stop signs and stop bars. Note that the petitioner is currently locating the stop bar for this site to the east of the proposed sidewalks. As a result of this design, vehicles will be parked over the public sidewalks, which is not an ideal design.

Sidewalks are proposed along the outside of the building and also along all three edges of the site that are adjacent to public streets/ROWs. There are also connections from the public sidewalks to the sidewalks adjacent to the building. Village staff is extremely pleased with the proposed pedestrian circulation around the building.



There is no parking standard for “nursing home” or “convalescent home.” The applicant has proposed using “Assistant Living” as the standard, which requires ½ space per dwelling unit (proposed use would require 33

parking space). However, we do not believe that definition of assisted living fits this particular use as the residents within the facilities will not drive and the visitation for this type of use is not as great as it would be for assisted living or a hospital type use. Another option is to consider the hospital requirement of 1 space for every two beds, plus 1 space per every vehicle used in the conduct of the enterprise. That would likely get us to a similar parking count as assisted living: 33 parking spaces required.

According to the applicant, there are more than enough spaces to accommodate employees and the occasional visitor. We are certainly more comfortable with a tighter parking count with a 33 foot wide “access road” proposed, which can accommodate parking on both sides of the street for any needed overflow parking.

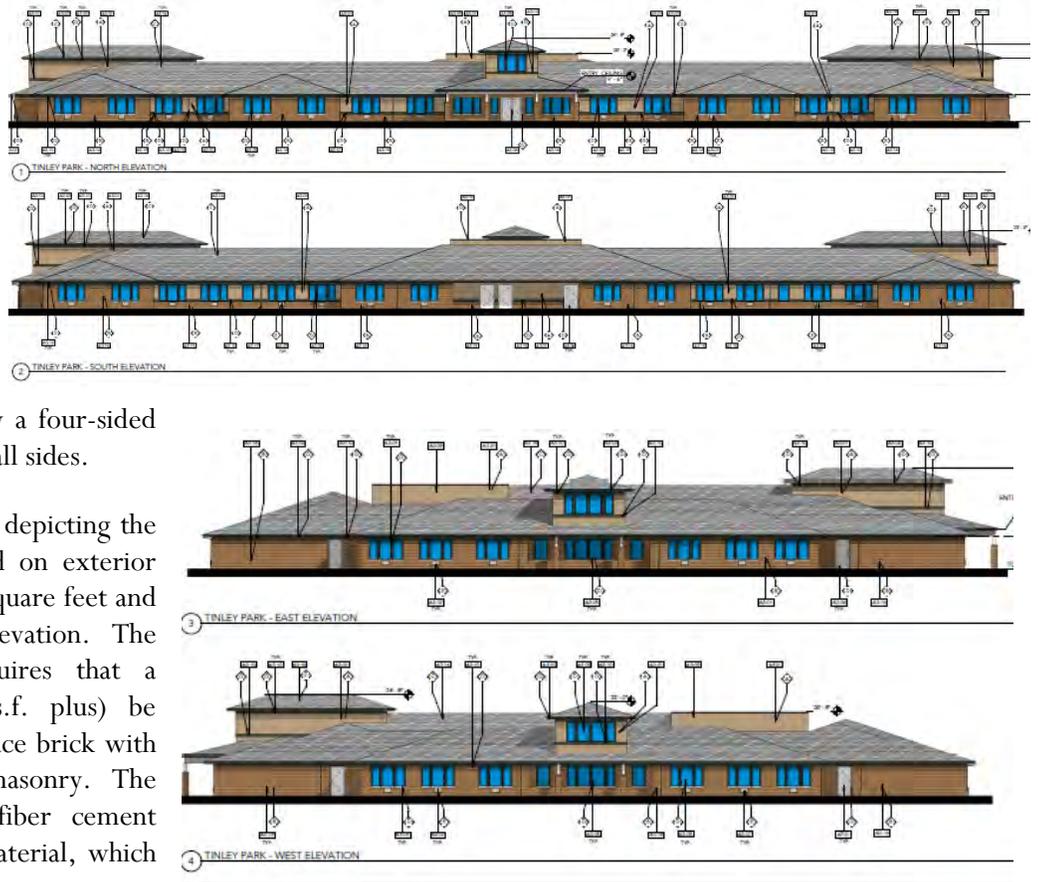
Landscaping

Staff finds that the proposed landscape is generous and the applicant has exceeded our expectations as to planting landscape throughout the site. There are foundation plantings around all sides of the proposed building, significant parking lot landscape, appropriate bufferyard landscape, and parkway trees at expected separations. The applicant’s monument sign will also feature a landscaping bed.

Architecture

The applicant proposes a one-story masonry building with varied rooflines and a significant amount of windows along all elevations of the building. The elevation facing south features the “front door” canopy area and this look is copied on the east and west facing elevations. The proposed building is truly a four-sided building and is attractive from all sides.

The applicant provided a table depicting the quantity of the materials used on exterior walls of the building, both in square feet and percentages and by each elevation. The Village’s building code requires that a building this size (41,000 s.f. plus) be constructed of 60% exterior face brick with the remaining 40% being masonry. The petitioner proposes to use fiber cement siding as the alternate 40% material, which the Village considers to be a masonry material.



Mechanicals are located on the roof, but are located and recessed within a “mechanical well” with parapet walls surrounding the well. This provides screening from all sides of the building. Additionally, the plumbing vents will be located along the courtyard side of the roof ridge and will not be visible from the streets.

The applicant does proposed packaged terminal air conditioner units on each unit and there will be a small grille that is colored to match the brick color and will be flush to the exterior of the wall.

Signage

The applicant proposes a single monument sign at the N.E. corner of Harlem and 179th Street. The proposed sign is 10' high and will have a sign face area of 12' per side. This monument sign will require two variations from the Village's Zoning Ordinance for sign height and sign face area.

Staff has determined that the following variations are required:

- 1.) A six (6) foot variation from Section IX.D.4.a. (1) (Height Limitations) to allow a ten (10) foot high sign where four (4) feet is the maximum allowed in residential districts; and
- 2.) A 6.75 square foot variation from Section IX.D.4.3.a (Sign Face Area) to allow a 11.75 square foot area sign face where five (5) square feet is the maximum allowed in residential districts.

Stormwater and Conceptual Engineering

The applicant has submitted conceptual engineering plans to show general conformity with Village engineering requirements. Full engineering plans and reviews will be completed during the Building Permit phase of this proposed.

Staff notes that this development is not listed as part of the MWRD's Watershed Management Ordinance (WMO) grandfather list and as such will be subject to all new WMO requirements. The site is tributary to the existing Settler's pond and the applicant proposes to use Settler's pond for stormwater detention. The Village notes that Settler's pond was intentionally oversized so that it could take retain/detain stormwater from this site and many regional sites at full development. The applicant will pay the Village a recapture fee for the privilege of using the pond.

The applicant has provided several site improvements, such as streetlights along 179th Street, removal of the open ditch along Harlem Avenue, installation of sidewalks, and a looped water system.

ASSIGNED COMMISSIONER'S WORKSHOP

Assigned Commissioners Mark Moylan and Maureen McLeod met via conference call with Steve Miller of Anthem Development on December 9th and discussed the following:

- Commissioners complimented the architecture of the proposed building, particularly the building materials and the residential style of design. They feel it fits wonderfully with the context of the area and will dramatically improve the corner.
- Questions were asked about the generator at the NE corner of the site. Mr. Miller stated that the enclosure is proposed to be 8'-2" tall and will be composed of brick and a cap. Same with the trash enclosure which will be brick, matching the building and a cap. Only the trash enclosure will have a gate. The generator area will not.
- Mr. Miller confirmed that all rooms are private within the building.
- Commissioners indicated support of the sign variations. They were concerned that the setback is large enough to avoid line of sight issues.

- Commissioners asked staff to review the stop bar issue where the driveways meet the public street.
- Commissioners were extremely complimentary about the burying of power lines by the petitioner, as both an aesthetic improvement and a life safety improvement.
- Commissioners noted that the looped water line makes sense, so that fire hydrants will have water if there is no water in the building and vice versa. This is also a good life safety improvement.
- Commissioners discussed the findings of fact for the sign Variation and Special Use Permit and asked the petitioner to make sure to go through these during their presentation to the Plan Commission.

FINDINGS OF FACT

The applicant's findings of fact are attached to the staff report for both the Special Use Permit and the Variations and should be reviewed and made part of the record. If the Plan Commission wishes to make their own findings of fact, the following information is relevant to the applications.

Special Use Permit

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**
- The petitioner has met all dimensional standards set forth in the Zoning Ordinance;
 - The petitioner is proposing to construct a new public street in order to ensure safe access to the site;
 - The petitioner is using a Village-constructed detention pond to hold stormwater, which was designed to hold stormwater from surrounding parcels and will, thus, not create a flooding issue;
 - The petitioner's use is residential in nature and provides a service to the Tinley Park community;
 - The petitioner has represented that they will provide security and safety for their memory care patients;
 - The proposed use, memory care/senior care, is consistent with elements of the Village's Master Plan, which identifies the subject site as a potential location for senior housing;
- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**
- The petitioner is proposing to construct a new public street in order to ensure safe access to the site, which will also create redevelopment opportunities through the creation of new access to the north and east of the subject site;
 - The new public street also creates opportunities to access the Village created "Settler's Pond" which could now be accessed by the public as a passive recreation and fishing facility;
 - The petitioner is using a Village-constructed detention pond to hold stormwater, which was designed to hold stormwater from surrounding parcels and will, thus, not create a flooding issue;
 - The proposed use has minimal impact to the surrounding neighborhood as the residents of the facility will not be driving and will be safe, in a secure facility;
 - The petitioner proposes to bury unsightly power lines, which will dramatically improve the aesthetics of the site and will improve public safety access to the building.
- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

- The new public street proposed by the petitioner sets the stage for future orderly development to the north and east of the proposed facility ;
- The proposed use will likely spur future development in the area because of its investment in high quality building materials and a site development plan that is consistent with elements of the Legacy Districts and the Urban Overlay District. This project is not in these zoning districts, but they are adjacent to the site.
- The petitioner proposes to place the building to the front of the site with parking at the side and rear, which is the preferred development arrangement along Harlem Avenue. This arrangement places the architecture of the building as the primary view to the site from the road, rather than automobile parking.

D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

- The petitioner proposes to meet all Village engineering requirements, including for the provision of utilities, access streets, and stormwater facilities.
- The petitioner is additionally burying private power lines, which is a significant benefit to the site and neighbors to the site.

E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

- As previously mentioned, the petitioner is following best practice in access management and developing a new public street, running parallel to Harlem Avenue, to serve the development and create an access road for development along Harlem Avenue and to the east of the site.
- This particular vehicular circulation allows creates better flow through the intersection of Harlem and 179th Street.
- The petitioner is additionally making improvements to 179th Street and improving parkway conditions adjacent to Harlem Avenue.

F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

- The petitioner is requesting a variation from the Village's sign ordinance.
- However, the petitioner does meet all of the remaining Village codes and regulations, as relating to the development of the site.

G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

- This project contributes directly to the economic development of the community as a whole by developing three parcels of property that have been minimally used, residentially, for many years. The proposed project improves the assessed value of the property and, thus, creates economic improvement for the Village as a whole.
- The project contributes indirectly to economic development as a catalyst project for the Harlem/Sayre/179th Street area, which has been in need of economic improvement for many years.

Variations

- 1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.**

The applicant has asked for two sign variations – one for sign face area and one for sign height. These variations are being considered due to the following issues:

- a. The subject site is located adjacent to Harlem Avenue, which is an arterial street with a posted speed of 40 miles per hour and a design speed of 50 miles per hour.
- b. There are currently no stop lights or traffic control devices along Harlem Avenue that encouraging the slowing or stopping or traffic adjacent to the subject site.
- c. The result of this arrangement is that vehicles will be traveling at a high rate of speed.
- d. This high rate of speed will require that a sign be designed at a height and with letters of a certain size as to be visible from the roadway at traveling speeds between 40 and 50 miles per hour.

2. The plight of the owner is due to unique circumstances.

The unique circumstance is that the applicant is a residential use that will require visitors from the medical community, family visitors from out of town, and certain staff members. So, thus, while it is a compatible use for a residential district, the use is somewhat commercial in nature. As a result, there is a unique need for a larger sign than is allowed in the Village’s residentially zoned districts. This is a unique circumstance that was not anticipated in the Village’s zoning ordinance.

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

We do not believe that essential character of the area will be changed with a larger sign and sign face. This is due to the amount of commercial development along Harlem Avenue and the distance the proposed sign will be set back from Harlem Avenue, creating good line of sight and an additional landscaped feature on the site.

4. Where there are practical difficulties or particular hardships, taking into consideration the extent to which the following facts favorable to the applicant have been established by evidence.

- a. **The particular physical surroundings, shape or topographical condition of the specific property would result in a particular hardship up on the owner, as distinguished from a mere inconvenience, if the strict letter of law was carried out;**

The subject site is a corner lot, adjacent to an arterial street (Harlem) and a collector street (179th Street). The site will additionally benefit from a new public street that runs to the east of the proposed building. The site is slightly lower than Harlem Avenue, so the sign will not appear as large to vehicles traveling along Harlem Avenue due to the elevation of the land the sign will sit upon.

- b. **The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;**

Other properties zoned R-1 and used as single family residential would have no need for a similar petition. However, the proposed nursing home use is an allowable Special Use within the R-1 Zoning District and should be allowed a larger sign due to the more commercial nature of the use and the conditions along Harlem Avenue.

- c. **The purpose of the variation is not based exclusively upon a desire to make more money out of the property;**

The purpose of the variation is for effective sign visibility. The petitioner does not plan on much signage on the building, other than directional signage. The monument sign will be the primary signage for the site.

This particular sign is used at all locations of the same company, Anthem Memory Care. There is an attractive light affiliated designed into the sign and the company intends to brand the name of the facility to match an historical element in Tinley Park.

d. The alleged hardship was not created by the owner of the property, or by a previous owner;

The owner is developing the property, as allowed by the Village of Tinley Park Zoning Ordinance.

e. The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood upon which the property is located;

The sign height variation will not be detrimental to the public welfare or neighboring properties. Line of sight will be properly maintained, the sign base will be landscaped, the sign will be aesthetically pleasing and will improve the site.

f. The proposed variation will not impair an adequate supply of light and air to the adjacent property or substantially increase congestion in the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood.

Line of sight will be properly maintained so that vehicles will not have any danger at the intersection of Harlem and 179th Street, the sign will not contain a changeable message so there will be no distractions with the sign, the sign base will be landscaped, the sign will be aesthetically pleasing and will improve the site and the value of the neighboring properties.

STAFF RECOMMENDATION

Should the Plan Commission wish to take action, an appropriate motion would read:

“...make a motion to grant Site Plan Approval for the proposed redevelopment of three lots generally located at the northeast corner of 179th Street and Harlem Avenue, including a new approximately 41,000 s.f. nursing home/memory care facility and site improvements for use by the Anthem Memory Care within the R-1 (Single-Family Residential) Zoning District, consistent with plans dated November 18, 2014. We additionally recommend that the Village Board grant a Special Use Permit and Variations to the Applicant, consistent with the findings of fact submitted by the Applicant and findings of fact made by the Plan Commission at this meeting, specifically:

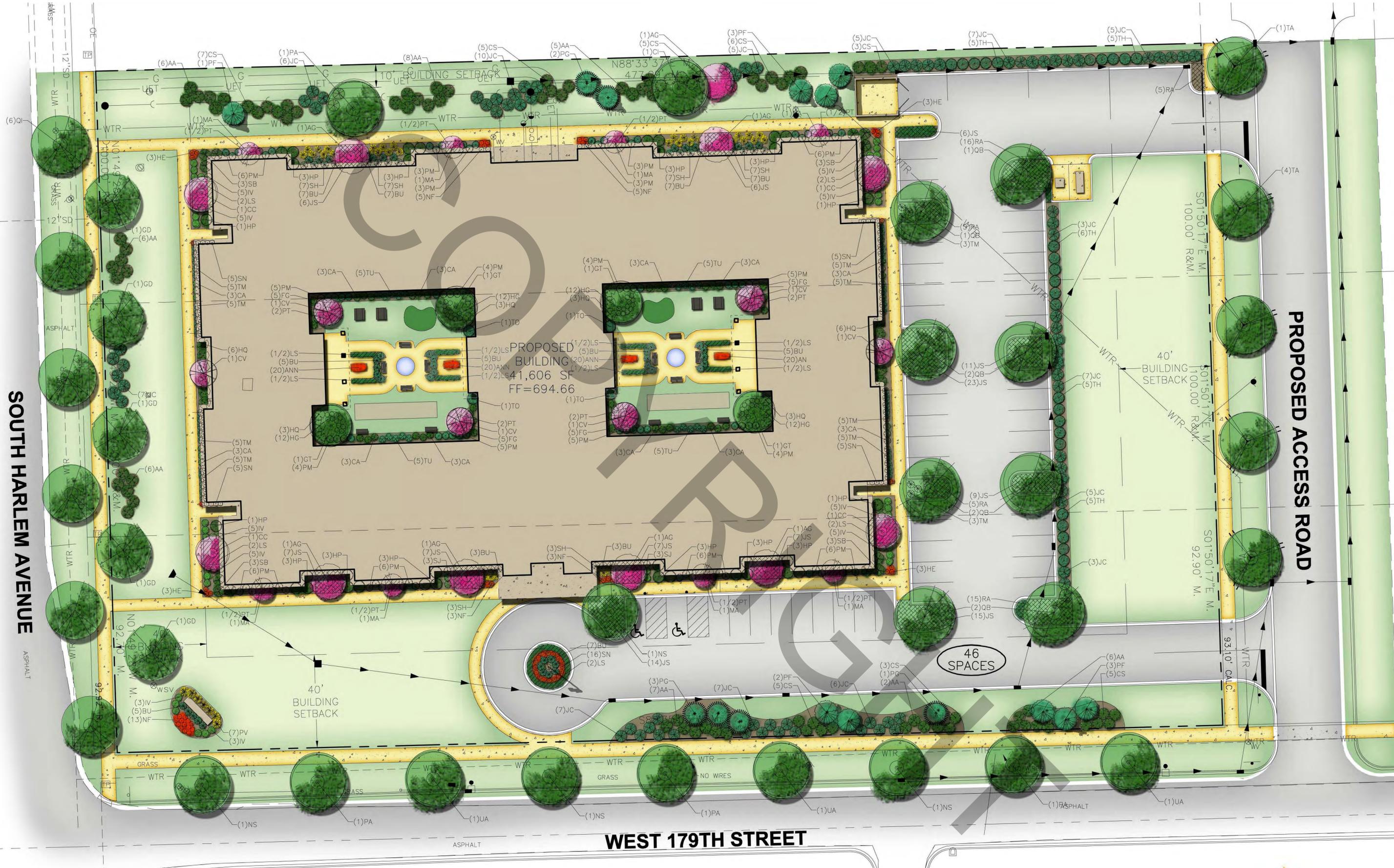
1. A Special Use Permit for a Nursing Home Facility;
2. A six (6) foot Variation from Section IX.D.4.a.(1) (Height Limitations) to allow a ten (10) feet high sign where four (4) feet is the maximum height allowed in residential districts; and
3. A forty-eight (48) square foot Variation from Section IX.D.3.a (Sign Face Area) to allow an approximately fifty-three (53) square foot sign face area where five (5) square feet is the maximum allowed in residential districts.

###

SOUTH HARLEM AVENUE

PROPOSED ACCESS ROAD

WEST 179TH STREET

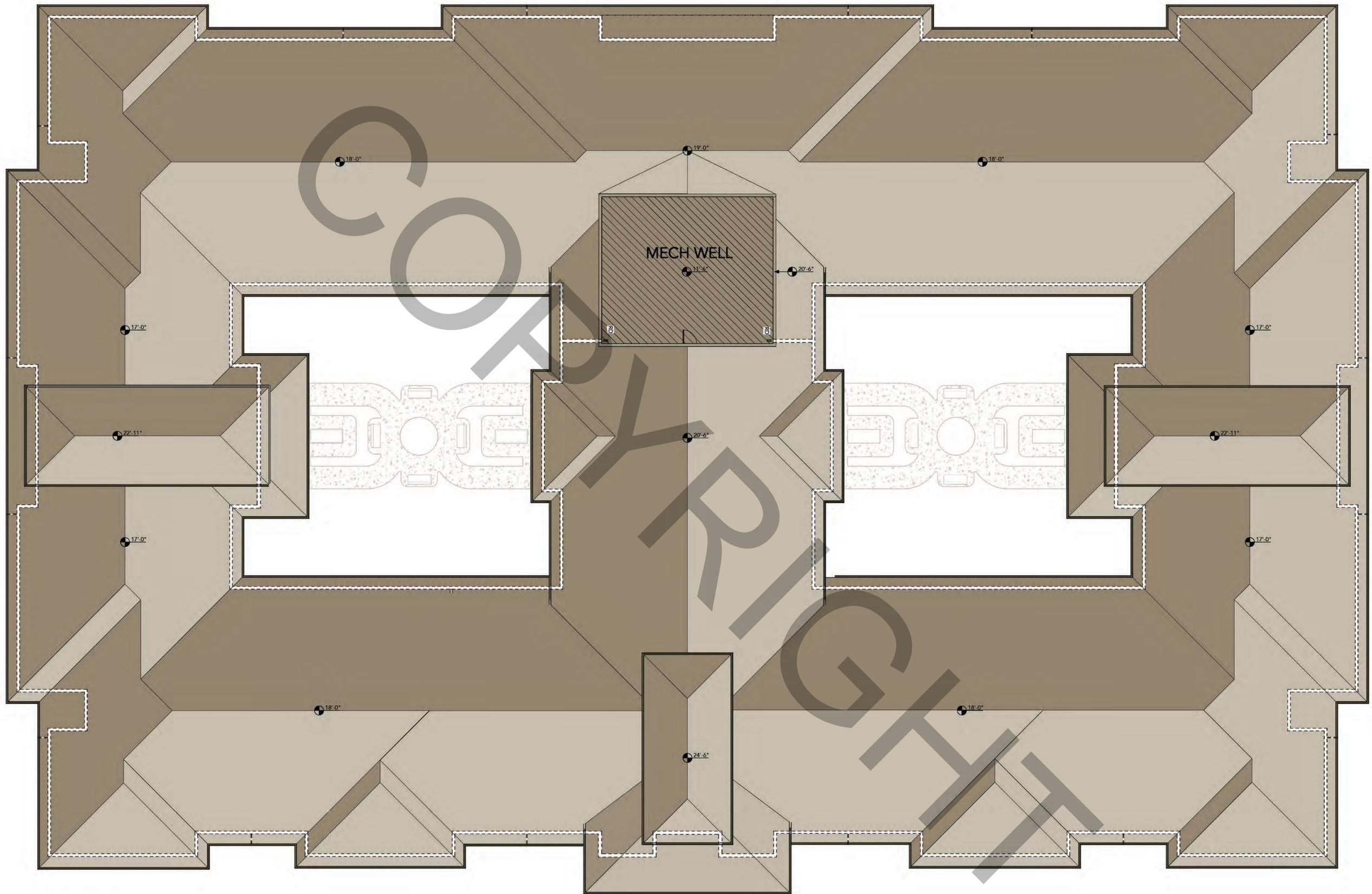


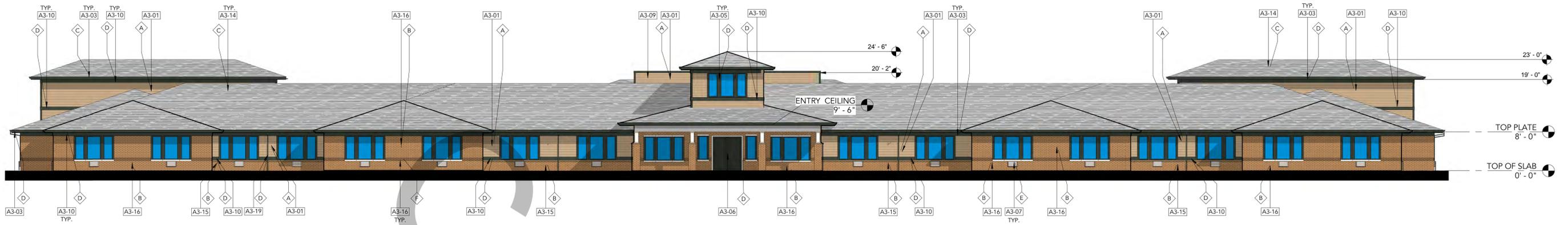








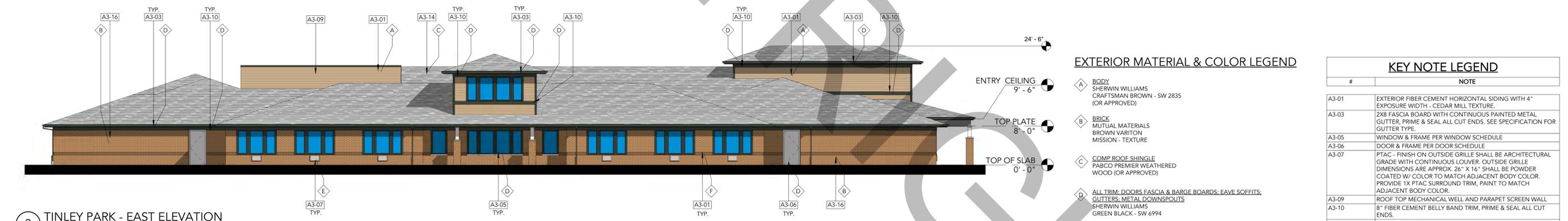




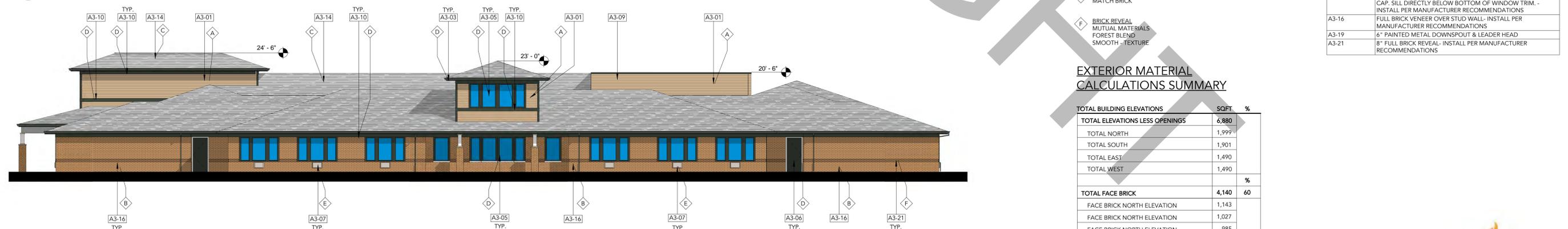
1 TINLEY PARK - NORTH ELEVATION



2 TINLEY PARK - SOUTH ELEVATION



3 TINLEY PARK - EAST ELEVATION



4 TINLEY PARK - WEST ELEVATION

EXTERIOR MATERIAL & COLOR LEGEND

- A BODY SHERWIN WILLIAMS CRAFTSMAN BROWN - SW 2835 (OR APPROVED)
- B BRICK MUTUAL MATERIALS BROWN VARITON MISSION - TEXTURE
- C COMP ROOF SHINGLE PABCO PREMIER WEATHERED WOOD (OR APPROVED)
- D ALL TRIM, DOORS FASCIA & BARGE BOARDS, EAVE SOFFITS, GUTTERS, METAL DOWNSPOUTS SHERWIN WILLIAMS GREEN BLACK - SW 6994
- E PTAC MATCH BRICK
- F BRICK REVEAL MUTUAL MATERIALS FOREST BLEND SMOOTH - TEXTURE

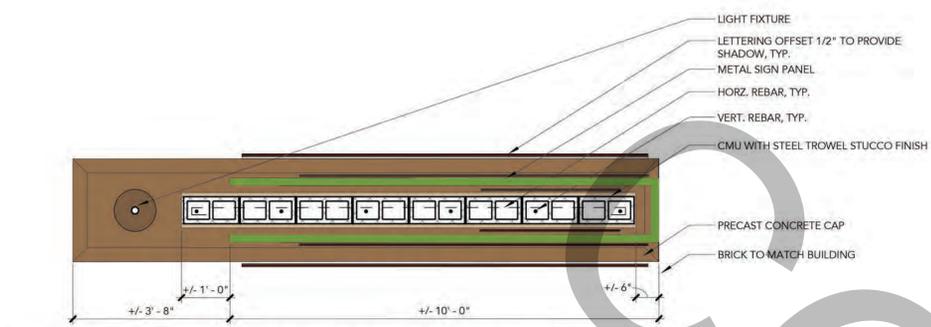
KEY NOTE LEGEND

#	NOTE
A3-01	EXTERIOR FIBER CEMENT HORIZONTAL SIDING WITH 4" EXPOSURE WIDTH - CEDAR MILL TEXTURE.
A3-03	2X8 FASCIA BOARD WITH CONTINUOUS PAINTED METAL GUTTER, PRIME & SEAL ALL CUT ENDS. SEE SPECIFICATION FOR GUTTER TYPE.
A3-05	WINDOW & FRAME PER WINDOW SCHEDULE
A3-06	DOOR & FRAME PER DOOR SCHEDULE
A3-07	PTAC - FINISH ON OUTSIDE GRILLE SHALL BE ARCHITECTURAL GRADE WITH CONTINUOUS LOUVER. OUTSIDE GRILLE DIMENSIONS ARE APPROX. 26" X 16" SHALL BE POWDER COATED W/ COLOR TO MATCH ADJACENT BODY COLOR. PROVIDE 1X PTAC SURROUND TRIM, PAINT TO MATCH ADJACENT BODY COLOR.
A3-09	ROOF TOP MECHANICAL WELL AND PARAPET SCREEN WALL
A3-10	8" FIBER CEMENT BELLY BAND TRIM, PRIME & SEAL ALL CUT ENDS.
A3-14	ROOF SHINGLES
A3-15	FULL BRICK WAINSCOT OVER STUD WALL WITH SLOPE BRICK CAP. SILL DIRECTLY BELOW BOTTOM OF WINDOW TRIM. - INSTALL PER MANUFACTURER RECOMMENDATIONS
A3-16	FULL BRICK VENEER OVER STUD WALL - INSTALL PER MANUFACTURER RECOMMENDATIONS
A3-19	6" PAINTED METAL DOWNSPOUT & LEADER HEAD
A3-21	8" FULL BRICK REVEAL - INSTALL PER MANUFACTURER RECOMMENDATIONS

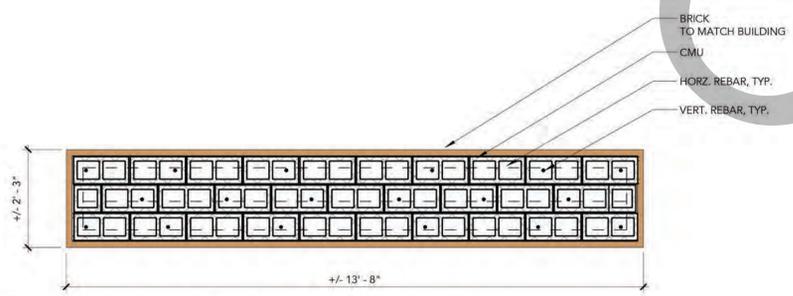
EXTERIOR MATERIAL CALCULATIONS SUMMARY

TOTAL BUILDING ELEVATIONS	SQFT	%
TOTAL ELEVATIONS LESS OPENINGS	6,880	
TOTAL NORTH	1,999	
TOTAL SOUTH	1,901	
TOTAL EAST	1,490	
TOTAL WEST	1,490	
		%
TOTAL FACE BRICK	4,140	60
FACE BRICK NORTH ELEVATION	1,143	
FACE BRICK SOUTH ELEVATION	1,027	
FACE BRICK EAST ELEVATION	985	
FACE BRICK WEST ELEVATION	985	

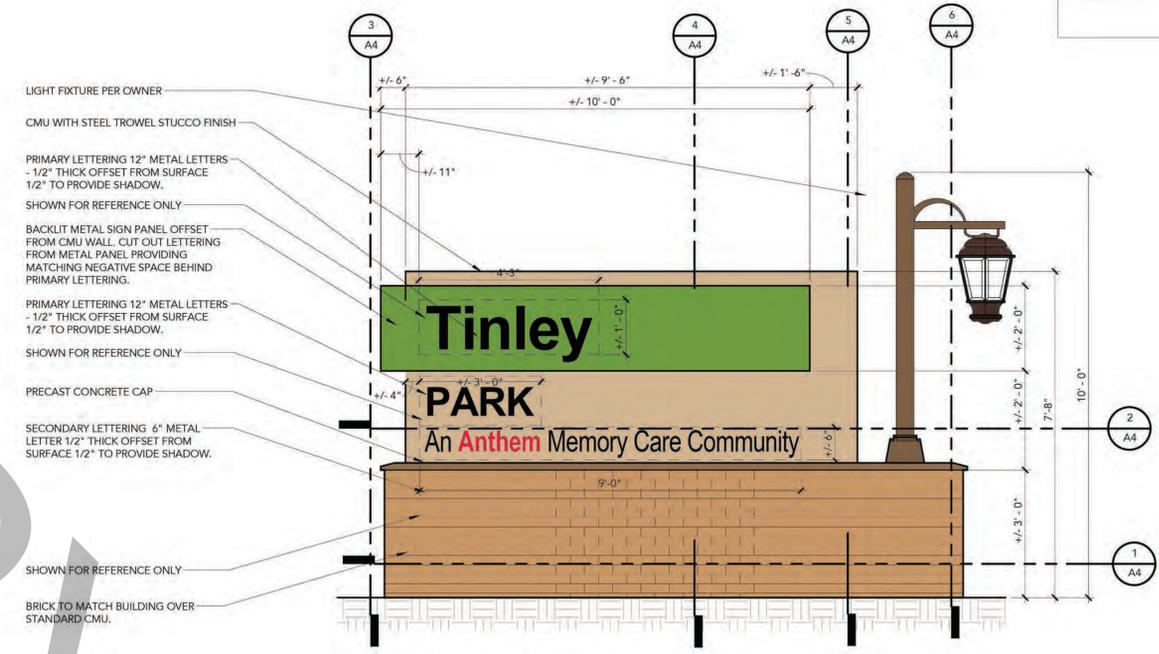
SIGNAGE SQ. FT. (EACH SIDE)	
TINLEY.....	4.25 SF
PARK.....	3.0 SF
AN ANTHEM MEMORY CARE COMMUNITY	4.5 SF
TOTAL 11.75 SF PER SIDE	



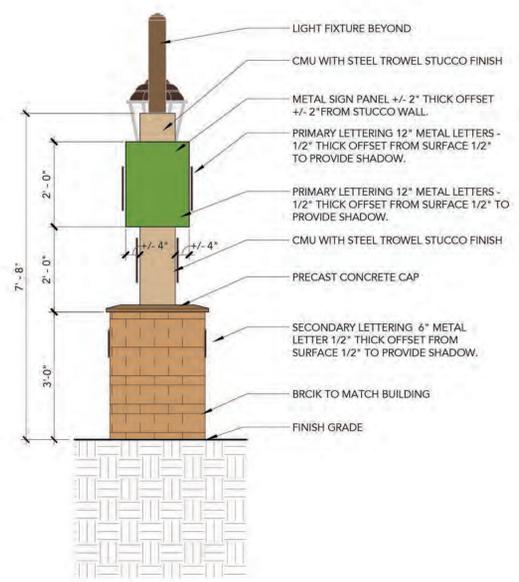
1 MONUMENT SIGN - PLAN VIEW AT CONCRETE CAP
1/2" = 1'-0"



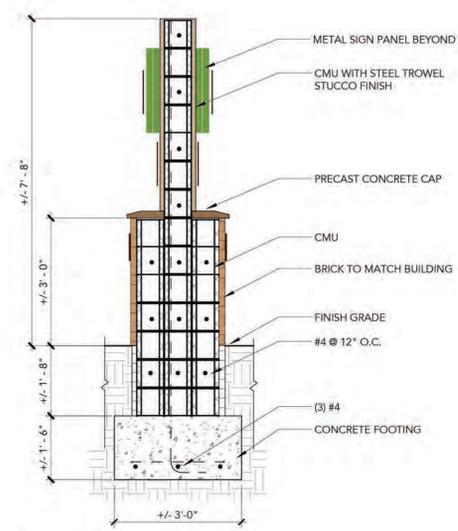
2 MONUMENT SIGN - PLAN VIEW AT BRICK BASE
1/2" = 1'-0"



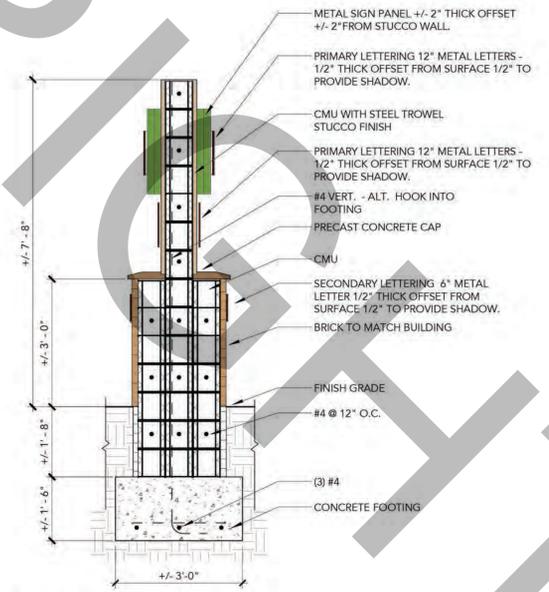
7 MONUMENT SIGN ELEVATION - BOTH SIDES SAME
1/2" = 1'-0"



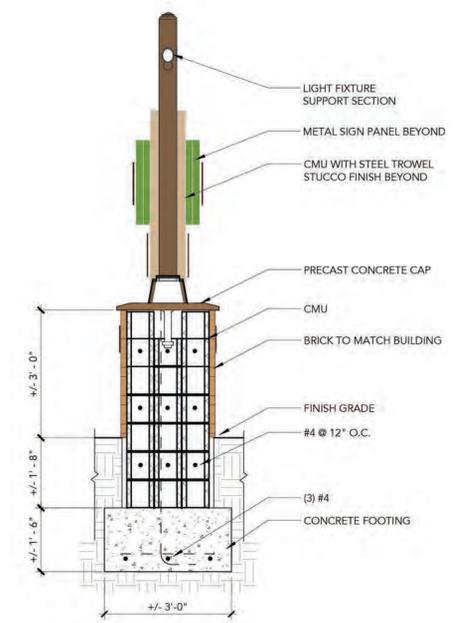
3 SECTION
1/2" = 1'-0"



4 SECTION
1/2" = 1'-0"



5 SECTION
1/2" = 1'-0"



6 SECTION
1/2" = 1'-0"



SITE MAP NOT TO SCALE



RECEIVED ON

OCT 15 2014

SURVEYOR'S NOTES:

- 1. THE BASIS OF MEASURED BEARINGS SHOWN HEREON IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83)
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR...
3. SURVEY AS SHOWN WAS PREPARED FROM LEGAL DESCRIPTIONS...
4. THIS SURVEY REFLECTS THE SURVEYOR'S OPINION AS TO THE LOCATIONS OF THE PARCEL LINES...
5. PLOTTABLE BUILDING RESTRICTIONS, ENCUMBRANCES, AND EASEMENTS WHICH ARE LISTED IN THE TITLE COMMITMENT ARE SHOWN HEREON...
6. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION...
7. CALL JULIE (1-800-892-0123) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
8. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY...
9. COMPARE THIS DESCRIPTION AND POINTS, BEFORE BUILDING, AND REPORT ANY DISCREPANCIES AT ONCE TO THE SURVEYOR.
10. PROPERTY SHOWN HEREON MAY BE SUBJECT TO RIGHTS OR CLAIMS OF PARTIES IN POSSESSION UNKNOWN TO SURVEYOR.
11. PROPERTY MAY BE SUBJECT TO UNRECORDED AGREEMENTS OR LEASES, IF ANY.

COMMITMENT NO. 2553174 SCHEDULE B COMMENTS

- THE FOLLOWING ITEMS WERE LISTED IN SCHEDULE B OF COMMITMENT NO. 2553174, NOTED IN NOTE 2, AND THE SURVEY RELATED ITEMS ARE LISTED HERE WITH OUR COMMENTS UNDERLINED.
14. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN A DEED FROM THE ORIGINAL SUBDIVIDER OF ELMORE'S HARLEM AVENUE ESTATES...
15. EASEMENTS FOR PUBLIC UTILITIES, AS SHOWN ON THE GRANT RECORDED ON OCTOBER 31, 2002 AS DOCUMENT NO. 0021204940...
16. GRANT OF EASEMENT FOR DRAINAGE FACILITIES TO THE VILLAGE OF TRINITY PARK RECORDED ON MAY 19, 2003, AS DOCUMENT NO. 0313701108...
17. PLAT OF ANNEXATION RECORDED ON NOVEMBER 18, 2003 AS DOCUMENT NO. 0332219134...
18. PLAT OF ANNEXATION RECORDED ON NOVEMBER 18, 2003 AS DOCUMENT NO. 0332219134...

COMMITMENT NO. 2543199 SCHEDULE B COMMENTS

- THE FOLLOWING ITEMS WERE LISTED IN SCHEDULE B OF COMMITMENT NO. 2543199, NOTED IN NOTE 2, AND THE SURVEY RELATED ITEMS ARE LISTED HERE WITH OUR COMMENTS UNDERLINED.
16. EASEMENTS FOR PUBLIC UTILITIES, AS SHOWN ON THE GRANT RECORDED ON OCTOBER 31, 2002 AS DOCUMENT NO. 0021204940...
17. GRANT OF EASEMENT FOR DRAINAGE FACILITIES RECORDED ON DECEMBER 02, 2003 AS DOCUMENT NO. 0333633213...
18. PLAT OF ANNEXATION RECORDED ON NOVEMBER 18, 2003 AS DOCUMENT NO. 0332219134...

COMMITMENT NO. 2543183 SCHEDULE B COMMENTS

- THE FOLLOWING ITEM WAS LISTED IN SCHEDULE B OF COMMITMENT NO. 2543183, NOTED IN NOTE 2, AND THE SURVEY RELATED ITEM IS LISTED HERE WITH OUR COMMENTS UNDERLINED.
8. PLAT OF ANNEXATION RECORDED ON NOVEMBER 18, 2003 AS DOCUMENT NO. 0332219134...

PROPERTY DESCRIPTION:

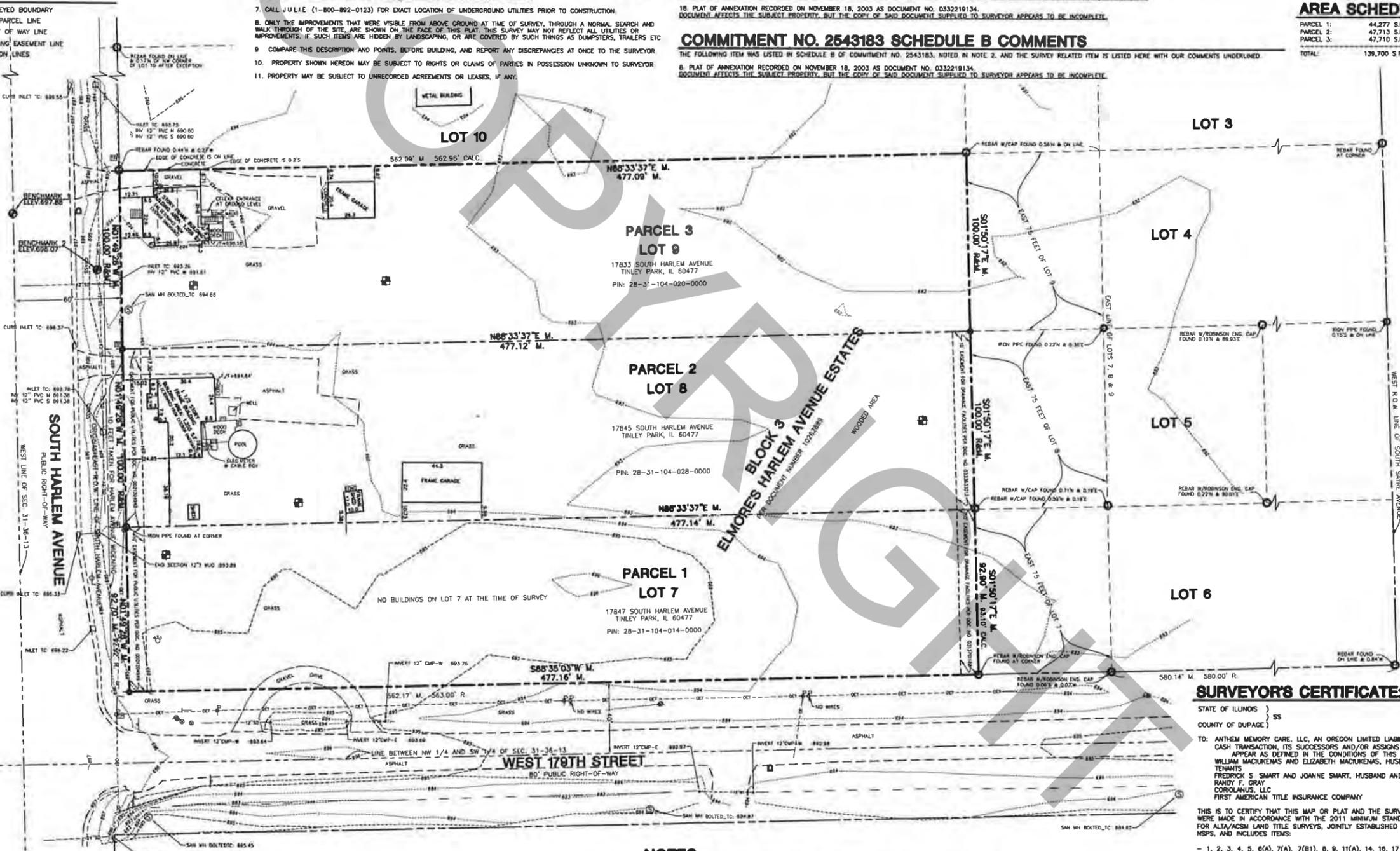
PARCEL 1 (PER ALTA COMMITMENT NO. 2553174): LOT 7 (EXCEPT THE EAST 75 FEET AND THE WEST 10 FEET THEREOF) IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES...
PARCEL 2 (PER ALTA COMMITMENT NO. 2543199): LOT 8 (EXCLUDING THE WEST 10 FEET THEREOF AND EXCEPT THE EAST 75 FEET) IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES...
PARCEL 3 (PER ALTA COMMITMENT NO. 2543183): LOT 9 (EXCEPT THE EAST 75 FEET THEREOF) AND EXCEPT THE WEST 10.00 FEET THEREOF OF BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES...

AREA SCHEDULE:

Table with 2 columns: Parcel No. and Area. Parcel 1: 44,277 S.F. OR 1.016 ACRES (MORE OR LESS). Parcel 2: 47,713 S.F. OR 1.095 ACRES (MORE OR LESS). Parcel 3: 47,710 S.F. OR 1.095 ACRES (MORE OR LESS). TOTAL: 139,700 S.F. OR 3.206 ACRES (MORE OR LESS).

LEGEND:

- SURVEYED BOUNDARY
LOT/PARCEL LINE
RIGHT OF WAY LINE
EXISTING EASEMENT LINE
SECTION LINES
SET I.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
REBAR FOUND
IRON PIPE FOUND
NAIL FOUND
SPIKE FOUND
CHISELED CROSS FOUND
POST
FLAG POLE
MALBOX
PARKING METER
SIGN
SOIL BORING
MONITOR WELL
TEST PIT
BOLLARD
SATELLITE DISH
DECIDUOUS TREE
CONIFEROUS TREE
SHRUB
BUMPING POST
RR SIGNAL POLES
RR CONTROL BOX
SANITARY MANHOLE
CLEANOUT
LIFT STATION
STORM MANHOLE
INLET
CURB INLET
CATCH BASIN
DOUBLE CURB INLET
END SECTION
GAS MANHOLE
GAS VALVE
GAS METER
GAS REGULATOR
ELECTRIC MANHOLE
PULL BOX
TRANSFORMER
GROUND LIGHT
ELECTRIC METER
ELECTRIC PEDESTAL
HANDHOLE
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
CABLE TV PEDESTAL
FIRE HYDRANT
WATER VALVE
WATER SERVICE
PIV VALVE
METER PIT
SIAMENSE CONNECTION
FIRE DEPARTMENT CONNECTION
WATER SPOGOT/HOSE BIBB
WATER METER
WATER MANHOLE
WELL
SPRINKLER HEAD
SPRINKLER CONTROL VALVE
POWER POLE
TELEPHONE POLE
LIGHT POLE
TRAFFIC SIGNAL POLE
GROUND POST
GUY POLE
GUY WIRE
AIR CONDITIONING UNIT
TRAFFIC CONTROL BOX
TRAFFIC PULL BOX
TRAFFIC MANHOLE
WATER LINE MARKER/PAINT/FLAG
TELEPHONE LINE MARKER/PAINT/FLAG
FIBER OPTIC LINE MARKER/PAINT/FLAG
CABLE TV LINE MARKER/PAINT/FLAG
ELECTRIC LINE MARKER/PAINT/FLAG
GAS LINE MARKER/PAINT/FLAG
GUARDRAIL
WOOD FENCE
IRON FENCE
CHAIN LINK FENCE
UNDERGROUND GAS
WATER LINE
SANITARY LINE
STORM LINE
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE
OVERHEAD ELECTRIC/TELEPHONE
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
R.O.W. RIGHT OF WAY



BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88.
BENCHMARK 1: IRON ROD SET - SEE DRAWING FOR LOCATION ELEVATION = 687.88'
BENCHMARK 2: SOUTHWEST FIRE HYDRANT TAG BOLT SOUTH OF BUILDING NO.17833 ELEVATION = 696.02'

ZONING INFORMATION:

NO ZONING INFORMATION WAS PROVIDED BY THE INSURER.

FLOOD ZONE INFORMATION:

I FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER 17031C070M PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE "X" (NO SHADING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, TO THE BEST OF MY KNOWLEDGE AND BELIEF...

NOTES:

- 1. "M," DESIGNATES MEASURED DIMENSION/BEARING, "R," DESIGNATES RECORD DIMENSION/BEARING, "CALC." DESIGNATES CALCULATED DIMENSION/BEARING.
2. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THE SUBJECT PROPERTY CONTAINS NO PARKING STALLS.
5. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
6. SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY.
7. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
8. THE COPY OF THE PLAT OF ELMORE'S HARLEM AVENUE ESTATES SUPPLIED TO SURVEYOR APPEARS TO BE INCOMPLETE.

SURVEYOR'S CERTIFICATE:

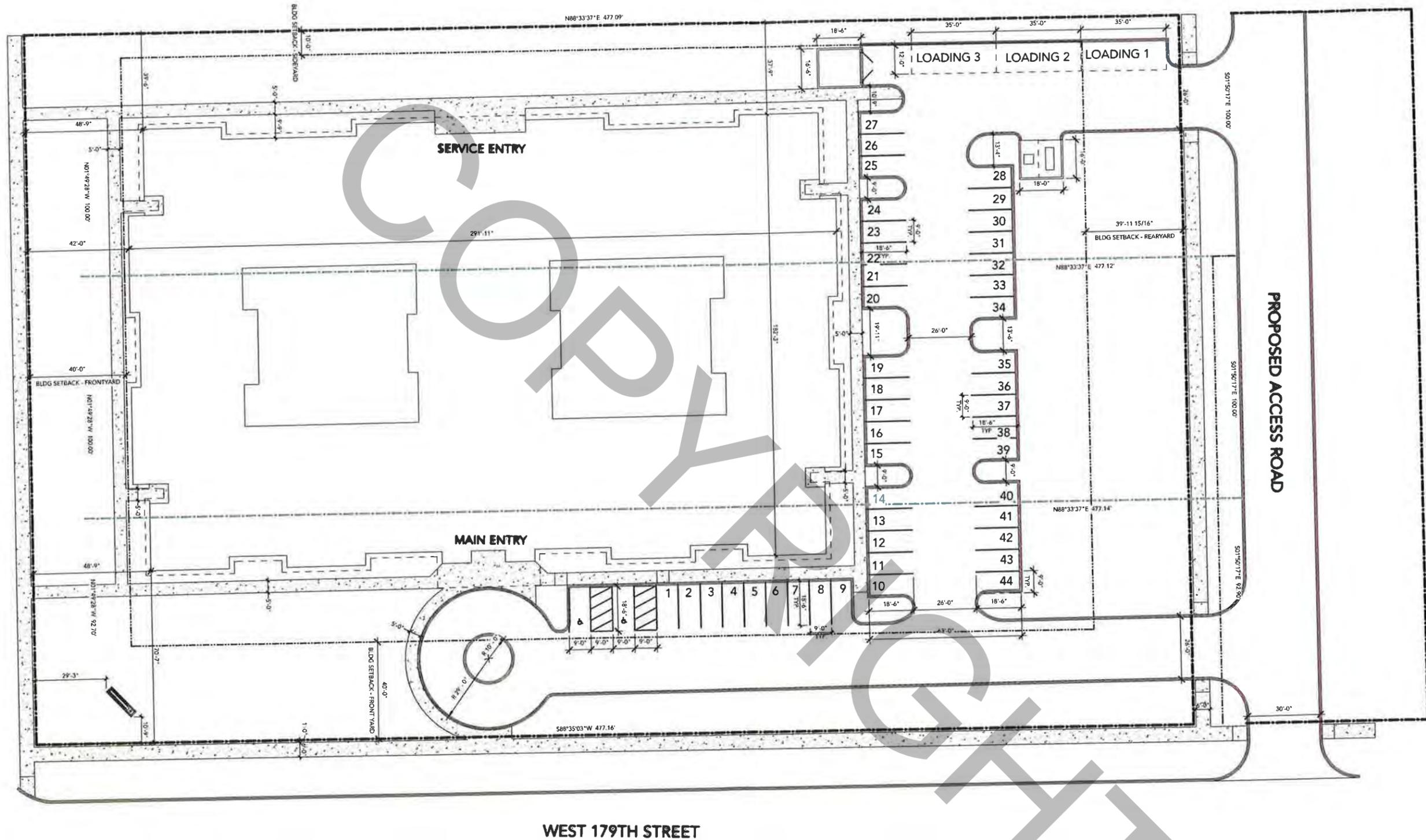
STATE OF ILLINOIS }
COUNTY OF DUPAGE }
TO: ANTHEM MEMORY CARE, LLC, AN OREGON LIMITED LIABILITY COMPANY CASH TRANSACTION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR AS DEFINED IN THE CONDITIONS OF THIS POLICY...

STEPHEN R. KREGER
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-002985
LICENSE EXPIRES 11/30/14
DATE:
WOOLPERT, INC
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001393



Right margin containing project information, Woolpert, Inc. contact details, and a large vertical title: ANTHEM MEMORY CARE, TINLEY PARK, IL A PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE 3RD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY SHEET NO. 1 of 1

SOUTH HARLEM AVENUE



1 PRELIMINARY SITE PLAN
1" = 20'-0"

SITE INFORMATION

FLOOR AREA RATIO CALCULATION

AREA OF PROPERTY:	139,828 S.F. (3.21 ACRES)
AREA OF BUILDING:	41,606 S.F.
FLOOR AREA RATIO (FAR):	41,606 / 139,828 = 297

PARKING REQUIREMENTS

PARKING SPACE CALCULATION
(PER VILLAGE OF TINLEY PARK ZONING ORDINANCE SECTION VIII B)

USE: SENIOR HOUSING: ASSISTED LIVING UNITS	1/2 SPACE PER DWELLING UNIT
TOTAL STALLS REQUIRED:	(66 DWELLING UNITS) X (1/2 SPACE) = 33 SPACES
ACCESSIBLE STALLS REQUIRED:	2-21-50 2 SPACES
ACCESSIBLE STALLS PROVIDED:	2 SPACES
ACCESSIBLE VAN STALLS PROVIDED:	1 SPACE (OF THE TOTAL 2)
STANDARD STALLS PROVIDED:	44 SPACES
TOTAL STALLS PROVIDED:	46 SPACES

LOADING SPACE CALCULATION
(PER VILLAGE OF TINLEY PARK ZONING ORDINANCE SECTION VIII B)

REQUIREMENT	VARIES BY BUILDING SQ. FT.	
BUILDING SQ. FT.	41,606	
SPACES REQUIRED:	40,000 - 70,000 SQ. FT.	3 SPACES
TOTAL LOADING SPACES PROVIDED:		3 SPACES

ANTHEM MEMORY CARE
PROPOSED SITE PLAN
TINLEY PARK, ILLINOIS

CB Two ARCHITECTS
REGISTERED ARCHITECTS
STATE OF ILLINOIS

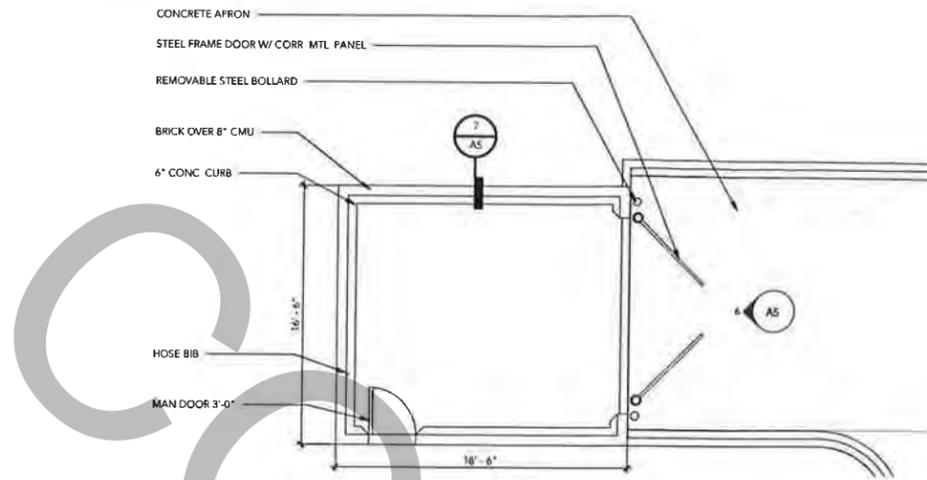
REVISIONS

Date:	Description:

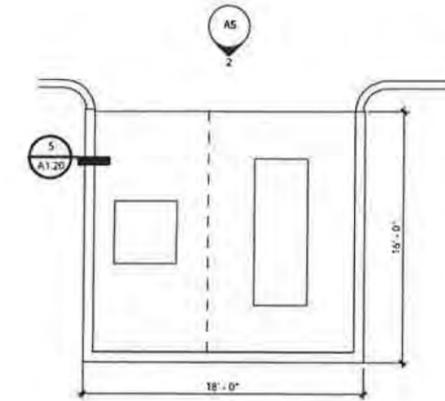
Issue: Project Status
Date: Issue Date
Drawn By: Author
Checked By: Checker

SHEET

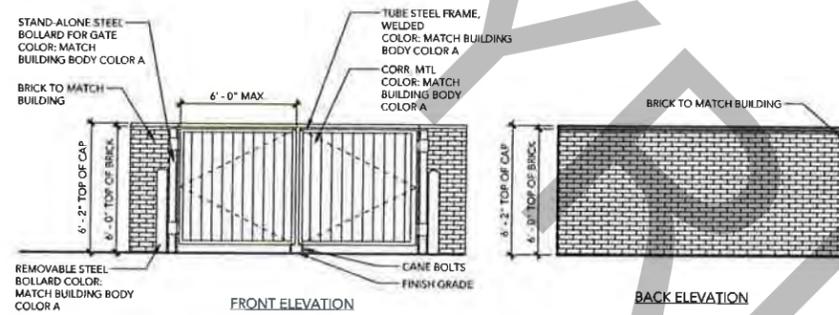
A1



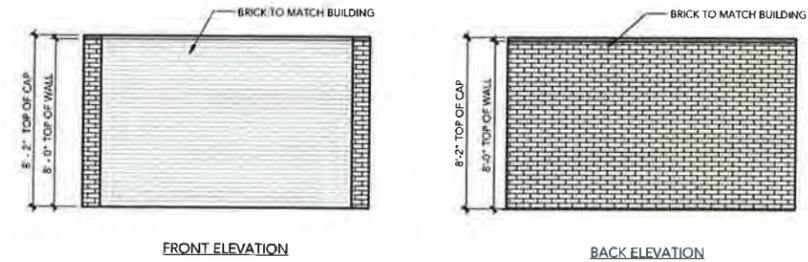
5 TRASH ENCLOSURE - PLAN
3/16" = 1'-0"



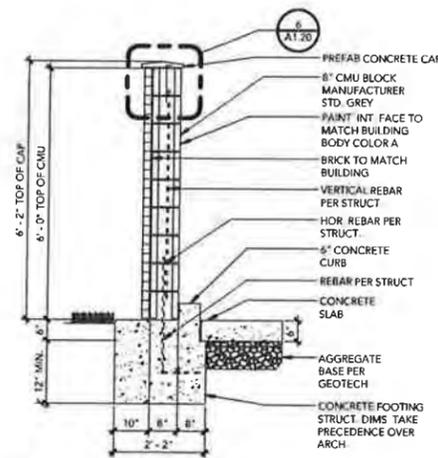
1 GENERATOR/TRANSFORMER - PLAN
3/16" = 1'-0"



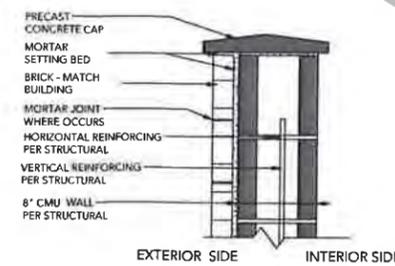
6 TRASH AND GENERATOR ENCLOSURE - ELEVATION FRONT/SIDE
1/4" = 1'-0"



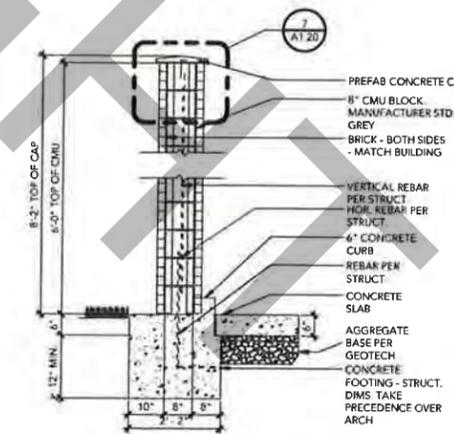
2 GENERATOR ENCLOSURE - ELEVATION FRONT/BACK
1/4" = 1'-0"



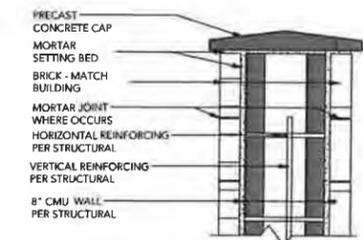
7 TRASH ENCL. - WALL SECTION
1/2" = 1'-0"



8 TRASH ENCLOSURE WALL CAP
1/2" = 1'-0"



3 GEN. SCREEN WALL SECTION
1/2" = 1'-0"



4 GENERATOR SCREEN CAP
1 1/2" = 1'-0"

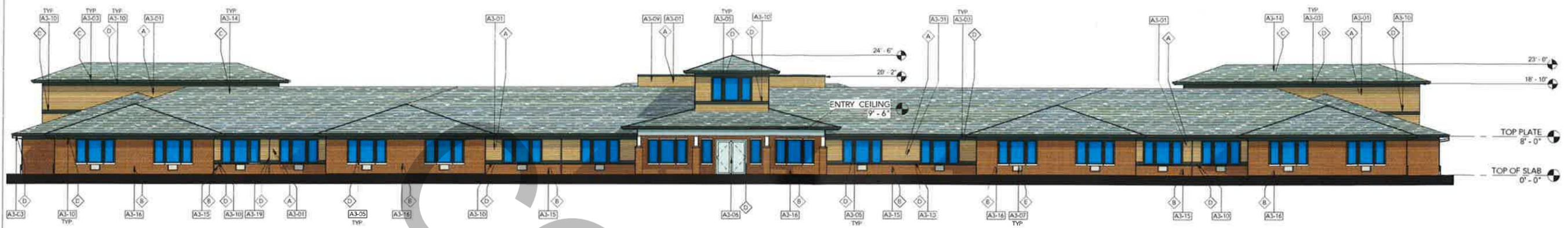
REVISIONS	Date:	Description:

ANHEIM MEMORY CARE
SITE ELEMENTS
TINLEY PARK, ILLINOIS

ANHEIM MEMORY CARE
SITE ELEMENTS
TINLEY PARK, ILLINOIS

Issue: PERMIT SET
Date: 2014/10/13
Drawn By: Author
Checked By: Checker

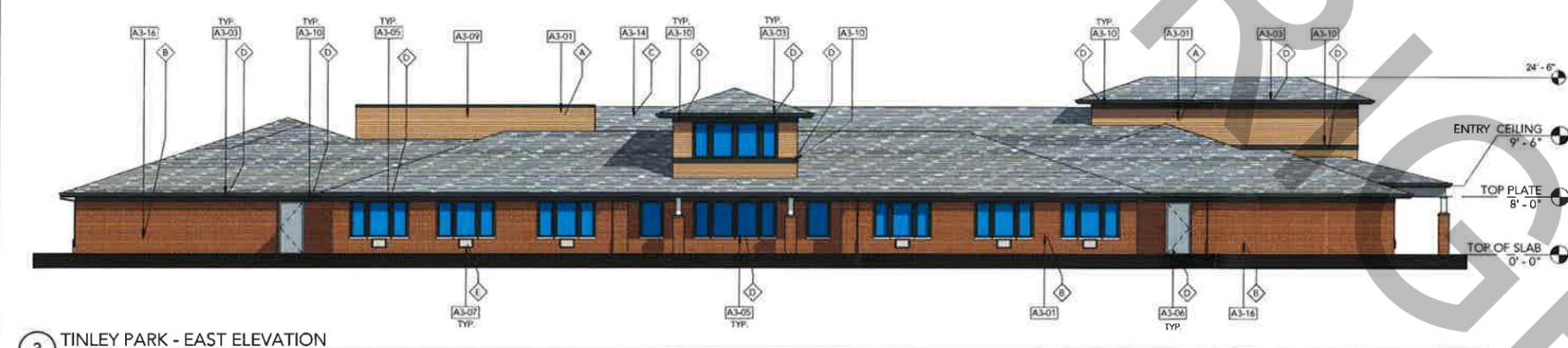
SHEET
A5



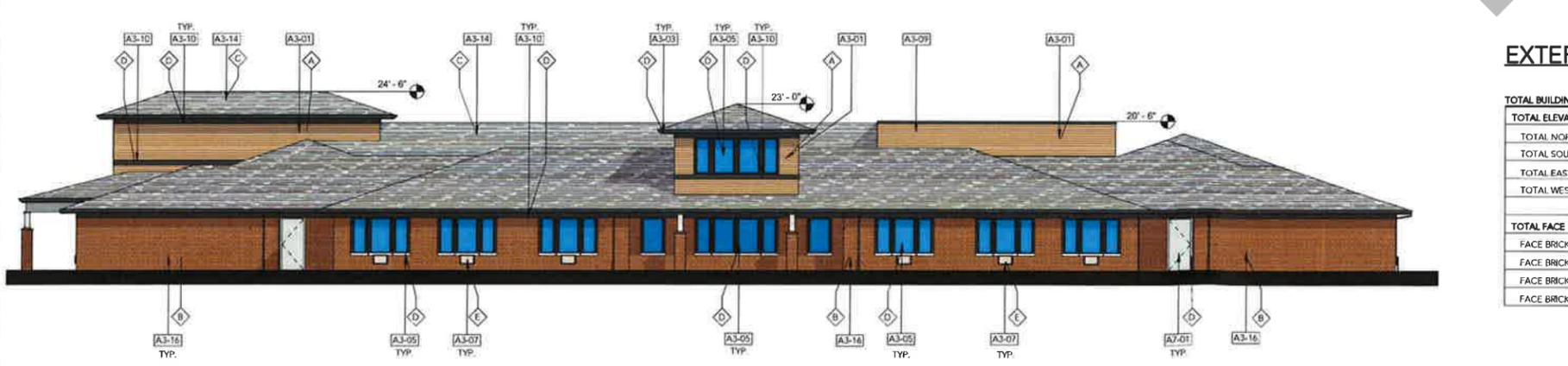
1 TINLEY PARK - NORTH ELEVATION



2 TINLEY PARK - SOUTH ELEVATION



3 TINLEY PARK - EAST ELEVATION



4 TINLEY PARK - WEST ELEVATION

EXTERIOR MATERIAL & COLOR LEGEND

- ◇ BODY SHERWIN WILLIAMS CRAFTSMAN BROWN - SW 2835 (OR SIMILAR)
- ◇ BRICK MUTUAL MATERIALS BROWN VARIATION MISSION - TEXTURE
- ◇ COMP ROOF SHINGLE PABCO PREMIER WEATHERED WOOD (OR APPROVED)
- ◇ ALL TRIM, DOORS, FASCIA & BARGE BOARDS: EAVE SOFFITS: GUTTERS: METAL DOWNSPOUTS SHERWIN WILLIAMS GREEN BLACK - SW 6994
- ◇ PTAC MATCH BRICK

KEYNOTE LEGEND	
#	NOTE
A3-01	EXTERIOR FIBER CEMENT HORIZONTAL SIDING WITH 4" EXPOSURE WIDTH - CEDAR MILL TEXTURE
A3-03	2X8 FASCIA BOARD WITH CONTINUOUS GUTTER, PRIME & SEAL ALL CUT ENDS SEE SPECIFICATION FOR GUTTER TYPE.
A3-05	WINDOW & FRAME PER WINDOW SCHEDULE
A3-06	DOOR & FRAME PER DOOR SCHEDULE
A3-07	PTAC - FINISH ON OUTSIDE GRILLE SHALL BE ARCHITECTURAL GRADE WITH CONTINUOUS LOUVER. OUTSIDE GRILLE DIMENSIONS ARE APPROX 26" X 16" AND HAVE A POWDER COAT W/ COLOR TO MATCH ADJACENT BODY COLOR. PROVIDE 1X PTAC SURROUND TRIM, PAINT TO MATCH ADJACENT BODY COLOR.
A3-09	ROOF TOP MECHANICAL WELL AND PARAPET SCREEN WALL
A3-10	8" BELLY BAND TRIM, PRIME & SEAL ALL CUT ENDS.
A3-14	ROOF SHINGLES
A3-15	FULL BRICK WAINSCOT OVER STUD WALL WITH SLOPE BRICK CAP. SILL DIRECTLY BELOW BOTTOM OF WINDOW TRIM - INSTALL PER MANUFACTURER RECOMMENDATIONS
A3-16	FULL BRICK VENEER OVER STUD WALL - INSTALL PER MANUFACTURER RECOMMENDATIONS
A3-19	PRE-FINISHED METAL DOWNSPOUT & LEADER HEAD
A7-01	DOOR & FRAME PER DOOR SCHEDULE

EXTERIOR MATERIAL CALCULATIONS

TOTAL BUILDING ELEVATIONS	SQFT	%	NORTH ELEVATION	SQFT	SOUTH ELEVATION	SQFT
TOTAL ELEVATIONS LESS OPENINGS	6,880		TOTAL NORTH ELEV.	2,785	TOTAL SOUTH ELEV.	2,624
TOTAL NORTH	1,999		TOTAL NORTH WINDOWS	744	TOTAL SOUTH WINDOWS	639
TOTAL SOUTH	1,901		TOTAL NORTH DOORS	42	TOTAL SOUTH DOORS	84
TOTAL EAST	1,490		TOTAL NORTH ELEV. LESS OPENINGS	1,999	TOTAL SOUTH ELEV. LESS OPENINGS	1,901
TOTAL WEST	1,490		FACE BRICK	1,143	FACE BRICK	1,027
			FACE BRICK NORTH ELEVATION	1,027	SIDING (FIBER CEMENT)	564
			FACE BRICK NORTH ELEVATION	985	TRIM (FIBER CEMENT TRIM)	310
			FACE BRICK NORTH ELEVATION	985		
TOTAL FACE BRICK	4,140	60				
FACE BRICK NORTH ELEVATION	1,143		EAST ELEVATION	SQFT	WEST ELEVATION	SQFT
FACE BRICK NORTH ELEVATION	1,027		TOTAL EAST ELEV.	1,901	TOTAL WEST ELEV.	1,901
FACE BRICK NORTH ELEVATION	985		TOTAL EAST WINDOWS	369	TOTAL WEST WINDOWS	369
FACE BRICK NORTH ELEVATION	985		TOTAL EAST DOORS	42	TOTAL WEST DOORS	42
			TOTAL EAST ELEV. LESS OPENINGS	1,490	TOTAL WEST ELEV. LESS OPENINGS	1,490
			FACE BRICK	985	FACE BRICK	985
			SIDING (FIBER CEMENT)	319	SIDING (FIBER CEMENT)	319
			TRIM (FIBER CEMENT TRIM)	186	TRIM (FIBER CEMENT TRIM)	186

REVISIONS

Date:	Description:

SIGNAGE SQ FT (EACH SIDE)	
TINLEY.....	4.25 SF
PARK.....	3.0 SF
AN ANTHEM MEMORY CARE COMMUNITY	4.5 SF
TOTAL 11.75 SF PER SIDE	

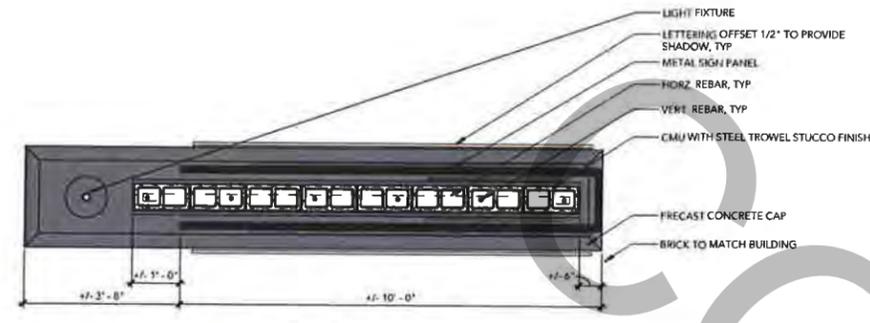
REVISIONS	Date:

CB Two
 ARCHITECTS
500 NORTH STATE STREET
 SUITE 101700
 CHICAGO, IL 60610

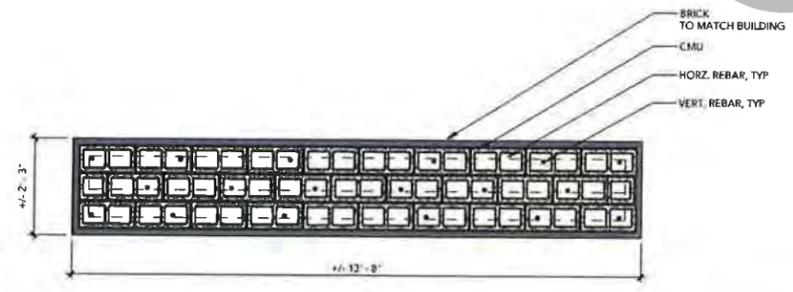
ANTHEM MEMORY CARE
 MONUMENT SIGN
 TINLEY PARK, ILLINOIS

Issue: PERMIT SET
 Date: 2014/10/13
 Drawn By: DBC
 Checked By: DBC

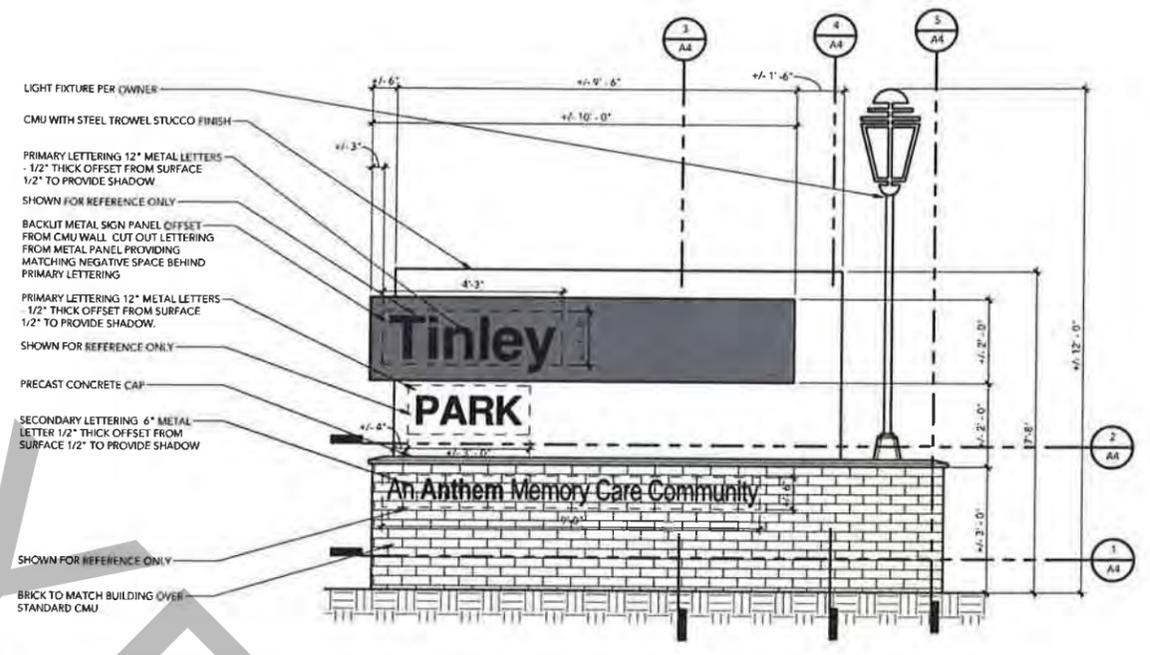
SHEET
A4



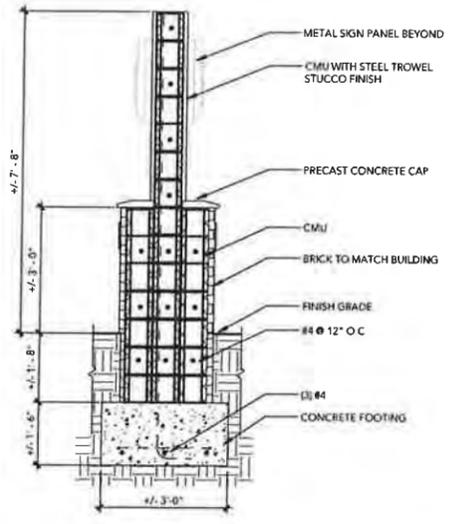
1 MONUMENT SIGN - PLAN VIEW AT CONCRETE CAP
1/2" = 1'-0"



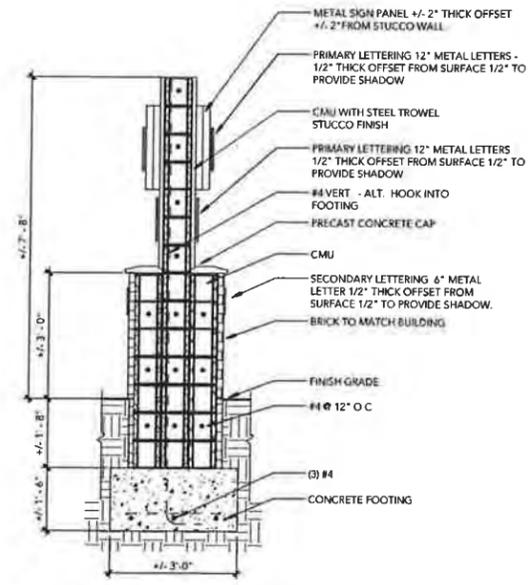
2 MONUMENT SIGN - PLAN VIEW AT BRICK BASE
1/2" = 1'-0"



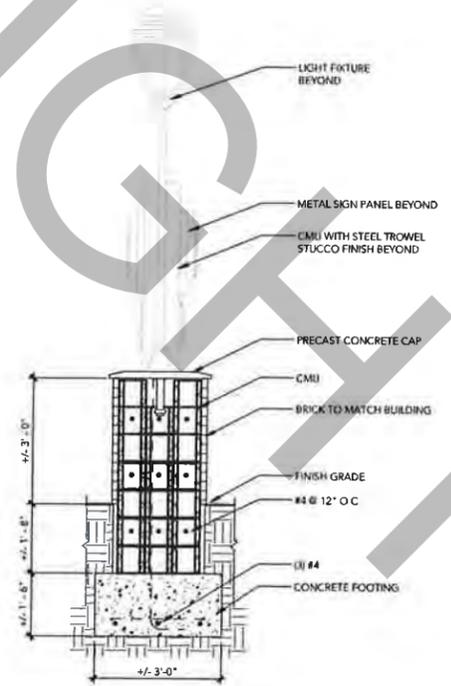
7 MONUMENT SIGN ELEVATION - BOTH SIDES SAME
1/2" = 1'-0"



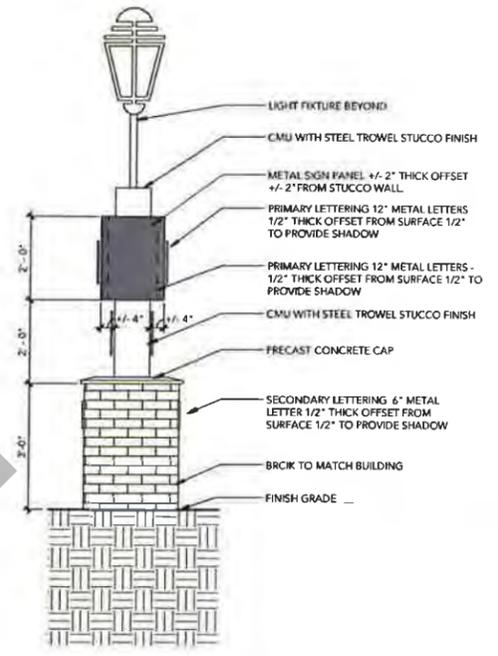
3 SECTION
1/2" = 1'-0"



4 SECTION
1/2" = 1'-0"



5 SECTION
1/2" = 1'-0"



6 SECTION
1/2" = 1'-0"

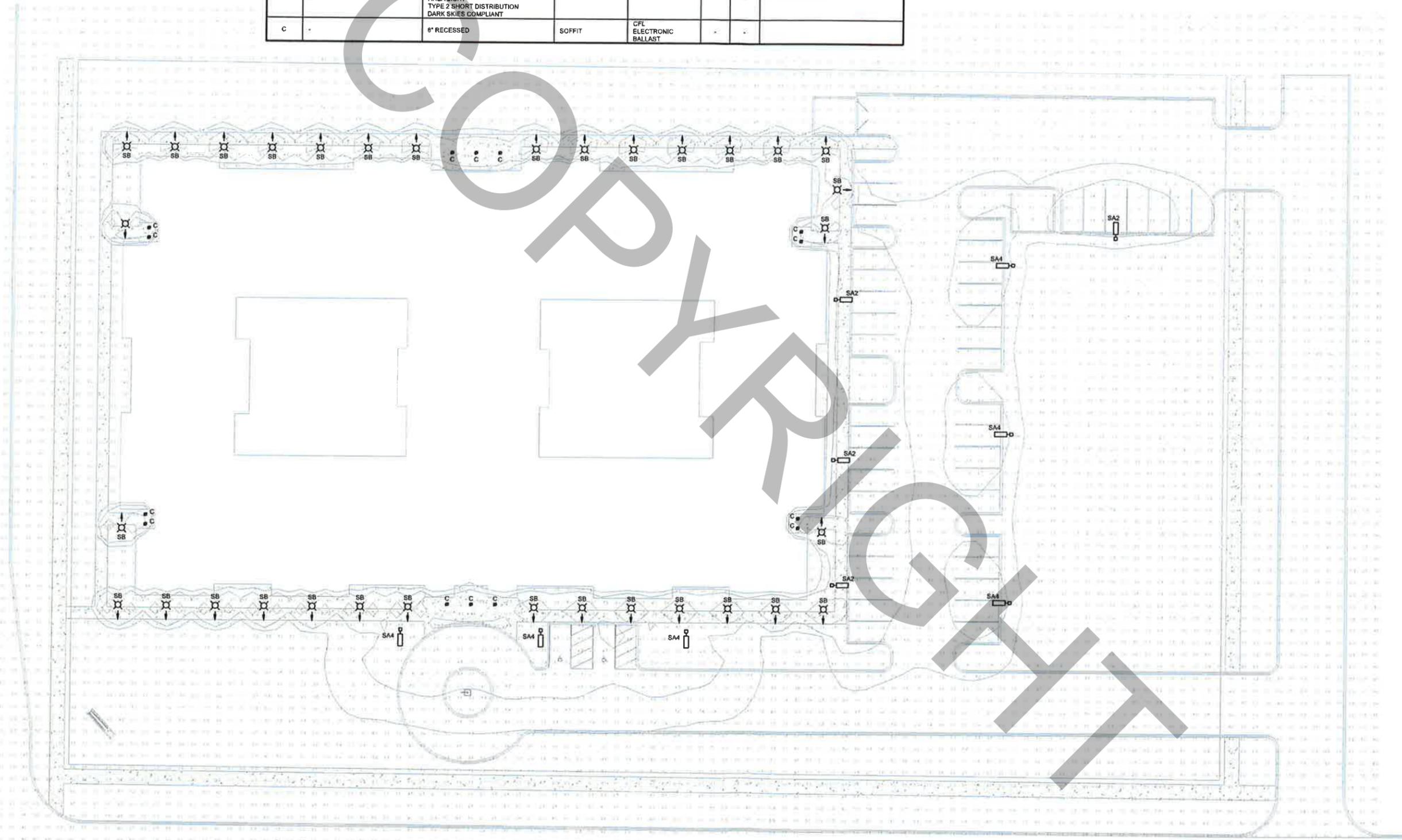
LIGHTING FIXTURE SCHEDULE							
TAG	MANUFACTURER / MODEL	DESCRIPTION	MOUNT	LAMPS	VOLT	WATT	ADDITIONAL COMMENTS
SA2	-	AREA LIGHT TYPE 2 MEDIUM DISTRIBUTION DARK SKIES COMPLIANT	POLE	LED	-	-	15' POLE ON 36" CONCRETE PIER 18' TOTAL HEIGHT
SA4	-	AREA LIGHT TYPE 4 MEDIUM DISTRIBUTION DARK SKIES COMPLIANT	POLE	LED	-	-	15' POLE ON 36" CONCRETE PIER 18' TOTAL HEIGHT
SB	-	BOLLARD ASYMMETRIC DISTRIBUTION	GRADE	LED	-	-	42" BOLLARD
SB	-	** ALTERNATE TO ABOVE ** AREA LIGHT TYPE 2 SHORT DISTRIBUTION DARK SKIES COMPLIANT	POLE	LED	-	-	10' POLE ON GRADE
C	-	6" RECESSED	SOFFIT	CFL ELECTRONIC BALLAST	-	-	

SITE ELECTRICAL GENERAL NOTES

1. THE SITE LIGHTING SHOWN HERE REPRESENTS A PRELIMINARY DESIGN AND SHALL NOT BE USED FOR CONSTRUCTION.
2. THE PHOTOMETRIC VALUES SHOWN DO NOT INCLUDE CITY LIGHTING, LIGHTING FROM ADJACENT BUILDINGS, OR SHADING DUE TO LANDSCAPING.
3. THIS LIGHTING PLAN ASSUMES THE EXIT DISCHARGE ON THE WEST TERMINATES AT THE PUBLIC SIDEWALK, AND THE EXIT DISCHARGE TO THE EAST TERMINATES AT THE PARKING LOT.

PRELIMINARY
NOT FOR
CONSTRUCTION

CB Two ARCHITECTS
590 Loop Street SE, Suite 100 / Salem, Oregon 97301
Ph: 503.480.8700 / Fx: 503.480.8701



TINLEY PARK
Harlem Avenue & 175th Street
Tinley Park, Illinois 60477

ANTHEM

Issue:	PRELIMINARY
Date:	09/26/2014
By:	Haines Engineering Consultants, LLC
Delta:	Description: Date:

**ELECTRICAL
SITE LIGHTING**



HAINES PROJECT # 1419
HAINES ENGINEERING CONSULTANTS, LLC
3550 16TH COUNTY ST.
SALEM, OREGON 97302
(503) 990-8888
ILLINOIS PROFESSIONAL DESIGN FIRM
REGISTRATION: 18A-004719

E1.0

SITE LEGEND

-  INDICATES LIGHT DUTY PAVEMENT
-  INDICATES HEAVY DUTY PAVEMENT
-  INDICATES NEW CONCRETE SIDEWALK/PAVEMENT
-  LIGHT POLES
-  EXISTING CURB AND GUTTER
-  PROPOSED CURB AND GUTTER
-  POSITIVE SLOPED CURB
-  NEGATIVE SLOPED CURB
-  INDICATES PARKING COUNT
-  INDICATES PARKING TOTAL
-  PROPERTY BOUNDARY
-  EXISTING RIGHT-OF-WAY
-  PROPOSED RIGHT-OF-WAY
-  EXISTING LOT LINE



SITE KEY NOTES

- NO. DESCRIPTION
- 1 "STOP" SIGN, R1-1
 - 2 24" WIDE STOP BAR, TRAFFIC WHITE PAINT
 - 3 B-6.12 CURB AND GUTTER
 - 4 ACCESSIBLE PARKING SIGN WITH STEEL BOLLARD
 - 5 ACCESSIBLE PARKING SYMBOL
 - 6 ACCESSIBLE RAMP WITH DETECTABLE WARNING. SEE GRADING PLAN FOR ADDITIONAL DETAIL.
 - 7 PAINT 4" WIDE STRIPES @ 2'-0" O.C. SPACING @ 45° ANGLE, TRAFFIC YELLOW PAINT
 - 8 4" WIDE STRIPE, TRAFFIC WHITE PAINT
 - 9 4" WIDE STRIPE, TRAFFIC YELLOW PAINT
 - 10 4" WIDE DOUBLE STRIPE, TRAFFIC YELLOW PAINT
 - 11 4" PARKING STALL STRIPE, TRAFFIC YELLOW PAINT
 - 12 GENERATOR ENCLOSURE. REFER TO ARCHITECTURAL PLANS
 - 13 TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS
 - 14 DEPRESSED CURB AND GUTTER. SEE GRADING PLAN FOR ADDITIONAL DETAIL.
 - 15 MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS
 - 16 FLAG POLE LOCATION. REFER TO ARCHITECTURAL PLANS
 - 17 "DO NOT ENTER" SIGN
 - 18 LIGHT POLE LOCATIONS. REFER TO ELECTRICAL PLANS FOR DETAIL
 - 19 RELOCATED MAILBOX
 - 20 RELOCATED SIGN

SITE NOTES

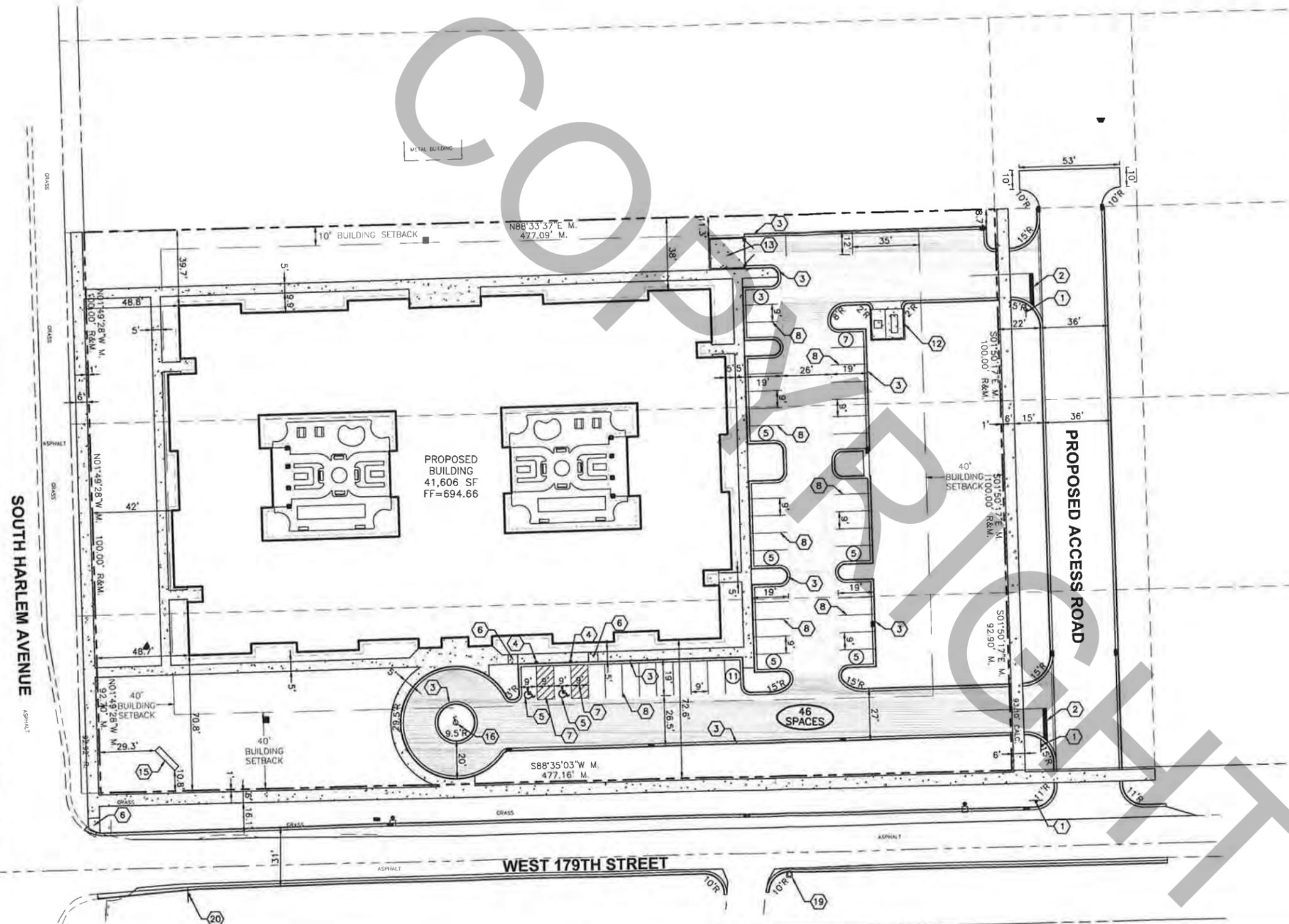
1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII ARE 4' UNLESS INDICATED OTHERWISE.
2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
3. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION.
4. REFER TO ARCHITECTURAL PLANS FOR INTERIOR COURTYARD DIMENSIONS.

SITE DATA

SITE AREA:	3.21 ACRES
ZONING:	R1

REQUIRED PARKING SPACES:
 1 SPACE/3 BEDS + 1 SPACE/2 EMPLOYEES
 82 BEDS/3 + 12 EMPLOYEES/2 = 34 SPACES REQUIRED

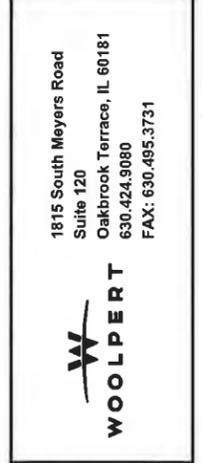
GROSS FLOOR AREA	41,606 SF
LOT AREA	3.21 ACRES
F.A.R.	0.3
IMPERVIOUS SURFACE AREA	86,728 SF



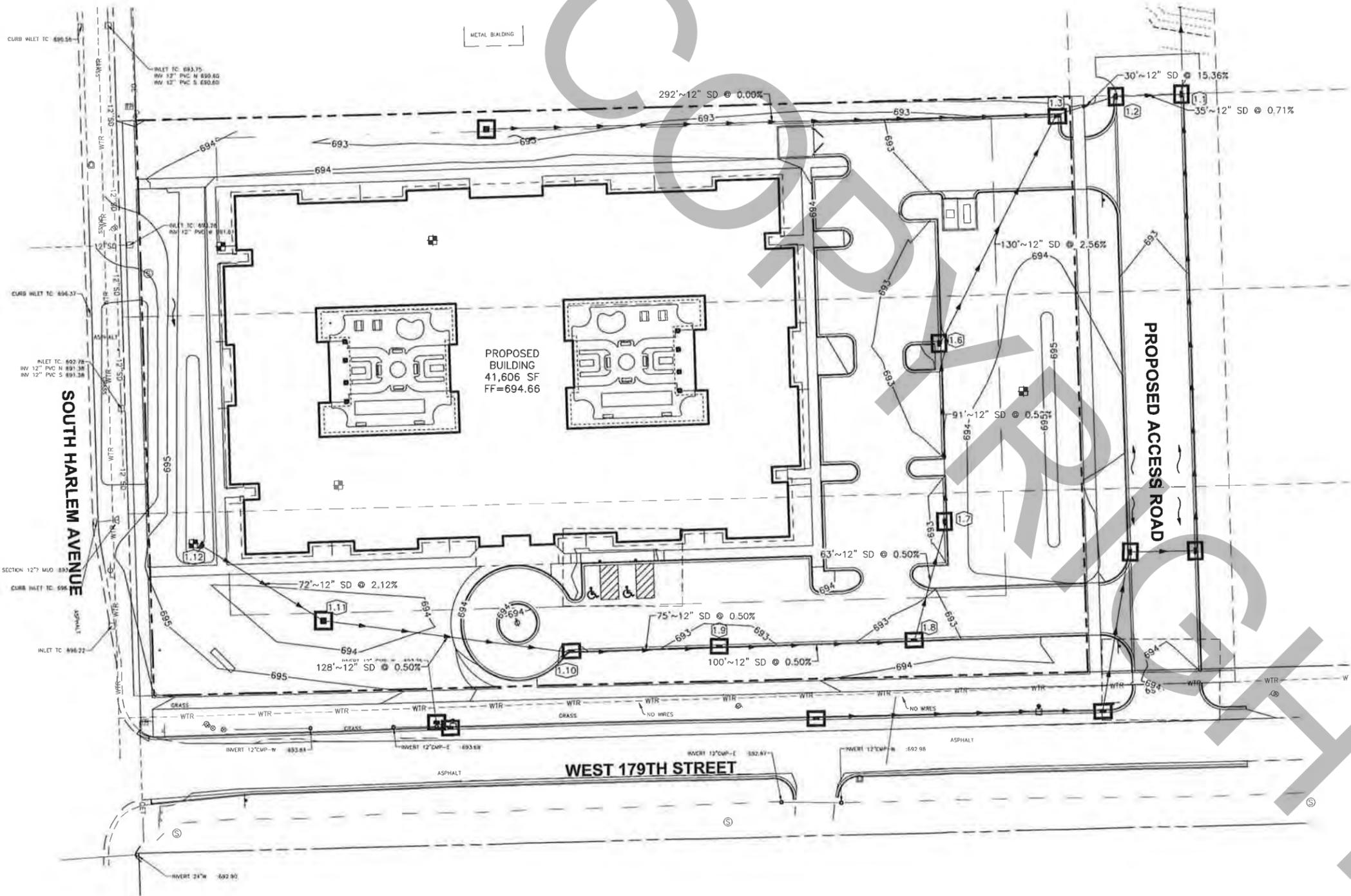
NO.	DATE	REVISION

PROJECT No:	074-394
DATE	10/14/14
DES.	JG
DR.	DH
CKD.	JG
11/18/14 PER VILLAGE COMMENTS	
10/14/14 ISSUED FOR SITE PLAN REVIEW	

1815 South Meyers Road
 Suite 120
 Oakbrook Terrace, IL 60181
 630.424.9080
 FAX: 630.495.3731



SITE IMPROVEMENT PLANS
ANTHEM MEMORY CARE
 17833 HARLEM AVENUE
 TINLEY PARK, IL
SITE PLAN



EROSION CONTROL LEGEND

- X — X — SILT FENCE
- [Cross-hatched box] STABILIZED CONSTRUCTION ENTRANCE
- [Dotted box] TEMPORARY CONSTRUCTION ENTRANCE
- [Square with X] INLET PROTECTION
- [Square with vertical lines] CURB INLET PROTECTION
- [Square with horizontal lines] DOUBLE CURB INLET PROTECTION
- [Dashed circle] EXISTING TREES TO BE PRESERVED WITH PRESERVATION FENCING
- [Stippled box] RIP RAP (SEE DETAIL)



No.	DATE	REVISION

PROJECT No:	074394
DATE	10/14/14
DES.	JG
DR.	DH
CKD.	JG

1815 South Meyers Road
 Suite 120
 Oakbrook Terrace, IL 60181
 630.424.9080
 FAX: 630.495.3731



SITE IMPROVEMENT PLANS
ANTHEM MEMORY CARE
 17833 HARLEM AVENUE
 TINLEY PARK, IL

PRELIMINARY EROSION CONTROL PLAN

