



MEMORANDUM

To: Village President Jacob and Board of Trustees

From: James M. Hogue, Village Planner

Date: 5.20.20

RE: Referral of Text Amendment Request – “South 15”

Staff has received a request for amendments to the Village Code for the Village of Long Grove, Title 5, Zoning Regulations, including Section 5-12-13 “Definitions” and the HR-1 District regulations (5-4-2 “D”) to allow a “Senior Independent Living Facility” to be considered as a permitted special use within the “HR -1”.

Requests of this nature require referral by the Village Board to the PCZBA for public hearing and further consideration by both the PCZBA and Village Board should the Village Board deem referral appropriate.

Proposed Text Amendment

The applicant has requested a text amendment to allow a “Senior Independent Living Facility” defined as follows:

‘Senior Independent Living Community: A residential community for occupancy by residents aged fifty-five years and older which is characterized by dwelling units with kitchenettes contained within a single building with common dining and recreational facilities but not providing assisted living, skilled nursing, or memory care services’.

The zoning code does not anticipate this type of use in any district, and in particular, such a use is not contemplated in the HR-1 Highway Retail District Regulations as either a permitted of special use.

An amendment to the Village Code for the Village of Long Grove, Title 5, Zoning Regulations, including Section 5-12-13 “Definitions” and 5-4-5 “D” of the HR-1 District Regulations needs to occur before this use can be considered.

Further Zoning Actions

Should the text amendments be referred to the PCZBA and ultimately be approved by the Village Board, further zoning applications are anticipated to allow a development of this nature to occur on property owned by the Karkazis Family located at the intersection of Routes 53 and 83, commonly known as the “South 15”.

Should the referral to the PCZBA not be made and text amendments as requested not move forward, no further zoning applications for a Senior Independent Living Facility could be considered as there is no authorization in the Village Code for a use of this of this nature.

Tentative Development Plans

If the referral and text amendments are ultimately approved by the Village Board subsequent applications for reclassification from the present R-2 Residential District classification to the HR-1 Highway Retail District are anticipated to occur.

Per the HR-1 District regulations, uses to be considered in this district (aside from Parks and Open Space) must be considered as Planned Unit Development which would need to be applied for in addition to the reclassification request.

The applicant has also submitted concept plans (attached) for the development of the property. Per these concepts for the property, 7.42 acres would be devoted to the Senior Independent Living Facility, 5.09 acres would be devoted to commercial\retail development (no tenants specified) and 2.37 acres would be devoted to stormwater detention facilities. Access to the site would be via an extension of the “spine road” beginning in the Sunset Grove Development and traveling south through the Executive House property. This access would terminate in a cul-de-sac near the intersection of Route 53 & 83. It is anticipated that sanitary sewer and village water would serve the development.

Conceptual elevations of the Senior Independent Living Facility are also attached.

2018 Comprehensive Plan

The approved comprehensive plan for the Village identifies this area as “Subarea 4” and offers the following guidance for development of this area:

“Subarea Site 4: Sunset Grove”

In terms of long-term economic opportunity, both from direct impact of potential new sales, and indirect impact to expand the residential base to support businesses in the larger Downtown area, this subarea is a high priority development opportunity site. The overall plan capitalizes on the access and visibility to Route 83, a high volume regional arterial road, by establishing a mixed-use district providing opportunities to expand commercial and supportive residential uses, while maintaining scenic corridors and conservancy areas.

• Land Use Plan

Commercial: Commercial expansion consists of both smaller scale shopping centers, similar to the Sunset Grove development, office uses, and opportunities for ‘mid-sized’ retail stores ranging from 30,000 to 50,000 sq. ft. While most commercial expansion is proposed along Route 83, the plan identifies potential development opportunity to the east, provided that property owners are open to exploring such options. Until such development options materialize, existing property uses will remain as is.

- **Transportation Access**

Access to the largest commercial concentration on the southern '15 acres' is dependent on IDOT granting of complete, full access at the current signal at Route 53, at which point a private access drive could, with Village approval, extend northeast to serve the proposed commercial sites.

The comprehensive plan does support a mixed-use development on this site noting opportunities to expand commercial and supportive residential uses, while maintaining scenic corridors and conservancy areas.

Conclusions

Text Amendments to the Village Code are at the discretion of the Village Board. Should this request not be referred to the PCZBA for consideration, no further zoning applications for a Senior Independent Living Facility could be considered as there is no authorization in the Village Code for a use of this of this nature.

Should the text amendment be referred to the PCZBA and ultimately be approved by the Village Board, further zoning applications are anticipated to allow a development of this nature to occur on the "South 15" property. It is anticipated future development plans would be more or less in conformance with the attached concept plans.

The comprehensive plan does support a mixed-use development at this location and specifically notes "establishing a mixed-use district providing opportunities to expand commercial and supportive residential uses, while maintaining scenic corridors and conservancy areas" as appropriate for this area. The plan is silent on what type of mix, that is how much of and what types of commercial and residential uses could be considered a "mixed use" at this location.

Per the tentative development plans the Senior Living facility would be the "anchor" and appears to be only use proposed at his time. While areas are reserved for "future retail development" it does not appear from the tentative plans that there are any specific commercial\retail uses or tenants contemplated at this time.

Village of Long Grove, Illinois

PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

Form “D” Responses

(a) The exact wording of the proposed text amendment.

The Applicant proposes to amend the text of the Long Grove Zoning Code by adding the following use definition as a permitted special use in the HR-1 Zoning District:

Senior Independent Living Community: A residential community for occupancy by residents aged fifty-five years and older which is characterized by dwelling units with kitchenettes contained within a single building with common dining and recreational facilities but not providing assisted living, skilled nursing, or memory care services.

(b) A statement of the need and justification for the proposed text amendment.

The proposed text amendment is necessary because the Long Grove Zoning Code does not currently include a use definition for an age-restricted independent living community.

(c) A statement concerning the conformity or lack of conformity of the approval being requested to the official comprehensive plan and the official Map of the village. When the approval being requested does not conform to the official comprehensive plan or the official map, reasons justifying the approval despite such lack of conformity shall be stated.

The proposed text amendment generally conforms to the Long Grove Comprehensive Plan. The proposed text amendment is the first stage in the broader development of the subject parcels which, in subsequent stages, will include the development of an age-restricted independent living community and the creation of a retail parcel that will be consistent with the Sunset Grove development. According to the Comprehensive Plan (see page 12.16), “[t]he overall plan [for the Sunset Grove Subarea] capitalizes on the access and visibility to Route 83, a high volume regional arterial road, by establishing a mixed-use district providing opportunities to expand commercial and supportive residential uses.” The proposed future development of the subject parcels, which will incorporate a mix of retail/commercial and residential uses, will further the plan for the Sunset Grove Subarea.

Village of Long Grove, Illinois

PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

Application Attachment

1. Owner Information

Name: Karkazis Enterprises LLC, individually and as beneficiary under Trust Agreements dated March 14, 1973 and known as Trust Nos. 61799 and 61800 with Chicago Title Land Trust Company,

and

Karkazis Enterprises II LLC, individually and as beneficiary under Trust Agreements dated March 14, 1973 and known as Trust Nos. 61799 and 61800 with Chicago Title Land Trust Company.

Address: 1029 Howard Street, Suite 201
Evanston, IL 60202
Attn: Dr. Frank Karkazis

Phone: (847) 347-7874

Email: frank@pddsg.com

2. Land Trust/Trustee/Beneficiary Information

Land Trust/Trustee Information:

Chicago Title Land Trust Company, as Trustee under Trust Agreements dated March 14, 1973 and known as Trust Nos 61799/61800

Beneficiary Information:

Karkazis Enterprises, LLC, which has the following members:

Dr. Frank Karkazis
John Karkazis
Alexander Karkazis
Emelia Karkazis
Anthony Karkazis
Lambros Karkazis
Athena Karkazis
Georgene Shanley
Euthemia Shanley
Teresa Shanley
Gina Shanley

Karkazis Enterprises II, LLC, which has the following members:

Dr. Frank Karkazis
 Anthony Karkazis
 Georgene Shanley

3. Describe the Nature of the Zoning Relief Requested

The Applicant proposes to amend the text of the Long Grove Zoning Code to add a use definition of an age-restricted (age 55 and older) independent living community as a permitted special use in the HR-1 Zoning District. Subsequent stages in the zoning approval process will include a map amendment to rezone the subject parcels from R2 to HR-1 and the creation of a retail parcel along Route 83.

4. Table of Zoning Regulations

	HR-1 Zoning District (per Code)	Senior Independent Living Community (proposed)
Maximum height	35 ft.	Peak: 50' ¹
Minimum Lot area	20,000 sq. ft.	20,000 sq. ft.
Minimum Lot width	100 ft.	100 ft.
Minimum Setbacks		
Front and corner	30 ft.	30 ft.
Side	None	None
Maximum impervious surface coverage (including roof, sidewalks, pavement, dumpster pad and generator pad)	60%	75% ²
Minimum spacing between buildings	20 ft.	20 ft.

¹ Chimneys and other architectural elements (e.g. cupola) shall be permitted an additional 10 feet above roof peak.

² Excluding the proposed 2.37-acre Detention Parcel (see enclosed Preliminary Site Plan).

Minimum off-street parking and loading	None	150 spaces (including 10 ADA spaces) ³ and 1 loading space
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³ Inclusive of surface spaces and garage spaces.
15097423_1



3110 Old McHenry Road 60047-9635
Phone: 847-634-9440 Fax: 847-634-9408
www.longgrove.net

PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

1.0 General Information (See Subsection 5-11-8(E) of the Long Grove Zoning Code).

1.1 **Applicant Name:** Bob Lewis, Cameron General Contractors, Inc.
Address: 7101 South 82nd Street, Lincoln, NE 68516
Telephone Number: (402) 420-3149 E-mail Address: blewis@camerongeneralcontractors.com
Fax number: _____
Applicant's Interest in Property: Purchaser under contract

1.2 **Owner (if different from Applicant).**

Name: See attached
Address: _____
Telephone Number: _____ E-mail Address: _____
Fax number: _____

1.3 **Property.**

Address of Property: None assigned
Legal Description: Please attach Parcel Index Number(s): 1530200022 / 1530200024 / 1530200027
Present Zoning Classification R2 Size of Property (in acres) 14.88 acres
Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes: _____ No: X
If yes, please identify the ordinance or other document granting such zoning relief: _____

Describe the nature of the zoning relief granted: See attached

Present use of Property:

Residential _____ Commercial _____ Office _____ Open Space _____ Vacant X

Other (explain) _____

Present zoning and land use of surrounding properties within 250' of Property:

	Zoning Classification	Land Use
North:	DJ	Office / Retail
South:	O&R (Buffalo Grove)	Office
East:	<u>R2</u>	<u>Residential / Institutional</u>
West:	<u>R2 PUD</u>	<u>Residential / Office</u>

1.4 Trustees Disclosure.

Is title to the Property in a land trust? Yes X No _____

If yes, full disclosure of all trustees, beneficiaries and their legal and equitable interests is required. Attach a copy of all documents showing ownership of the Property and the Applicant's and/ or Owner's control of or interest in the Property.

1.5 Requested Action (Check as many as are applicable).

_____ Appeal	_____ Code Interpretation
_____ Variation	_____ Special Use Permit (non-PUD)
_____ Zoning Map Amendment (rezoning)	<u>X</u> Zoning Code Text Amendment
_____ Preliminary PUD Plat	_____ Final PUD Plat

1.6 Supplemental Information (General):**

Every Application filed shall, in addition to the data and information required above, provide the following general information when applicable to the use or development for which approval is being sought:

- (a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.
- (b) A table showing the following, as applicable:

- the total lot area of the lot, in acres and in square feet: and
 - the total existing and proposed lot area, expressed in acres, in square feet and as a percent of the total development area, devoted to: residential uses, business uses; office uses; college uses; institutional uses; open space; rights-of-way; streets; and off-street parking and loading areas; and
 - the existing and proposed number of dwelling units; and gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses.
- (c) A table listing all bulk, space, and yard requirements; all parking requirements; and all loading requirements applicable to any proposed development or construction and showing the compliance of such proposed development or construction with each such requirement. When any lack of compliance is shown, the reason therefore shall be stated and an explanation of the village's authority, if any, to approve the Application despite such lack of compliance shall be set forth.
- (d) The certificate of a registered architect or civil engineer licensed by the State of Illinois, or of an owner-designer, that any proposed use, construction, or development complies with all provisions of this code and other village ordinances or complies with such provisions except in the manner and to the extent specifically set forth in said certificate.
- (e) A landscape development plan, including the location, size and species of plant materials.

1.7 Supplemental Information (per specific request):

- _____ Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"
- _____ Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"
- _____ Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"
- X Zoning Code Text Amendment: See Form "D"
- _____ Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"
- _____ Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

** The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.

Special Data Requests. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the

building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

1.8 Consultants.

Please provide the name, address, and telephone number of each professional or consultant advising Applicant with respect to this Application, including architects, contractors, engineers or attorneys:

Name: <u>Dinsmore and Shohl LLP</u>	Name: <u>Bowman Consulting Group Ltd.</u>
Professional: <u>Project Counsel</u>	Professional: <u>Engineer</u>
Address: <u>255 E. Fifth St., Ste. 1900</u>	Address: <u>311 S. Wacker Dr., Ste. 1950</u>
Address: <u>Cincinnati, OH 45202</u>	Address: <u>Chicago, IL 60606</u>
Telephone: <u>(513) 977-8200</u>	Telephone: <u>(312) 614-0360</u>
E-mail: <u>richard.tranter@dinsmore.com</u>	E-mail: <u>phomayouni@bowmanconsulting.com</u>

Name: _____	Name: _____
Professional: _____	Professional: _____
Address: _____	Address: _____
Telephone: _____	Telephone: _____
E-mail: _____	E-mail: _____

1.9 Village Officials or Employees.

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? Yes: _____ No: X

If yes, please identify the name of such official or employee and the nature and extent of that interest. (Use a separate sheet of paper if necessary.)

1.10 Successive Applications (5-11-9).

Second Applications Without New Grounds Barred. Whenever any Application filed pursuant to this code has been finally denied on its merits, a second Application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought unless in the opinion of the officer, board, or commission before which it is brought there is substantial new evidence available or a mistake of law or fact significantly affected the prior denial.

New Grounds to Be Stated. Any such second Application shall include a detailed statement of the grounds justifying consideration of such Application.

Summary Denial With or Without Hearing. Any such second Application may be denied by the building superintendent summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case where such Application is set for hearing, the owner shall be required to establish grounds warranting reconsideration of the merits of its Application prior to being allowed to offer any evidence on the merits. Unless such grounds are established, the Application may be summarily dismissed for such failure.

Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all evidence available concerning changes of conditions or new facts that have developed since the denial of the first Application. In the absence of such evidence, it shall be presumed that no new facts exist to support the new petition that did not exist at the time of the denial of the first Application.

2.0 Required Submittals (See Specific Supplemental Information Form for filing Fees).

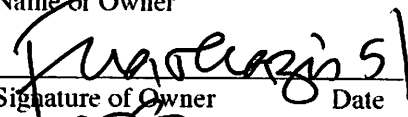

- Fully completed Application with applicable supplementary information
- Non-refundable Filing Fee. Amount: \$ 100
- Planning Filing Fees. Amount: \$ 1,000
- Minimum Professional Fee/deposit Escrow. Amount \$ 5,000

3.0 Certifications. The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.

3.1 The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.

3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.

- 3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.
- 3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.
- 3.5 The Owner, Applicant, and/or designated representative is required to be present during the meeting.

<u>Frank Karkazis, Authorized Representative</u>		<u>Bob Lewis, Development Director</u>	
Name of Owner		Name of Applicant	
	5/14/2020	Bob Lewis	05/15/20
Signature of Owner	Date	Signature of Applicant	Date
			

NOTE:
 1. REFER TO SHEETS A210A FOR ENLARGED WING ELEVATIONS & NOTATIONS.
 2. REFER TO SHEETS A211B FOR ENLARGED WING ELEVATIONS & NOTATIONS.
 3. REFER TO SHEETS A212C FOR ENLARGED CORE ELEVATIONS & NOTATIONS.
 4. REFER TO SHEETS A213C FOR ENLARGED SUPPLEMENTAL ELEVATIONS & NOTATIONS.



1 ELEVATION - WEST SIDE
 3/8" = 1'-0"



2 ELEVATION - EAST SIDE
 3/8" = 1'-0"

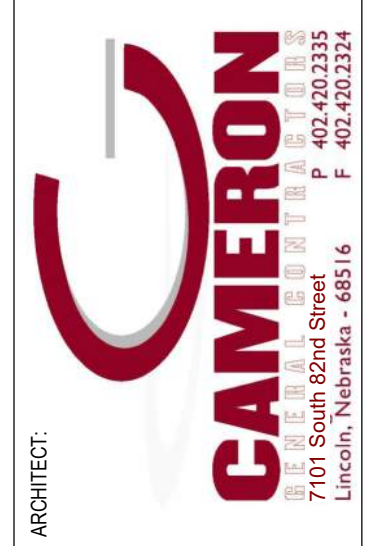


3 ELEVATION - FRONT - VIEW TOWARD CORE
 3/8" = 1'-0"



4 ELEVATION - BACK - VIEW TOWARD CORE
 3/8" = 1'-0"

CONSULTANT:



LONG GROVE RETIREMENT COMMUNITY
 LONG GROVE, ILLINOIS

EXTERIOR ELEVATIONS - SMALL SCALE

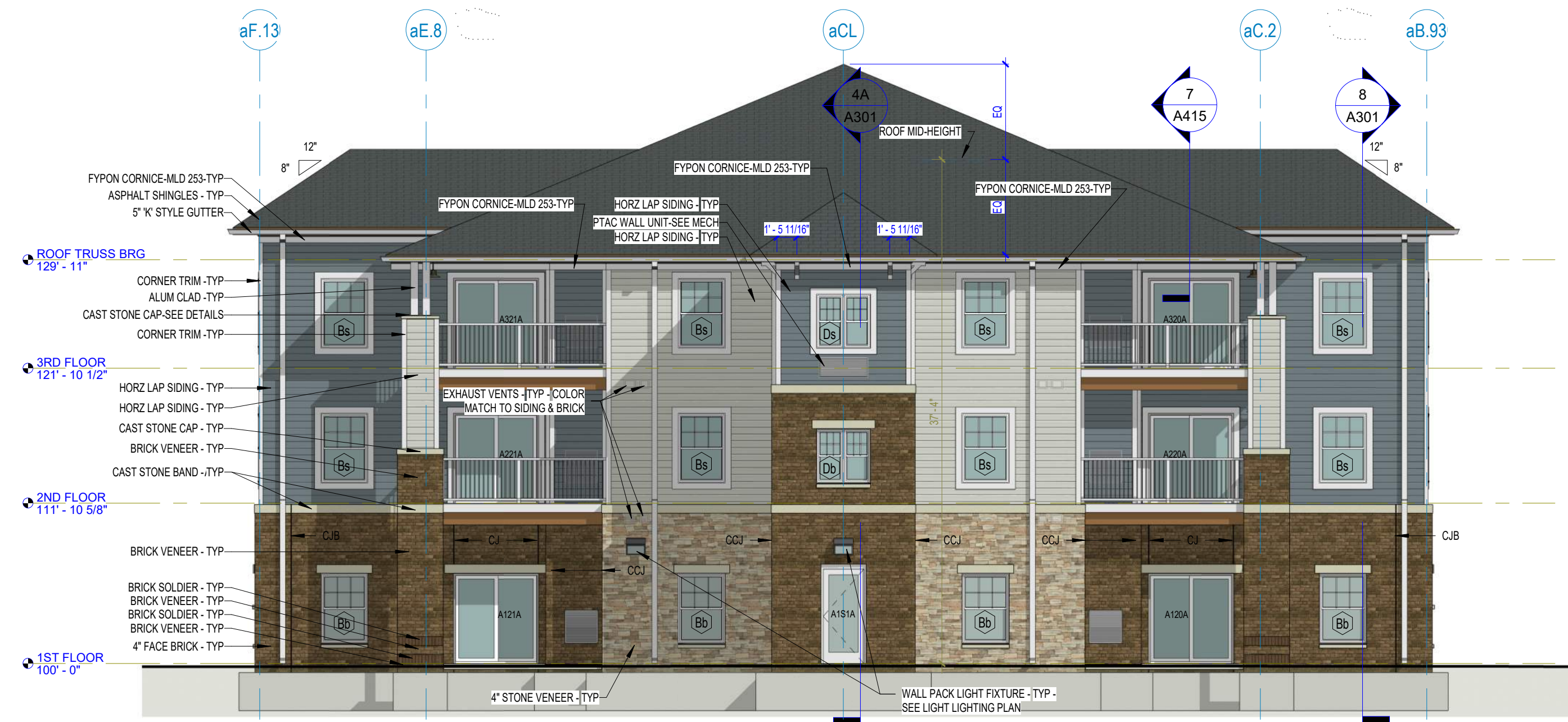
REVISIONS

MARK DATE DESCRIPTION

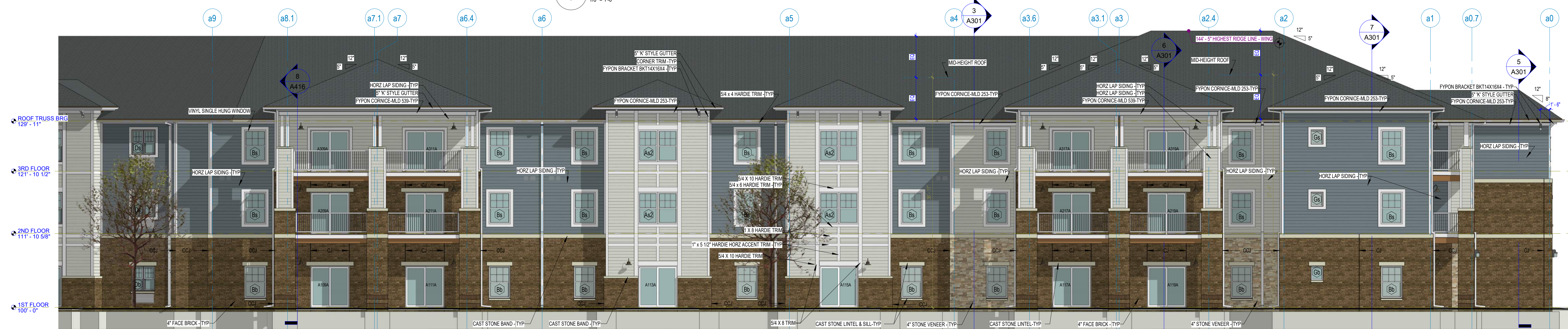
04/23/20

A201

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5 ELEVATION - 'A' WING - END
1/8" = 1'-0"



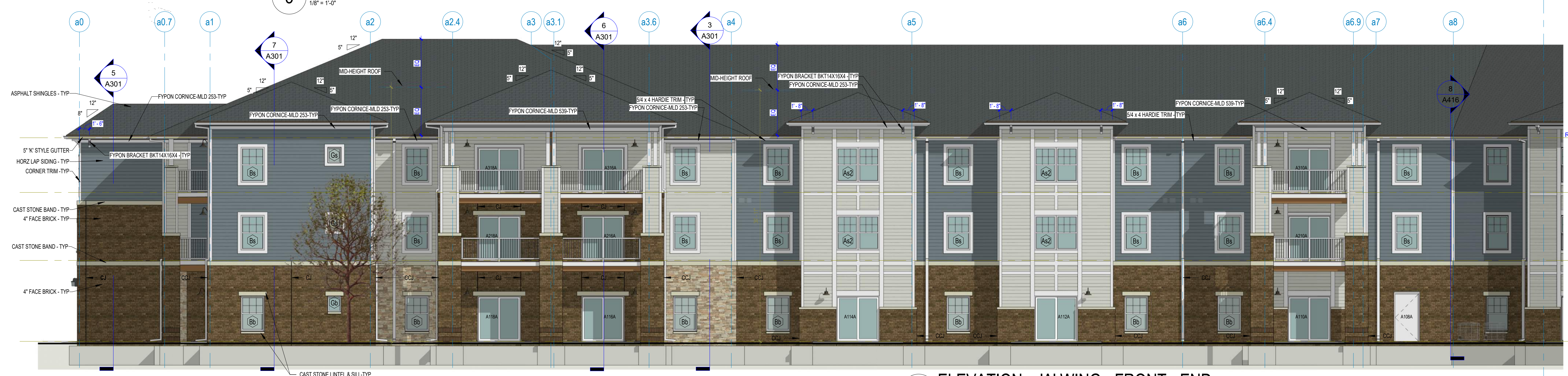
4 ELEVATION - 'A' WING - BACK - END
1/8" = 1'-0"



3 ELEVATION - 'A' WING - BACK
1/8" = 1'-0"



1 ELEVATION - 'A' WING - FRONT
1/8" = 1'-0"



2 ELEVATION - 'A' WING - FRONT - END
1/8" = 1'-0"

EXTERIOR MATERIAL - COLOR LEGEND

MASONRY:
 BRICK - 4" VENEER, GENERAL SHALE, BRIMSTONE
 BRICK - TRIM BRICK VENEER, MATCH 4" BRICK VENEER
 STONE - 4" VENEER, SANTE PE LEOGESTONE, TELLURIDE
 STONE - TRIM STONE VENEER, MATCH 4" STONE VENEER
 MORTAR - SOLOMON COLORS, INC. - 1/2" LIGHT BUFF
 CAST STONE - PRECAST CLING, CONTINENTAL CAST STONE #1163
 COLUMN - MASONRY SECTION, GENERAL SHALE, BRIMSTONE

SIDING SYSTEMS:
 SIDING - HORIZ LAP SIDING 1: HARDIE TRIM, PEARL GRAY
 SIDING - HORIZ LAP SIDING 2: HARDIE TRIM, AGED PINEWATER
 SIDING - VERT & HORIZ ACCENT SIDING: HARDIE TRIM, ARTIC WHITE
 CORNER TRIM: HARDIE TRIM, ARTIC WHITE
 COLUMN - SIDING SECTION: HARDIE TRIM, PEARL GRAY
 COLUMN ACCENTS TRIM: HARDIE TRIM, ARTIC WHITE
 PORCH TRIM - LEVEL 3 SOFFIT: HARDIE TRIM, ARTIC WHITE
 WINDOW TRIM: HARDIE TRIM, ARTIC WHITE

SOFFIT / FASCIA:
 FASCIA: HARDIE TRIM, ARTIC WHITE
 SOFFIT: ALUM. PINE FINISHES WHITE
 SOFFIT - EIFS: SMOOTH SAND TEXTURE, WHITE

ROOF:
 SHINGLES: OWENS CORNING, PEPPERMILL GRAY
 GUTTER: WHITE ALUMINUM
 DOWNSPOUT: WHITE ALUMINUM

DOORS & WINDOWS:
 WINDOW: VINYL, WHITE
 PATIO DOOR: VINYL, WHITE
 DOORS - HOLLOW METAL: MATCH ARCTIC WHITE
 DOORS - ALUM. WHITE
 STOREFRONT - ALUM. WHITE

MISC:
 LOUVER - TYP. TBD TO MATCH SIDING & BRICK
 LOUVER - P.F.C. TBD TO MATCH SIDING & BRICK
 LOUVER - DORMER: MATCH WINDOW COLOR
 COLUMN TOP SECTION - ALUM. CLAD: MATCH ARCTIC WHITE
 PORCH BEAM - ALUM. CLAD: MATCH ARCTIC WHITE
 PORCH RAILING: MATCH ARCTIC WHITE
 HWAC SCREEN WALL: MATCH PEARL GRAY
 FYPON BRACKETS: MATCH ARCTIC WHITE
 DRYER & EXHAUST VENTS: COLOR MATCH TO SIDING & BRICK

MASONRY CONTROL JOINT KEY:

CJ = CONTROL JOINT
 CCJ = CORNER CONTROL JOINT - AT CORNER BEYOND
 CJB = CONTROL JOINT BEHIND DOWNSPOUT

SCHEDULE-FYPON MOULDING

DESCRIPTION	NET LENGTH
FYPON CORNICE-MLD 253	1,244'
FYPON CORNICE-MLD 539	1,077'

NOTE:
 1: NET LENGTH DOES NOT ACCOUNT FOR WASTE. SUPPLIER CONFIRM.

SCHEDULE-FYPON BRACKET

COUNT	TYPE	KEYNOTE
36	BKT 14x16x4	FYPON BRACKET BKT14X16X4 - TYP
4	BKT 36x36x4	FYPON BRACKET BKT36X36X4 - TYP
40		

NOTE:
 1: PAINT BRACKETS TO MATCH ARCTIC WHITE TRIM.

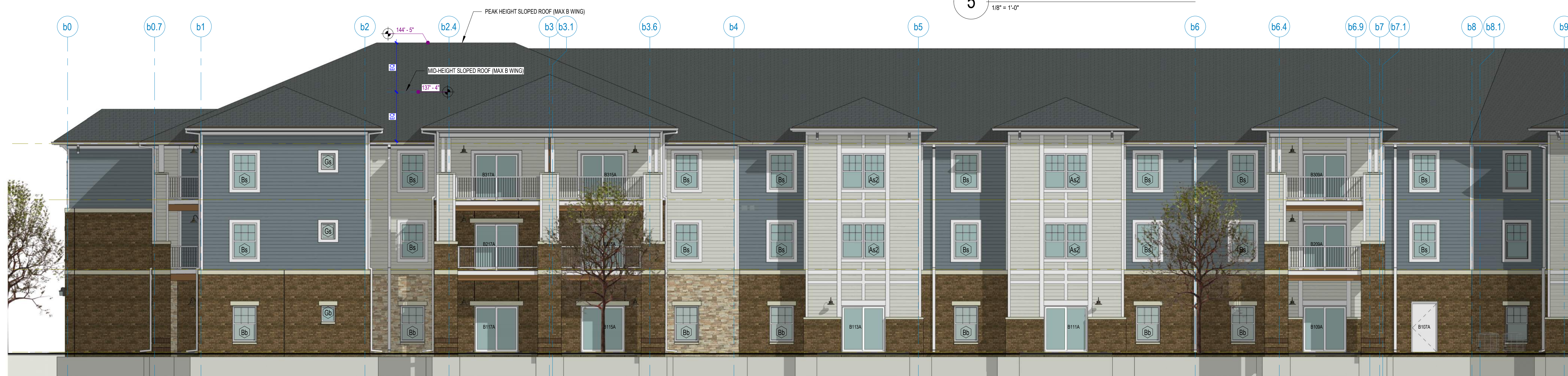
CONSULTANT: CAMERON GENERAL CONTRACTORS
 ARCHITECT: CAMERON GENERAL CONTRACTORS
 LONG GROVE RETIREMENT COMMUNITY
 LONG GROVE, ILLINOIS
 EXTERIOR ELEVATIONS - AREA 'A'
 A210-A
 4/22/2020 1:58:50 PM
 EXTERIOR ELEVATIONS - AREA 'A'



5 ELEVATION - 'B' WING - END
1/8" = 1'-0"
SEE SHEET A210-A FOR TYPICAL NOTATIONS

NOTE: ALL ANNOTATION SHOWN ON DRAWING A210-A APPLIES TO THIS SHEET.

MASONRY CONTROL JOINT KEY:
CJ = CONTROL JOINT
CJ+ = CORNER CONTROL JOINT - AT CORNER BEYOND
CJ-B = CONTROL JOINT BEHIND - BEHIND DOWNSPOUT



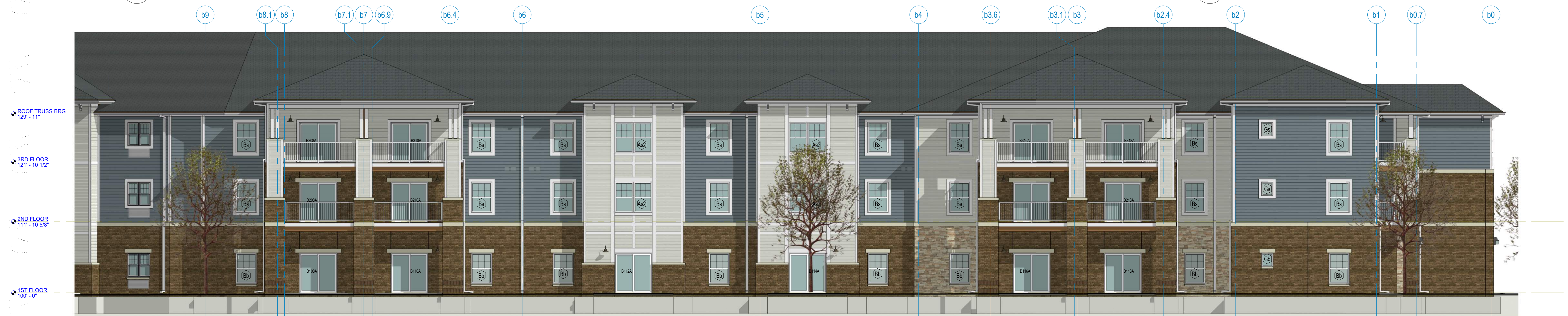
4 ELEVATION - 'B' WING - BACK - END
1/8" = 1'-0"
SEE SHEET A210-A FOR TYPICAL NOTATIONS



1 ELEVATION - 'B' WING - FRONT
1/8" = 1'-0"
SEE SHEET A210-A FOR TYPICAL NOTATIONS

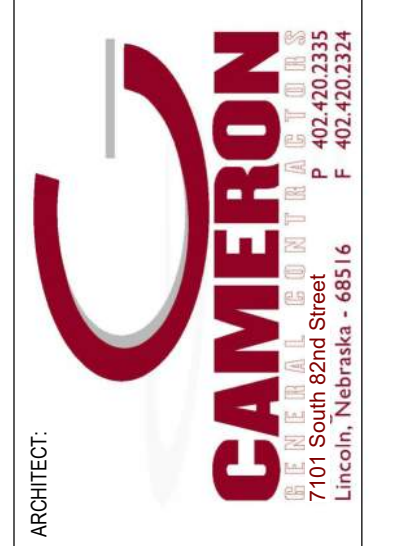


3 ELEVATION - 'B' WING - BACK
1/8" = 1'-0"
SEE SHEET A210-A FOR TYPICAL NOTATIONS



2 ELEVATION - 'B' WING - FRONT - END
1/8" = 1'-0"
SEE SHEET A210-A FOR TYPICAL NOTATIONS

CONSULTANT:



LONG GROVE RETIREMENT COMMUNITY
LONG GROVE, ILLINOIS

EXTERIOR ELEVATIONS - AREA 'B'

REVISIONS

MARK DATE DESCRIPTION

04/13/20

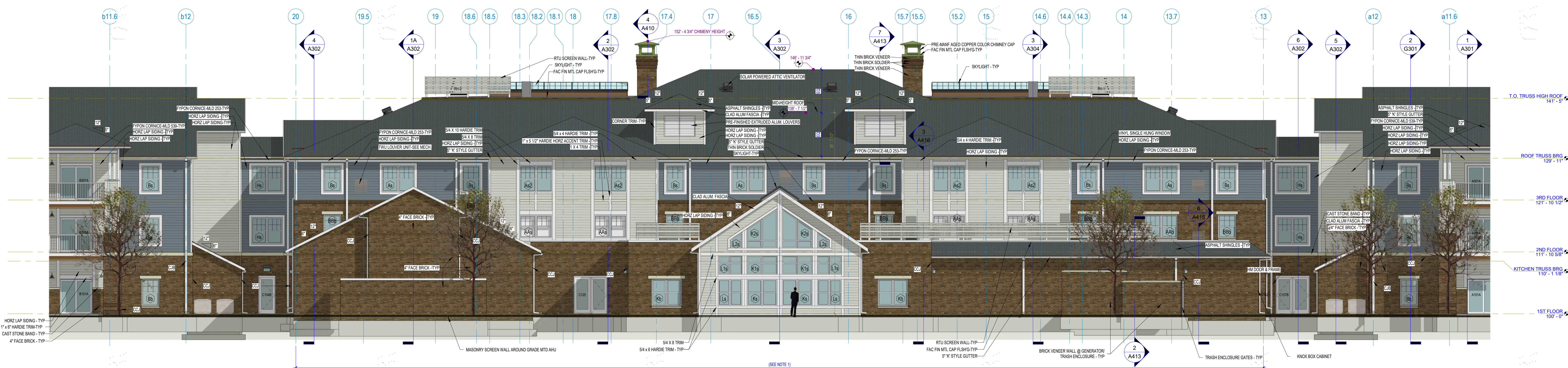
A211-B



1 ELEVATION - CORE - FRONT
1/8" = 1'-0"

MASONRY CONTROL JOINT KEY:
 CJ = CONTROL JOINT
 CJU = CORNER CONTROL JOINT - AT CORNER BEYOND
 CJB = CONTROL JOINT BEHIND - BEHIND DOWNSPOUT

THIN BRICK / THIN STONE NOTE:
 1. AT BACK & FRONT ELEVATION OF THE CORE FROM 2ND LEVEL UP - PROVIDE THIN STONE & THIN BRICK IN LIEU OF FULL DEPTH MASONRY. SOLDIER COURSE, PRECAST BANDS, LINTELS, AND BELLS TO PROJECT 1/2" FROM FACE OF THIN BRICK/STONE.



2 ELEVATION - CORE - BACK
1/8" = 1'-0"



4 *3D - EXTERIOR - CORE - BACK



3 *3D - EXTERIOR - CORE - FRONT

CONSULTANT:

ARCHITECT:

LONG GROVE RETIREMENT COMMUNITY
LONG GROVE, ILLINOIS

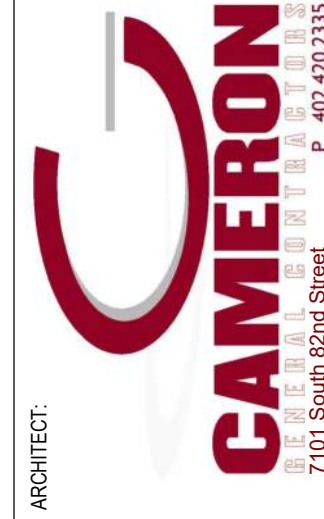
REVISIONS:

MARK DATE DESCRIPTION

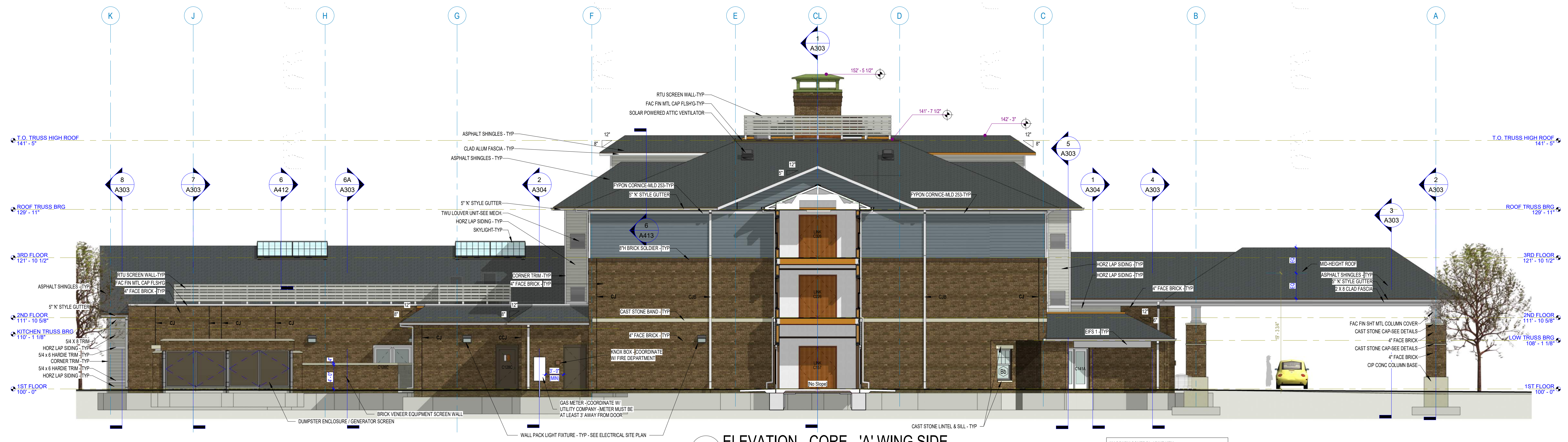
04/13/20

A212-C

EXTERIOR ELEVATIONS - CORE



310 S. 10th Street, Suite 100
Lincoln, Nebraska 68516
P: 402.433.2324
F: 402.433.2324

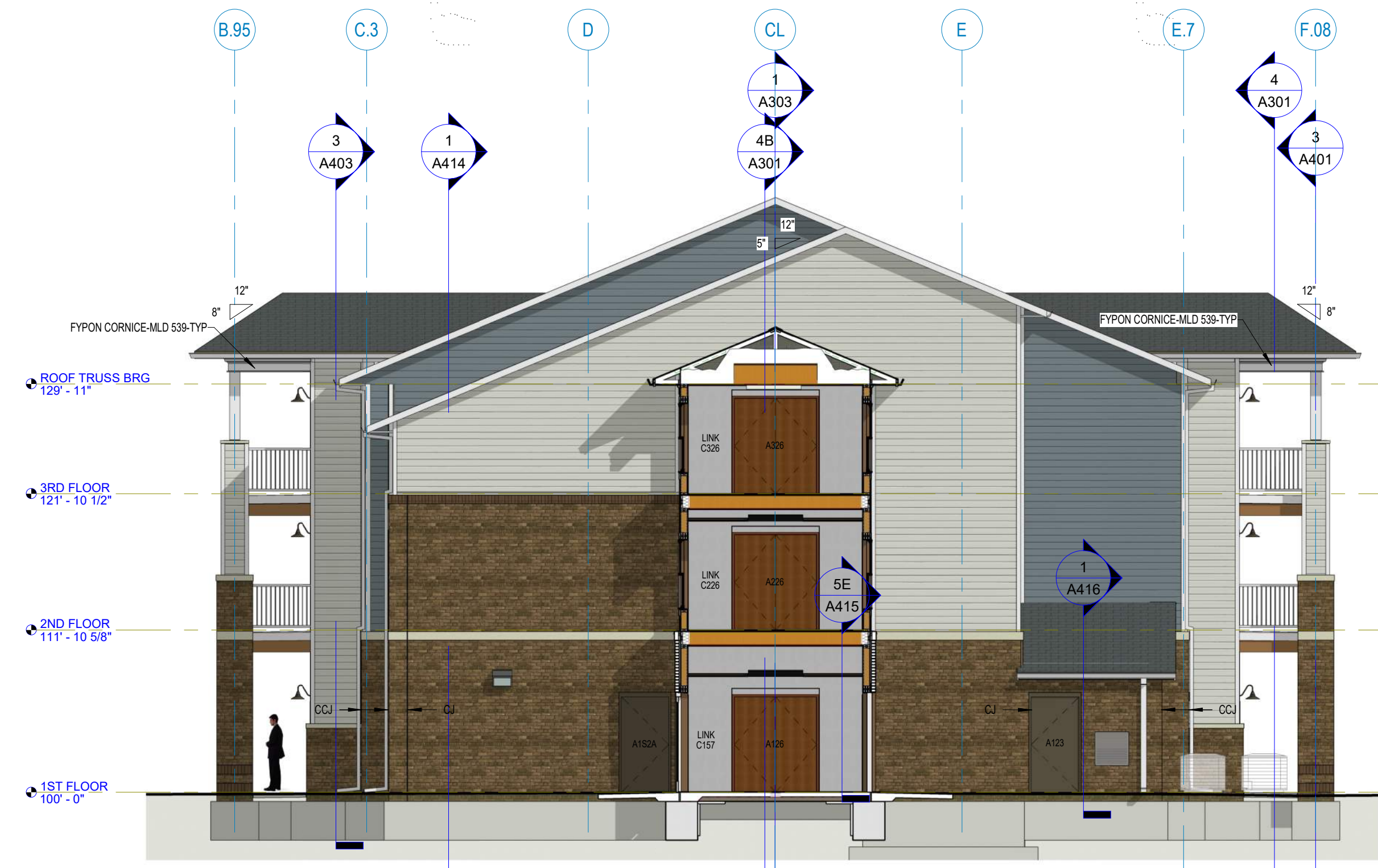


1 ELEVATION - CORE - 'A' WING SIDE
1/8" = 1'-0"

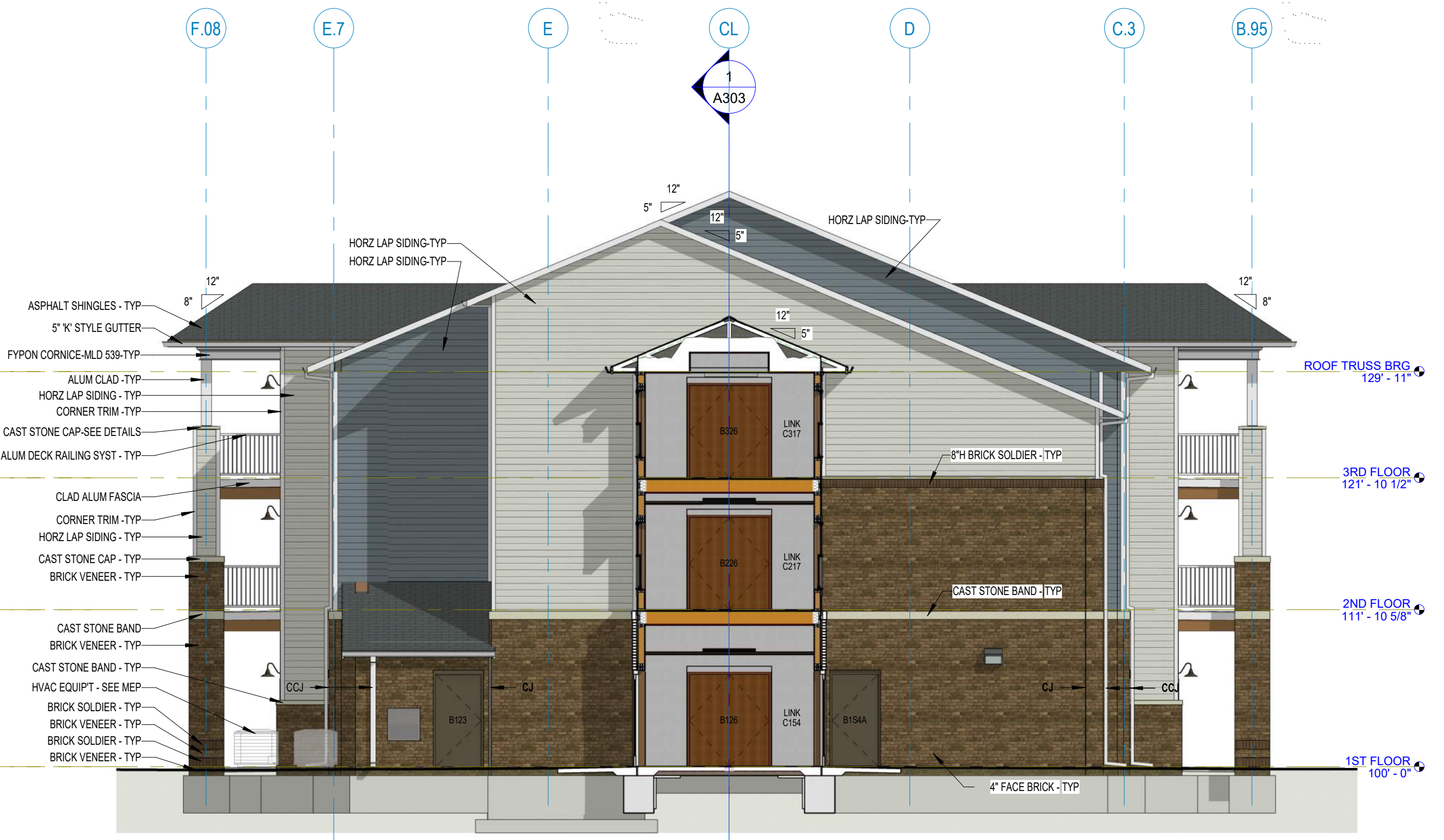
MASONRY CONTROL JOINT KEY:
CJ = CONTROL JOINT
CCJ = CORNER CONTROL JOINT - AT CORNER BEYOND
CIB = CONTROL JOINT BEHIND - BEHIND DOWNPOUT



2 ELEVATION - CORE - 'B' WING SIDE
1/8" = 1'-0"

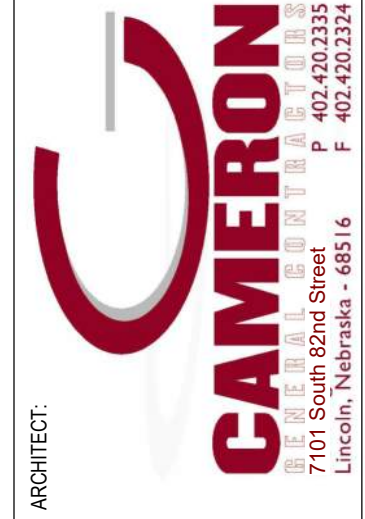


3 ELEVATION - CORE - END OF 'A' WING
1/8" = 1'-0"



4 ELEVATION - CORE - END OF 'B' WING
1/8" = 1'-0"

CONSULTANT:



LONG GROVE RETIREMENT COMMUNITY
LONG GROVE, ILLINOIS

EXTERIOR ELEVATIONS - CORE

REVISIONS:

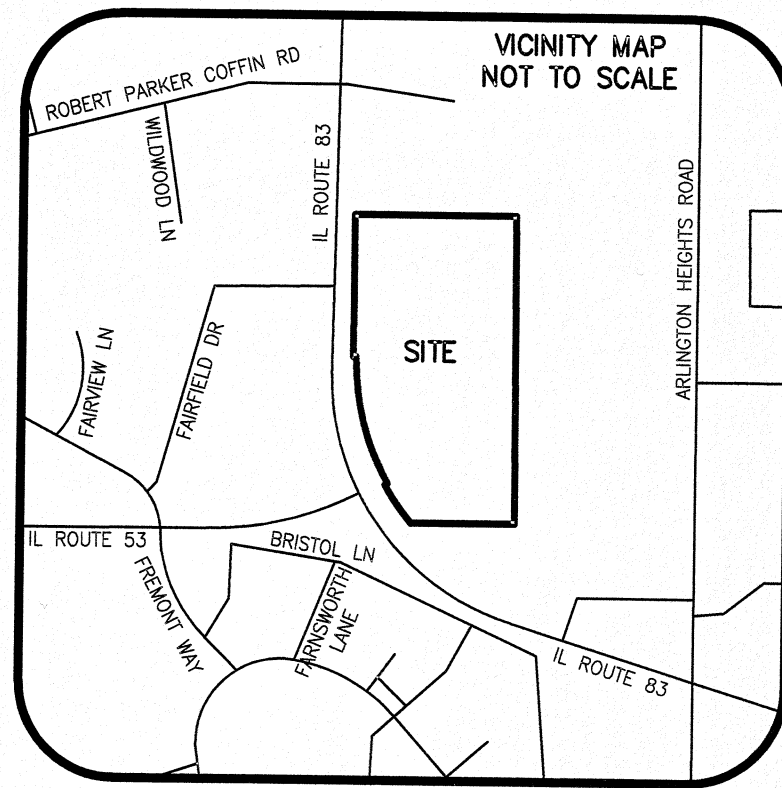
MARK DATE DESCRIPTION

04/13/20

A213-C

EXTERIOR ELEVATIONS - CORE

ALTA/NSPS LAND TITLE SURVEY

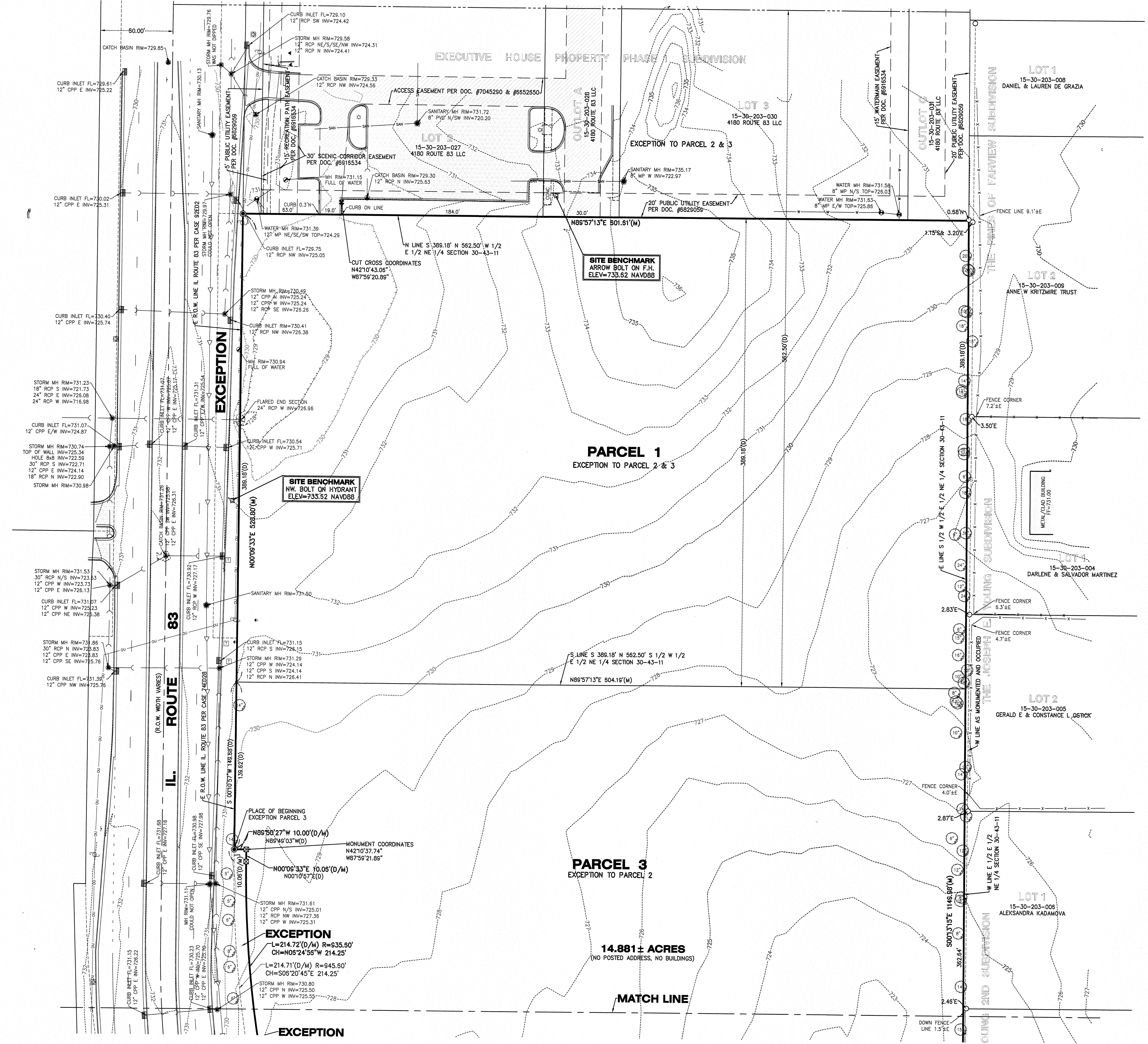


SURVEYOR'S NOTES

- The legal description and utility easements shown hereon have been provided by Old Republic National Title Insurance Company, Commitment policy #19107765 dated October 16, 2019. The title information shown hereon is exclusively that provided to the Surveyor by the Title insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- Based on Flood Insurance Rate Map, Panel No. 17097C0261K, dated September 18, 2013, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
- Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
- Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and/or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
- Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
- This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was covered by 6" of snow.
- Underground utilities shown hereon are based on paint or flag markings provided by others in conjunction with J.U.L.I.E. Design dig #X0031310-00X. This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
- Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plot or in the title commitment have been shown.
- No posted address for property described hereon. (Pertains to Table A, item 2)
- There are no buildings on the property described hereon. (Pertains to Table A, item 7)
- There are no striped parking spaces for cars. (Pertains to Table A, item 9)
- There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, item 16)
- Exceptions: 1, 2, 5, 6, 7, 8, 9, 20, 21, 22, 23 & 24 are not survey related. (See document(s) if any for particulars)
- Exceptions: 3, 4, 10, 11, 12, 13, 14, 15, 18 & 19 are blanket in nature. (See document(s) if any for particulars)
- Exception: 16 & 17 are plotted, lying on the property to the North for the benefit of the lands described hereon. (See documents for particulars).

LEGEND	
	CATCH BASIN
	CURB INLET
	DOWN GULLY
	FIRE HYDRANT
	FLARED END SECTION
	FOUND IRON BAR
	FOUND IRON PIPE
	FOUND MAG NAIL
	FOUND MONUMENT
	LIGHT
	MANHOLE
	SANITARY MANHOLE
	SET CROSS
	SET IRON BAR
	SIGN
	STORM MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE RISER
	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL POLE
	TRANSFORMER
	TREE
	TV RISER
	UTILITY POLE
	VALVE VAULT
	WATER VALVE
	WELL
	YARD LIGHT
	REINFORCED CONCRETE PIPE
	CORRUGATED METAL PIPE
(D)	DEED
(R)	RECORD
(M)	MEASURE

CLIENT: BLUESTONE SINGLE TENANT PROPERTIES
 DRAWN BY: SES CHECKED BY: MJV
 SCALE: 1"=40' SEC. 30 T. 43 R. 11 E.
 BASIS OF BEARING: ASSUMED
 P.I.N.: 15-30-200-022; 024; 027
 JOB NO.: 190930 I.D. ALT
 FIELDWORK COMP.: 1/8/2020 BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL REF.
 PARTS THEREOF CORRECTED TO 50° F.

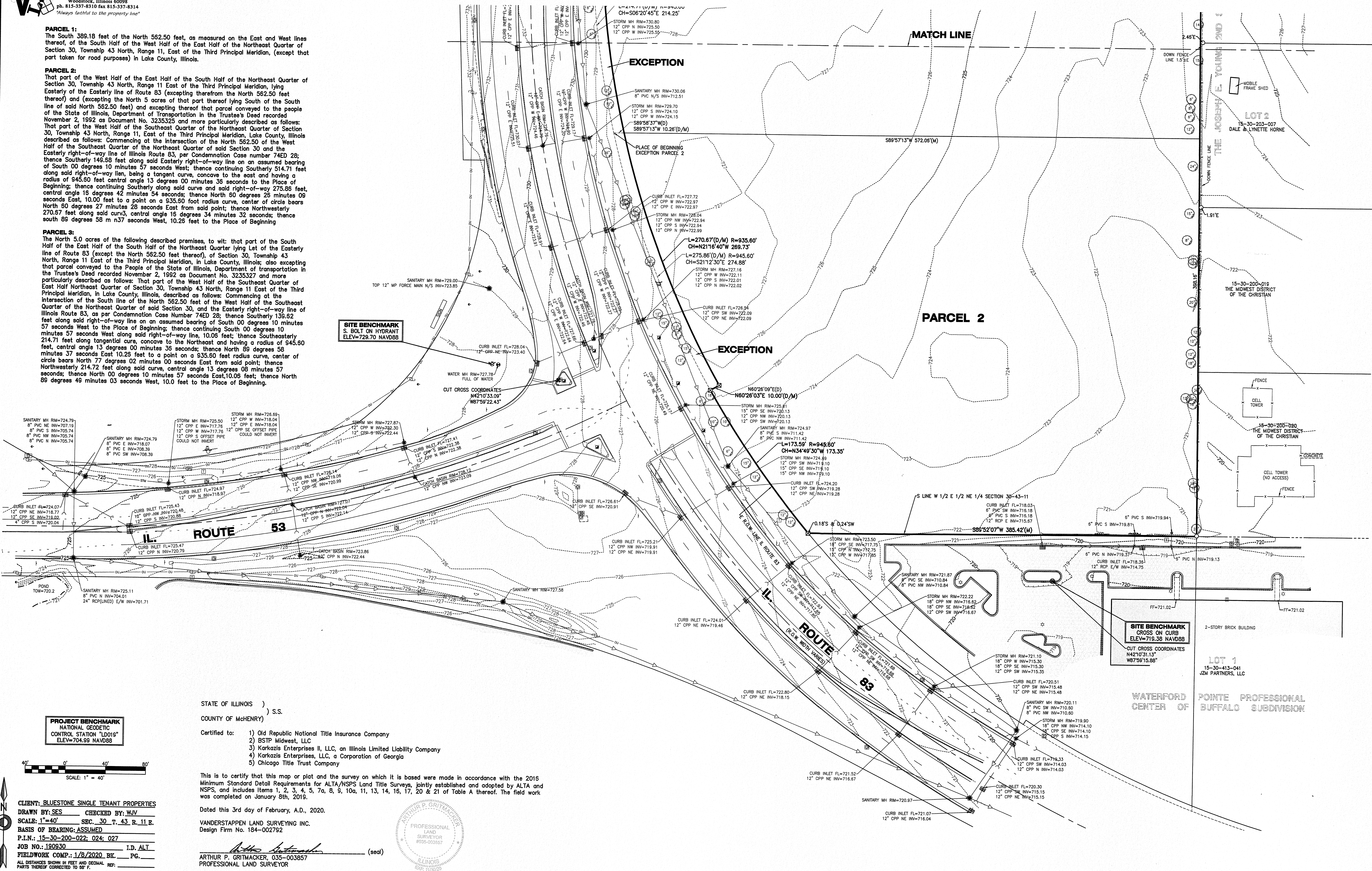


ALTA/NSPS LAND TITLE SURVEY

PARCEL 1:
 The South 385.18 feet of the North 552.50 feet, as measured on the East and West lines thereof, of the South Half of the West Half of the East Half of the Northeast Quarter of Section 30, Township 43 North, Range 11, East of the Third Principal Meridian, (except that part taken for road purposes) in Lake County, Illinois.

PARCEL 2:
 That part of the West Half of the East Half of the South Half of the Northeast Quarter of Section 30, Township 43 North, Range 11 East of the Third Principal Meridian, lying Easterly of the Easterly line of Route 83 (excepting therefrom the North 552.50 feet thereof) and (excepting the North 5 acres of that part thereof lying South of the South line of said North 552.50 feet) and excepting therefrom that parcel conveyed to the people of the State of Illinois, Department of Transportation in the Trustee's Deed recorded November 2, 1992 as Document No. 3235325 and more particularly described as follows: That part of the West Half of the Northeast Quarter of the Northeast Quarter of Section 30, Township 43 North, Range 11, East of the Third Principal Meridian, Lake County, Illinois described as follows: Commencing at the intersection of the North 552.50 of the West Half of the Southeast Quarter of the Northeast Quarter of said Section 30 and the Easterly right-of-way line of Illinois Route 83, per Condemnation Case number 74ED 2B; thence Southerly 149.58 feet along said Easterly right-of-way line on an assumed bearing of South 00 degrees 10 minutes 57 seconds West; thence continuing Southerly 514.71 feet along said right-of-way line, being a tangent curve, concave to the east and having a radius of 645.50 feet central angle 13 degrees 00 minutes 36 seconds to the Place of Beginning; thence continuing Southerly along said curve and said right-of-way 275.86 feet, central angle 15 degrees 42 minutes 54 seconds; thence North 50 degrees 25 minutes 09 seconds East, 10.00 feet to a point on a 935.50 foot radius curve, center of circle bears North 50 degrees 27 minutes 28 seconds East from said point; thence Northwesterly 270.57 feet along said curve, central angle 15 degrees 34 minutes 32 seconds; thence south 89 degrees 58 m n37 seconds West, 10.26 feet to the Place of Beginning

PARCEL 3:
 The North 5.0 acres of the following described premises, to wit: that part of the South Half of the East Half of the South Half of the Northeast Quarter lying Let of the Easterly line of Route 83 (except the North 552.50 feet thereof), of Section 30, Township 43 North, Range 11 East of the Third Principal Meridian, in Lake County, Illinois; also excepting that parcel conveyed to the People of the State of Illinois, Department of Transportation in the Trustee's Deed recorded November 2, 1992 as Document No. 3235327 and more particularly described as follows: That part of the West Half of the Southeast Quarter of East Half Northeast Quarter of Section 30, Township 43 North, Range 11 East of the Third Principal Meridian, in Lake County, Illinois, described as follows: Commencing at the intersection of the South line of the North 552.50 feet of the West Half of the Southeast Quarter of the Northeast Quarter of said Section 30, and the Easterly right-of-way line of Illinois Route 83, as per Condemnation Case Number 74ED 2B; thence Southerly 139.82 feet along said right-of-way line on an assumed bearing of South 00 degrees 10 minutes 57 seconds West to the Place of Beginning; thence continuing South 00 degrees 10 minutes 57 seconds West along said right-of-way line, 10.05 feet; thence Southeasterly 214.71 feet along tangential curve, concave to the Northeast and having a radius of 945.60 feet, central angle 13 degrees 00 minutes 36 seconds; thence North 89 degrees 58 minutes 37 seconds East 10.26 feet to a point on a 935.50 foot radius curve, center of circle bears North 77 degrees 02 minutes 00 seconds East from said point; thence Northwesterly 214.72 feet along said curve, central angle 13 degrees 00 minutes 37 seconds; thence North 00 degrees 10 minutes 57 seconds East 10.05 feet; thence North 89 degrees 49 minutes 03 seconds West, 10.0 feet to the Place of Beginning.



PROJECT BENCHMARK
 NATIONAL GEODETIC
 CONTROL STATION "LD016"
 ELEV=704.99 NAVD88

STATE OF ILLINOIS)
) S.S.
 COUNTY OF McHENRY)

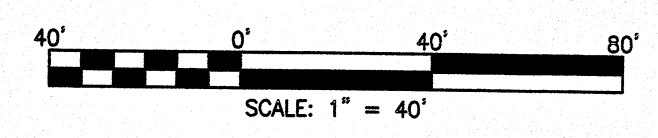
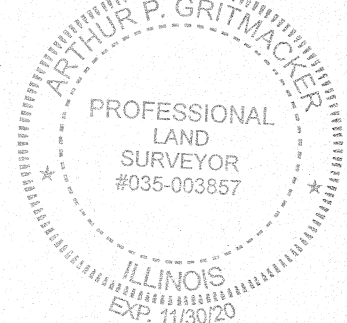
- Certified to:
- 1) Old Republic National Title Insurance Company
 - 2) B5TP Midwest, LLC
 - 3) Karkazis Enterprises II, LLC, an Illinois Limited Liability Company
 - 4) Karkazis Enterprises, LLC, a Corporation of Georgia
 - 5) Chicago Title Trust Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 8, 9, 10a, 11, 13, 14, 16, 17, 20 & 21 of Table A thereof. The field work was completed on January 8th, 2019.

Dated this 3rd day of February, A.D., 2020.

VANDERSTAPPEN LAND SURVEYING INC.
 Design Firm No. 184-002792

ARTHUR P. GRITTMACKER (seal)
 PROFESSIONAL LAND SURVEYOR



CLIENT: BLUESTONE SINGLE TENANT PROPERTIES
 DRAWN BY: SES CHECKED BY: WJW
 SCALE: 1"=40' SEC. 30 T. 43 R. 11 E.
 BASIS OF BEARING: ASSUMED
 P.I.N.: 15-30-200-022; 024; 027
 JOB NO.: 190530 I.D. ALT
 FIELDWORK COMP.: 1/8/2020 BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

LEGAL DESCRIPTION

PARCEL 1: THE SOUTH 389.18 FEET OF THE NORTH 562.50 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF, OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS: EXCEPT THAT PART TAKEN IN THE CONDEMNATION CASE 92ED 2, IN THE CIRCUIT COURT OF LAKE COUNTY, ILLINOIS.

PARCEL 2, THAT PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF ROUTE 83 (EXCEPTING THEREFROM THE NORTH 562.50 FEET THEREOF) AND (EXCEPTING THE NORTH 5 ACRES OF THAT PART THEREOF LYING SOUTH OF THE SOUTH LINE OF SAID NORTH 562.50 FEET) AND EXCEPTING THEREOF THAT PARCEL CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IN THE TRUSTEE'S DEED RECORDED NOVEMBER 2, 1992 AS DOCUMENT NO. 3235325 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH 562.50 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND THE EASTERLY RIGHT- OF- WAY LINE OF ILLINOIS ROUTE 83, PER CONDEMNATION CASE NUMBER 74EO 28; THENCE SOUTHERLY 149.68 FEET ALONG SAID EASTERLY RIGHT- OF- WAY LINE ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 10 MINUTES 57 SECONDS WEST; THENCE CONTINUING SOUTHERLY 214.71 FEET ALONG SAID RIGHT- OF- WAY LINE, BEING A TANGENT CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 945.60 FEET CENTRAL ANGLE 13 DEGREES 00 MINUTES 36 SECONDS TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID CURVE AND SAID RIGHT- OF- WAY 275.86 FEET, CENTRAL ANGLE 16 DEGREES 42 MINUTES 54 SECONDS; THENCE NORTH 60 DEGREES 26 MINUTES 09 SECONDS EAST, 10.00 FEET TO A POINT ON A 935.60 FOOT RADIUS CURVE, CENTER OF CIRCLE BEARS NORTH 60 DEGREES 27 MINUTES 28 SECONDS EAST FROM SAID POINT; THENCE NORTHWESTERLY 270.67 FEET ALONG SAID CURVE, CENTRAL ANGLE 16 DEGREES 34 MINUTES 32 SECONDS; THENCE SOUTH 89 DEGREES 58 MINUTES 37 SECONDS WEST, 10.26 FEET TO THE POINT OF BEGINNING.

PARCEL 3: THE NORTH 5 ACRES OF THE FOLLOWING DESCRIBED PREMISES, TO- WIT: THAT PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER LYING EASTERLY OF THE EASTERLY LINE OF ROUTE 83 (EXCEPT THE NORTH 562.50 FEET THEREOF), OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS; ALSO EXCEPTING THAT PARCEL CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IN THE TRUSTEE'S DEED RECORDED NOVEMBER 2, 1992 AS DOCUMENT NO. 3235327 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 562.50 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND THE EASTERLY RIGHT- OF- WAY LINE OF ILLINOIS ROUTE 83, PER CONDEMNATION CASE NUMBER 74EO 28; THENCE SOUTHERLY 139.62 FEET ALONG SAID EASTERLY RIGHT- OF- WAY LINE ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 10 MINUTES 57 SECONDS WEST TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 10 MINUTES 57 SECONDS WEST

ALONG SAID RIGHT- OF- WAY LINE, 10.06 FEET; THENCE SOUTHEASTERLY 214.71 FEET ALONG TANGENTIAL CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 945.60 FEET, CENTRAL ANGLE 13 DEGREES 00 MINUTES 36 SECONDS; THENCE NORTH 89 DEGREES 58 MINUTES 37 SECONDS EAST 10.26 FEET TO A POINT ON A 935.60 FOOT RADIUS CURVE, CENTER OF CIRCLE BEARS NORTH 77 DEGREES 02 MINUTES 00 SECONDS EAST FROM SAID POINT; THENCE NORTHWESTERLY 214.72 FEET ALONG SAID CURVE, CENTRAL ANGLE 13 DEGREES 08 MINUTES 57 SECONDS; THENCE NORTH 0 DEGREES 10 MINUTES 57 SECONDS EAST, 10.06 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 03 SECONDS WEST, 10.00 FEET TO THE POINT OF BEGINNING.