

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING SPECIAL
USE AT REST HAVEN WEST NURSING HOME TO PERMIT
AN ADDITION TO THE EXISTING STRUCTURES**

WHEREAS, the following described property, to wit:

Commencing at the southeast corner of the Northeast Quarter of said Section 31, thence northerly along the east line of said Section 31, 260.00 feet for a place of beginning; thence continuing northerly along said section line, 517.00 feet; thence westerly and parallel with the south line of said Northeast Quarter, 729.71 feet; thence southerly and parallel with said east line of Section 31, 462.00 feet; thence easterly and parallel with said south line of the Northeast Quarter, 120.00 feet; thence southerly and parallel with said east line of Section 31, 125.00 feet; thence easterly and parallel with said south line of the Northeast Quarter, 411.71 feet; thence northerly and parallel with said east line of Section 31, 70.00 feet; thence easterly and parallel with said south line of the Northeast Quarter, 198.00 feet to the point of beginning, containing 9.1705 acres, more or less, in DuPage County, Illinois.

Commonly known as 3450 Saratoga Avenue, Downers Grove, Illinois (PIN 06-31-201-007, 06-31-201-009, 06-31-201-032 and parts of 06-31-201-029 and 06-31-201-030)

(hereinafter referred to as the "Property") is presently zoned in the "R-1 and R-3 Single Family Residence Districts" under the Comprehensive Zoning Ordinance of the Village of Downers Grove, and is a lawful special use pursuant to Section 28-1900 through 28-1904 of the Zoning Ordinance, as heretofore amended (hereinafter referred to as the "Zoning Ordinance"); and

WHEREAS, the owner of the Property has filed with the Secretary of the Zoning Board of Appeals, a written petition conforming to the requirements of the Zoning Ordinance, requesting that an amendment to the special use be granted for the Property to permit an addition to the existing Rest Haven West Nursing Home building and to add additional land to the special use; and

WHEREAS, such requests were referred to the Zoning Board of Appeals of the Village of Downers Grove, and said Zoning Board has given the required public notice, has conducted a public hearing respecting said petitions and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and

WHEREAS, the Zoning Board has recommended approval of the amended special use; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Zoning Board of Appeals, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.

4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That the Special Use of the Property is hereby amended to permit an amendment to an existing special use for a nursing home. This petition proposes to add additional land to the special use and requests approval of an amendment to the site plan in order to accommodate two building additions and certain modifications to the site including parking and landscaping elements as provided.

SECTION 2. This approval is granted subject to the following conditions.

1. The conditions and recommendations of the Zoning Board of Appeals as set forth in their findings dated April 18, 2002, attached hereto and incorporated herein by reference as Exhibit A.
2. Special Use Narrative prepared by applicant, attached hereto and incorporated herein by reference as Exhibit B.
3. Substantial compliance with the plans submitted to the Zoning Board of Appeals, a reduced copy of which is attached hereto and incorporated herein by reference as Group Exhibit C.
4. Staff report, attached hereto and incorporated herein by reference as Exhibit D.

SECTION 3. That all ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance be and are hereby repealed.

SECTION 4. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk



April 18, 2002

Village of
DOWNERS GROVE
ILLINOIS

Mayor Brian Krajewski and Village Council
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

RE: C-2-02 A petition seeking an amendment to an existing special use for a nursing home. This petition proposes to add additional land to the special use and requests approval of an amendment to the site plan in order to accommodate two building additions and certain modifications to the site including parking and landscaping elements for property located at 3450 Saratoga Avenue, Downers Grove, IL (PIN 06-31-201-007, 06-31-201-009, 06-31-201-032 and parts of 06-31-201-029 and 06-31-201-030); Rest Haven Illiana Christian Convalescent Home, Owner; Robert J. Pugliese, Attorney/Petitioner.

Dear Mayor Krajewski and Village Council:

At its March 27, 2002 meeting, the Zoning Board of Appeals made the following unanimous recommendation in case C-2-02:

Mr. Lukas moved in case C-2-02 that the Board recommend approval of the amendment to the existing special use for Rest Haven West Nursing Home so they may expand the land area by approximately 2.3 acres, and increase the floor area by approximately 9,564 square feet as proposed in the site plan, building elevation drawings, and landscape plan as submitted. Mr. Domijan seconded.

AYES: Mr. Lukas, Mr. Domijan, Mr. Benes, Mr. Gray, Chairman White

NAYS: None

Chairman White declared the motion carried.

The Board based its recommendation upon the evidence presented which showed that the proposed plan was in compliance with the requirements established by the Village's Zoning Ordinance with regard to special uses.

Sincerely,

William White
Chairman

WW/tmh

Civic Center
801 Burlington Avenue
Downers Grove
Illinois 60515-4776
630.434.5500
TDD 630.434.5511
FAX 630.434.5571

CBD Redevelopment Office
1015 Curtiss Street
Downers Grove
Illinois 60515
630.434.5940
FAX 630.968.6346

Fire Department Administration
3900 Highland Avenue
Downers Grove
Illinois 60515-1506
630.434.5980
FAX 630.434.5988

Police Department
825 Burlington Avenue
Downers Grove
Illinois 60515-4783
630.434.5600
FAX 630.434.5690

Public Works Department
5101 Walnut Avenue
Downers Grove
Illinois 60515-4074
630.434.5460
FAX 630.434.5495

Department of Social & Health Services
842 Curtiss Street
Downers Grove
Illinois 60515-4761
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Village of
Downers Grove Web site

<http://www.vil.downers-grove.il.us>

Info Line

630.434.6800

Robert J. Pugliese
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January 24, 2002

**APPLICANT'S STATEMENT IN SUPPORT OF PETITION
TO AMEND SPECIAL USE PERMIT
REST HAVEN WEST
3450 SARATOGA AVENUE**

Rest Haven Illiana Christian Convalescent Home ("Rest Haven") offers this statement in support of its Petition to amend the special use permit for its property at 3450 Saratoga Avenue ("the Property").

Historical Background

Rest Haven was not the first nursing home operator at the Property. Contemporaneously with its annexation of the Property, the Village approved a conditional use permit for a 144 bed nursing home in 1970.¹ Rest Haven purchased the Property in the mid-1980's and has continuously sought to improve the on-site facilities as well as the services provided to the Downers Grove community. In 1985 the Village approved a conditional use amendment to allow Rest Haven to add a dining room for the nursing home.² Shortly thereafter another amendment was approved to add land area, convert a gravel parking lot to green area, and establish new site plans and landscaping plans.³ In 1987 Rest Haven obtained the Village's approval to build and operate a sheltered care home of 96 beds with additional parking for the residents.⁴

¹Ordinance No's. 1479 and 1481 dated February 2, 1970.

²Ordinance No. 2878 dated February 25, 1985.

³Ordinance No. 2955 dated November 18, 1985.

⁴Ordinance No. 3056 dated April 27, 1987. The approval was further amended on October 17, 1988 by Ordinance No. 3176 to reflect a reduction of the required number of parking spaces for the sheltered care home residents based upon a text amendment establishing a separate and lower standard for sheltered care home parking.

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Rest Haven's current Petition is driven by its desire to construct a one-story rehabilitation facility of 7,028 s.f. in order to provide much needed local rehabilitation services for its patients and their families.

Rest Haven previewed its intentions to the Zoning Commission and the Village Council in 2001 in the course of the Village's review of a text amendment proposed by Rest Haven to ensure that the nursing home could provide rehabilitation services in compliance with the Village's Zoning Ordinance. During that review process Rest Haven presented detailed information on the need to have such services provided through nursing home facilities and the benefit thereby provided to the community. We are pleased that both the Zoning Commission and the Village Council enthusiastically received that application and endorsed it without a single dissenting vote. At that time Rest Haven advised that an application for a special use permit amendment to accommodate a new rehabilitation facility would be its next step in the zoning process. With its Petition, Rest Haven is seeking the necessary approval of the Village to proceed with its plans.

The Scope of the Request

Because Rest Haven's operations are the subject of prior special use permits approved by the Village, it must maintain its facilities in substantial conformance with Village-approved plans. The new construction will alter the site layout and require some changes to the parking and landscaping on the Property. Two new building additions are proposed. The rehabilitation area is a 7,028 square foot extension to the north end of the west wing of the existing nursing home. On the south wing of the nursing home a 2,536 square foot addition is proposed to serve as a visitor entry area. (Neither building addition adds any beds). To provide adequate space for these improvements, Rest Haven proposes to add some land area to its site, which is another aspect of the proposed special use amendments.⁵

The Reason for the Request, the Facilities, and the Benefit to the Community

Rest Haven is seeking to amend its special use permit because it does not have suitable space available to provide rehabilitation therapy to its patients. The reasons Rest Haven wants to incorporate a rehabilitation facility into its services were well documented in written submissions and testimony presented during the Village's review of the text amendment noted above. A brief summary of those reasons follow.

⁵Property is being added on the southern border of the existing site. There is additional vacant land between the new south property line and 35th Street. Rest Haven is the beneficial owner of that land and contemplates that it will be developed for single-family homes, but that property is not a subject of the Petition.

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Every year over 700,000 Americans suffer a stroke. Many more require a joint replacement or have a debilitating injury or illness that precludes recovery at home. Long-term hospitalization is neither warranted nor affordable for these patients. Long-term nursing care is the answer for many, but many more could recover their ability to live independently in their own home through a course of rehabilitative therapy. Nursing homes can meet the need of these victims of illness or injury by providing inpatient rehabilitative care. Further, nursing homes can discharge patients to home sooner or eliminate the need for admission to a nursing home altogether if they also can provide rehabilitation services on an outpatient basis.

Fortunately, the trend is for nursing homes to provide rehabilitation services for their patients that can help them return to their homes. Admission to a nursing home need not be and should not be a final and permanent housing option for those who, through physical therapy, can recover the ability to live independently.⁶ Ninety-five percent of all nursing homes now provide rehabilitation services. In addition, the Illinois Department of Public Health lists 31 **outpatient** nursing home rehabilitation therapy programs which the State has approved just within the last eight years.⁷

Rest Haven has been providing skilled nursing care to Downers Grove residents and to the larger community for over 16 years. Rest Haven is capable of and wants to provide the Downers Grove community with the type of care which victims of illness or injury need and deserve. This includes first class rehabilitation facilities to treat patients who need assistance in regaining the ability to perform essential functions of independent living such as speech, walking, personal grooming, fine motor skills, cooking, driving a car or using public transportation.

Because most of these patients are elderly (the average age of a nursing home patient is 75 years), such services must be close to home and convenient for the patient and the patient's family members who assist in obtaining the necessary medical care. Also, with Medicare having capped nursing home daily benefit payments, the ability to shorten nursing home stays and to convalesce in the home setting is critical for many elderly patients and also is more cost efficient for medical care payors.

⁶In the year 2000, Rest Haven West in Downers Grove discharged 168 patients to their homes.

⁷The actual number likely is higher as a list provided to Rest Haven by the Department of Health appears to have several omissions of approved facilities, including one operated by the Rest Haven at 13259 S. Central in Palos Heights, Illinois.

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Rest Haven already has built and is successfully operating a rehabilitation facility as an integral part of its nursing home in Palos Heights. It has partnered with Marianjoy RehabLink to provide the first class rehabilitation services to the communities it serves. Rest Haven would like to be able to provide the same quality of care for residents of Downers Grove that it is providing in Palos Heights. To do so it requires an amendment of its existing special use permit in order to construct the necessary facilities.

The type of "equipment" or facilities which a nursing home rehabilitation therapy program utilizes is relatively low tech.⁸ Typically, exercise beds, stationary cycles, walking bars, steps, fine motor games, and similar equipment are used to retrain patients in basic motor skills, promote muscle development, and improve range of motion. A working bathroom and kitchen are used to train patients in how to perform personal grooming and housekeeping functions despite any physical or mental disability. No surgical procedures are involved. Limited medical staff office space is provided.

Most of the rehabilitation treatment services will be provided to admitted residents who undergo multiple treatments on a daily basis. Outpatient services typically involve only one or two treatment sessions per visit a few time a week to a much smaller number of patients.

The need for inpatient care is clear. Providing outpatient care as an accessory to the primary function of providing inpatient care is a vital link in the rehabilitation program for several reasons.

First, many patients can be discharged to their preferred (and less costly) home environment prior to completion of the program of rehabilitation. These patients require continuing care in order to complete their recovery and the full reacquisition of basic life skills. If they can continue their course of treatment with the same care-givers in the same facility, their course of recovery is enhanced and they are more comfortable with their program of rehabilitation. Also, a convenient location can be extremely important to accommodating the needs of the patient and the patient's family. Second, for many, admission to a long-term care facility can be completely avoided if first class, convenient, and affordable rehabilitation therapy is available on an outpatient basis.

⁸In the application for the aforementioned text amendment, we placed on file with Mr. Rathje a copy of a short video prepared by the National Stroke Association which includes several scenes shot at Rest Haven's Palos Heights rehabilitation facility. These scenes are representative of the type of equipment and facilities utilized by nursing homes to provide rehabilitation services on an inpatient and outpatient basis. This video was aired at the public hearing for the text amendment and can be aired again at the public hearing on this Petition if the Village so desires.

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Rest Haven is committed to the goal of making quality medical care available on an efficient and affordable basis. Its partnership with Marianjoy RehabLink, nationally known for the high quality of its rehabilitation care, reflects its desire to provide the community with the best available service. Its desire to provide these services in a way that shortens or avoids nursing home admission reflects its commitment to making medical care affordable.

In light of the aging of our population, taking steps to provide care which can help avoid lengthy nursing home admissions is critical, especially for those who might not access care in other settings. It is also the most desirable course of treatment, as patients prefer to convalesce at home when possible.

The Petition Conforms to the Requirements of the Village's Zoning Ordinance

Rest Haven's proposed site development is in conformance with the use, bulk and other regulations of the Zoning Ordinance.⁹ No variations are being requested. The Petition also conforms with the standards for approval of a special use as set forth at Article XIX, Section 28-1902, as follows:

(i) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

By its grant of prior special use permits, the Village previously has determined that the existing nursing home and sheltered care uses meet this standard. The new facilities assist Rest Haven in providing enhanced services to the community. Local and affordable rehabilitation facilities meet a need of Rest Haven's patients and residents, as well as the larger community. Thus, the proposed use is in the interest of public convenience and will contribute to the general welfare of the community.

(ii) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

⁹All aspects of the new development comply with the Village's Zoning Ordinance. The north wing of the existing nursing home, as previously approved under the Code provisions then in effect, slightly encroaches on a diagonal into the currently required 40 foot front yard adjacent to Saratoga Avenue. This minor encroachment has always existed. The building extends approximately 10 feet into the yard at the point of the angle, involving about 150 s.f. of floor area.

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Again, the Village previously has determined that the existing nursing home and sheltered care uses meet this standard. The addition of a rehabilitation facility in the center of the Property has no adverse impacts on the neighborhood or neighboring property values. More new parking is being provided than required for the new facilities. Because the new facilities will primarily be used for inpatient care, very few vehicle trips will be generated by the new construction. The enhanced services which can be provided by the addition of this facility represent a benefit to the health, safety, morals, and general welfare of persons residing or working in the vicinity of the Property.

(iii) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.

The existing facilities have been approved in accordance with this standard. The modifications and additions to the facilities all are in compliance with the regulations of the Zoning Ordinance for the R-1 and R-3 Districts.¹⁰ The only proposed improvement which will add to the parking requirement is the rehabilitation facility which requires 18 additional parking spaces based on a Zoning Ordinance requirement of one space per 400 square feet of floor area. The submitted plans provide for 42 net new spaces, 24 more than required to accommodate the rehabilitation facility. The total parking proposed to be provided – 175 spaces – greatly exceeds the peak parking demand of 111 spaces identified in the parking demand survey conducted by Rest Haven and submitted in support of its Petition. All new or reconfigured parking areas will be screened in accordance with Zoning Ordinance requirements.

(iv) That it is one of the special uses specifically listed for the district in which it is to be located.

On October 2, 2001 the Village Council passed Ordinance No. 4328 which amends the Zoning Ordinance text to allow rehabilitation facilities as part of a nursing home special use within the R-1 and R-3 Districts.

Conclusion


Rest Haven West has provided much needed skilled nursing home care to almost 500 Downers Grove residents and their families in just the last seven of its sixteen years of operation at the Property. Downers Grove deserves to have first class nursing home rehabilitation services available to its residents within minutes of their homes. With the Village's assistance and

¹⁰A small portion of the Property at its northeast corner is zoned R-3. The remainder is R-1.

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cooperation, Rest Haven is committed to providing that service. Accordingly, we respectfully urge the Village to approve the Petition to amend the special use permit to allow Rest Haven to continue improving its facilities and the services it provides to the residents of the Downers Grove community.

Respectfully submitted,



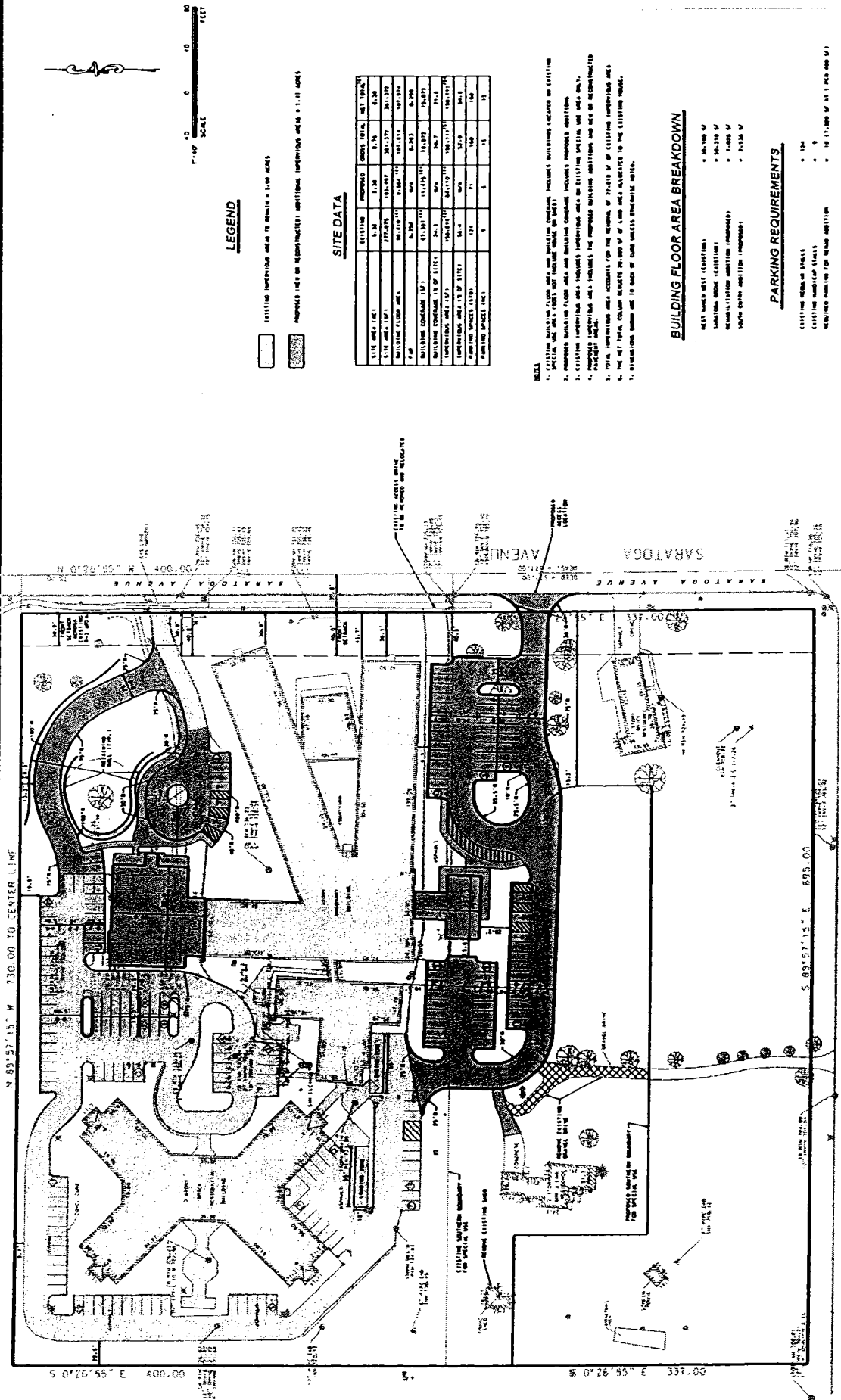
Robert J. Pugliese, attorney for the
Applicant-- Rest Haven Illiana Christian
Convalescent Home

C-2-02

REST HAVEN WEST - FAC

GROUP
EXHIBIT C

SP1



SITE DATA

BUILDING NAME	EXISTING AREA (SQ. FT.)	PROPOSED AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	EXISTING VOLUME (CU. FT.)	PROPOSED VOLUME (CU. FT.)	TOTAL VOLUME (CU. FT.)
EXISTING BUILDING A	10,000	0	10,000	100,000	0	100,000
EXISTING BUILDING B	15,000	0	15,000	150,000	0	150,000
EXISTING BUILDING C	20,000	0	20,000	200,000	0	200,000
EXISTING BUILDING D	25,000	0	25,000	250,000	0	250,000
EXISTING BUILDING E	30,000	0	30,000	300,000	0	300,000
EXISTING BUILDING F	35,000	0	35,000	350,000	0	350,000
EXISTING BUILDING G	40,000	0	40,000	400,000	0	400,000
EXISTING BUILDING H	45,000	0	45,000	450,000	0	450,000
EXISTING BUILDING I	50,000	0	50,000	500,000	0	500,000
EXISTING BUILDING J	55,000	0	55,000	550,000	0	550,000
EXISTING BUILDING K	60,000	0	60,000	600,000	0	600,000
EXISTING BUILDING L	65,000	0	65,000	650,000	0	650,000
EXISTING BUILDING M	70,000	0	70,000	700,000	0	700,000
EXISTING BUILDING N	75,000	0	75,000	750,000	0	750,000
EXISTING BUILDING O	80,000	0	80,000	800,000	0	800,000
EXISTING BUILDING P	85,000	0	85,000	850,000	0	850,000
EXISTING BUILDING Q	90,000	0	90,000	900,000	0	900,000
EXISTING BUILDING R	95,000	0	95,000	950,000	0	950,000
EXISTING BUILDING S	100,000	0	100,000	1,000,000	0	1,000,000
EXISTING BUILDING T	105,000	0	105,000	1,050,000	0	1,050,000
EXISTING BUILDING U	110,000	0	110,000	1,100,000	0	1,100,000
EXISTING BUILDING V	115,000	0	115,000	1,150,000	0	1,150,000
EXISTING BUILDING W	120,000	0	120,000	1,200,000	0	1,200,000
EXISTING BUILDING X	125,000	0	125,000	1,250,000	0	1,250,000
EXISTING BUILDING Y	130,000	0	130,000	1,300,000	0	1,300,000
EXISTING BUILDING Z	135,000	0	135,000	1,350,000	0	1,350,000
EXISTING BUILDING AA	140,000	0	140,000	1,400,000	0	1,400,000
EXISTING BUILDING AB	145,000	0	145,000	1,450,000	0	1,450,000
EXISTING BUILDING AC	150,000	0	150,000	1,500,000	0	1,500,000
EXISTING BUILDING AD	155,000	0	155,000	1,550,000	0	1,550,000
EXISTING BUILDING AE	160,000	0	160,000	1,600,000	0	1,600,000
EXISTING BUILDING AF	165,000	0	165,000	1,650,000	0	1,650,000
EXISTING BUILDING AG	170,000	0	170,000	1,700,000	0	1,700,000
EXISTING BUILDING AH	175,000	0	175,000	1,750,000	0	1,750,000
EXISTING BUILDING AI	180,000	0	180,000	1,800,000	0	1,800,000
EXISTING BUILDING AJ	185,000	0	185,000	1,850,000	0	1,850,000
EXISTING BUILDING AK	190,000	0	190,000	1,900,000	0	1,900,000
EXISTING BUILDING AL	195,000	0	195,000	1,950,000	0	1,950,000
EXISTING BUILDING AM	200,000	0	200,000	2,000,000	0	2,000,000
EXISTING BUILDING AN	205,000	0	205,000	2,050,000	0	2,050,000
EXISTING BUILDING AO	210,000	0	210,000	2,100,000	0	2,100,000
EXISTING BUILDING AP	215,000	0	215,000	2,150,000	0	2,150,000
EXISTING BUILDING AQ	220,000	0	220,000	2,200,000	0	2,200,000
EXISTING BUILDING AR	225,000	0	225,000	2,250,000	0	2,250,000
EXISTING BUILDING AS	230,000	0	230,000	2,300,000	0	2,300,000
EXISTING BUILDING AT	235,000	0	235,000	2,350,000	0	2,350,000
EXISTING BUILDING AU	240,000	0	240,000	2,400,000	0	2,400,000
EXISTING BUILDING AV	245,000	0	245,000	2,450,000	0	2,450,000
EXISTING BUILDING AW	250,000	0	250,000	2,500,000	0	2,500,000
EXISTING BUILDING AX	255,000	0	255,000	2,550,000	0	2,550,000
EXISTING BUILDING AY	260,000	0	260,000	2,600,000	0	2,600,000
EXISTING BUILDING AZ	265,000	0	265,000	2,650,000	0	2,650,000
EXISTING BUILDING BA	270,000	0	270,000	2,700,000	0	2,700,000
EXISTING BUILDING BB	275,000	0	275,000	2,750,000	0	2,750,000
EXISTING BUILDING BC	280,000	0	280,000	2,800,000	0	2,800,000
EXISTING BUILDING BD	285,000	0	285,000	2,850,000	0	2,850,000
EXISTING BUILDING BE	290,000	0	290,000	2,900,000	0	2,900,000
EXISTING BUILDING BF	295,000	0	295,000	2,950,000	0	2,950,000
EXISTING BUILDING BG	300,000	0	300,000	3,000,000	0	3,000,000
EXISTING BUILDING BH	305,000	0	305,000	3,050,000	0	3,050,000
EXISTING BUILDING BI	310,000	0	310,000	3,100,000	0	3,100,000
EXISTING BUILDING BJ	315,000	0	315,000	3,150,000	0	3,150,000
EXISTING BUILDING BK	320,000	0	320,000	3,200,000	0	3,200,000
EXISTING BUILDING BL	325,000	0	325,000	3,250,000	0	3,250,000
EXISTING BUILDING BM	330,000	0	330,000	3,300,000	0	3,300,000
EXISTING BUILDING BN	335,000	0	335,000	3,350,000	0	3,350,000
EXISTING BUILDING BO	340,000	0	340,000	3,400,000	0	3,400,000
EXISTING BUILDING BP	345,000	0	345,000	3,450,000	0	3,450,000
EXISTING BUILDING BQ	350,000	0	350,000	3,500,000	0	3,500,000
EXISTING BUILDING BR	355,000	0	355,000	3,550,000	0	3,550,000
EXISTING BUILDING BS	360,000	0	360,000	3,600,000	0	3,600,000
EXISTING BUILDING BT	365,000	0	365,000	3,650,000	0	3,650,000
EXISTING BUILDING BU	370,000	0	370,000	3,700,000	0	3,700,000
EXISTING BUILDING BV	375,000	0	375,000	3,750,000	0	3,750,000
EXISTING BUILDING BW	380,000	0	380,000	3,800,000	0	3,800,000
EXISTING BUILDING BX	385,000	0	385,000	3,850,000	0	3,850,000
EXISTING BUILDING BY	390,000	0	390,000	3,900,000	0	3,900,000
EXISTING BUILDING BZ	395,000	0	395,000	3,950,000	0	3,950,000
EXISTING BUILDING CA	400,000	0	400,000	4,000,000	0	4,000,000
EXISTING BUILDING CB	405,000	0	405,000	4,050,000	0	4,050,000
EXISTING BUILDING CC	410,000	0	410,000	4,100,000	0	4,100,000
EXISTING BUILDING CD	415,000	0	415,000	4,150,000	0	4,150,000
EXISTING BUILDING CE	420,000	0	420,000	4,200,000	0	4,200,000
EXISTING BUILDING CF	425,000	0	425,000	4,250,000	0	4,250,000
EXISTING BUILDING CG	430,000	0	430,000	4,300,000	0	4,300,000
EXISTING BUILDING CH	435,000	0	435,000	4,350,000	0	4,350,000
EXISTING BUILDING CI	440,000	0	440,000	4,400,000	0	4,400,000
EXISTING BUILDING CJ	445,000	0	445,000	4,450,000	0	4,450,000
EXISTING BUILDING CK	450,000	0	450,000	4,500,000	0	4,500,000
EXISTING BUILDING CL	455,000	0	455,000	4,550,000	0	4,550,000
EXISTING BUILDING CM	460,000	0	460,000	4,600,000	0	4,600,000
EXISTING BUILDING CN	465,000	0	465,000	4,650,000	0	4,650,000
EXISTING BUILDING CO	470,000	0	470,000	4,700,000	0	4,700,000
EXISTING BUILDING CP	475,000	0	475,000	4,750,000	0	4,750,000
EXISTING BUILDING CQ	480,000	0	480,000	4,800,000	0	4,800,000
EXISTING BUILDING CR	485,000	0	485,000	4,850,000	0	4,850,000
EXISTING BUILDING CS	490,000	0	490,000	4,900,000	0	4,900,000
EXISTING BUILDING CT	495,000	0	495,000	4,950,000	0	4,950,000
EXISTING BUILDING CU	500,000	0	500,000	5,000,000	0	5,000,000
EXISTING BUILDING CV	505,000	0	505,000	5,050,000	0	5,050,000
EXISTING BUILDING CW	510,000	0	510,000	5,100,000	0	5,100,000
EXISTING BUILDING CX	515,000	0	515,000	5,150,000	0	5,150,000
EXISTING BUILDING CY	520,000	0	520,000	5,200,000	0	5,200,000
EXISTING BUILDING CZ	525,000	0	525,000	5,250,000	0	5,250,000
EXISTING BUILDING DA	530,000	0	530,000	5,300,000	0	5,300,000
EXISTING BUILDING DB	535,000	0	535,000	5,350,000	0	5,350,000
EXISTING BUILDING DC	540,000	0	540,000	5,400,000	0	5,400,000
EXISTING BUILDING DD	545,000	0	545,000	5,450,000	0	5,450,000
EXISTING BUILDING DE	550,000	0	550,000	5,500,000	0	5,500,000
EXISTING BUILDING DF	555,000	0	555,000	5,550,000	0	5,550,000
EXISTING BUILDING DG	560,000	0	560,000	5,600,000	0	5,600,000
EXISTING BUILDING DH	565,000	0	565,000	5,650,000	0	5,650,000
EXISTING BUILDING DI	570,000	0	570,000	5,700,000	0	5,700,000
EXISTING BUILDING DJ	575,000	0	575,000	5,750,000	0	5,750,000
EXISTING BUILDING DK	580,000	0	580,000	5,800,000	0	5,800,000
EXISTING BUILDING DL	585,000	0	585,000	5,850,000	0	5,850,000
EXISTING BUILDING DM	590,000	0	590,000	5,900,000	0	5,900,000
EXISTING BUILDING DN	595,000	0	595,000	5,950,000	0	5,950,000
EXISTING BUILDING DO	600,000	0	600,000	6,000,000	0	6,000,000
EXISTING BUILDING DP	605,000	0	605,000	6,050,000	0	6,050,000
EXISTING BUILDING DQ	610,000	0	610,000	6,100,000	0	6,100,000
EXISTING BUILDING DR	615,000	0	615,000	6,150,000	0	6,150,000
EXISTING BUILDING DS	620,000	0	620,000	6,200,000	0	6,200,000
EXISTING BUILDING DT	625,000	0	625,000	6,250,000	0	6,250,000
EXISTING BUILDING DU	630,000	0	630,000	6,300,000	0	6,300,000
EXISTING BUILDING DV	635,000	0	635,000	6,350,000	0	6,350,000
EXISTING BUILDING DW	640,000	0	640,000	6,400,000	0	6,400,000
EXISTING BUILDING DX	645,000	0	645,000	6,450,000	0	6,450,000
EXISTING BUILDING DY	650,000	0	650,000	6,500,000	0	6,500,000
EXISTING BUILDING DZ	655,000	0	655,000	6,550,000	0	6,550,000
EXISTING BUILDING EA	660,000	0	660,000	6,600,000	0	6,600,000
EXISTING BUILDING EB	665,000	0	665,000	6,650,000	0	6,650,000
EXISTING BUILDING EC	670,000	0	670,000	6,700,000	0	6,700,000
EXISTING BUILDING ED	675,000	0	675,000	6,750,000	0	6,750,000
EXISTING BUILDING EE	680,000	0	680,000	6,800,000	0	6,800,000

SP2

NORTH SITE PLAN - REHABILITATION ADDITION


REST HAVEN WEST

DOWNERS GROVE FACILITY EXPANSION ILLINOIS

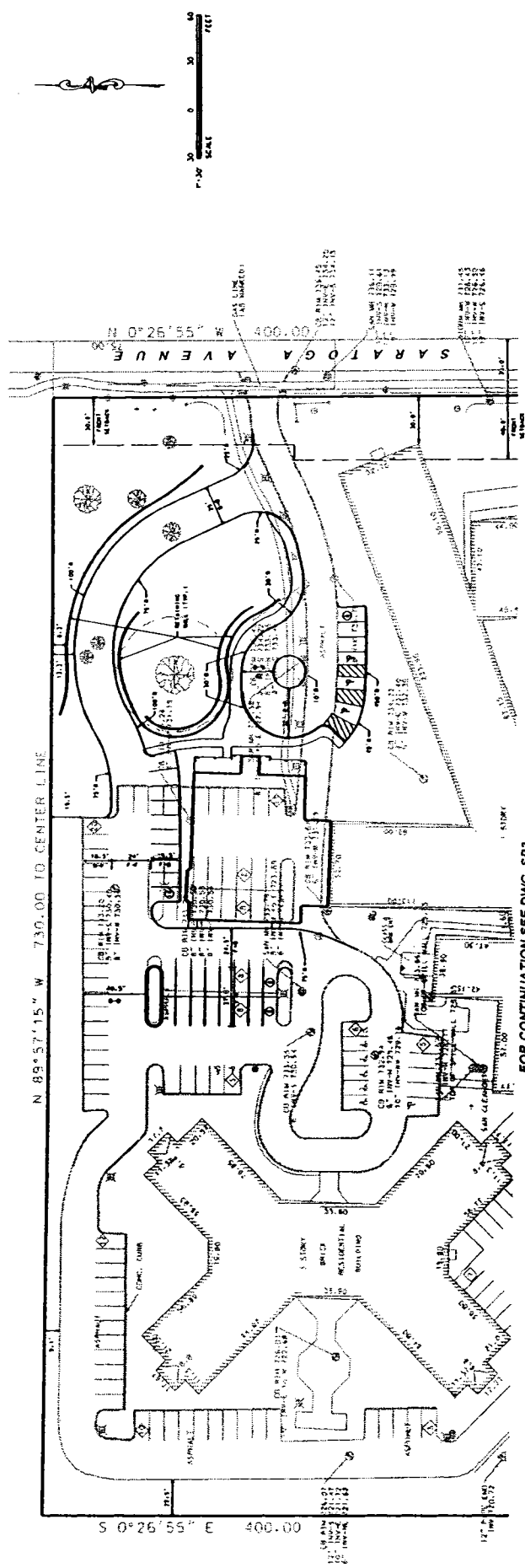
PROJECT NO.	0104 002	DATE	01/24/02
CLIENT	SP2/004	DESIGNER	TEF
DRAWN BY	TEF	CHECKED BY	TEF
SCALE	1" = 30'	DATE	01/24/02

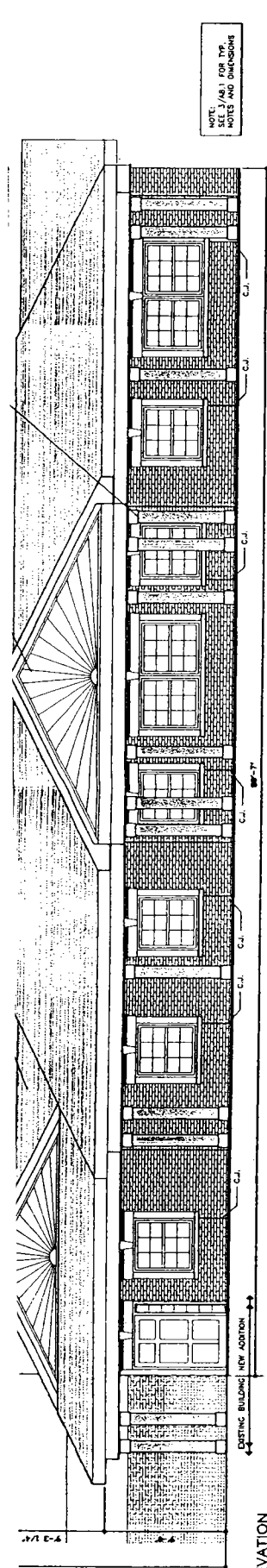
NO.	DATE	REVISIONS

Engineers	1231 JAMES STREET, 8TH FLOOR
Scientists	CHICAGO, ILLINOIS 60604
Surveyors	1330 W. 31ST STREET, CHICAGO, ILLINOIS 60604
CONSULTANTS	www.villiers.com



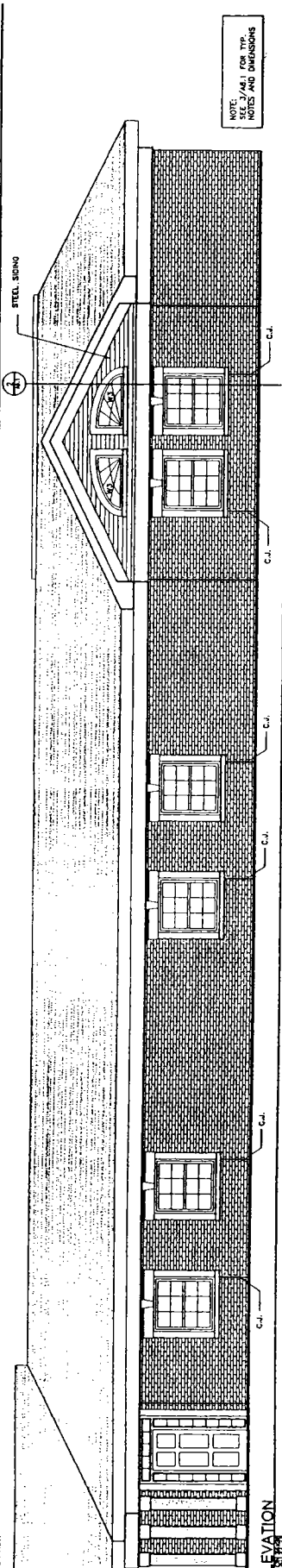
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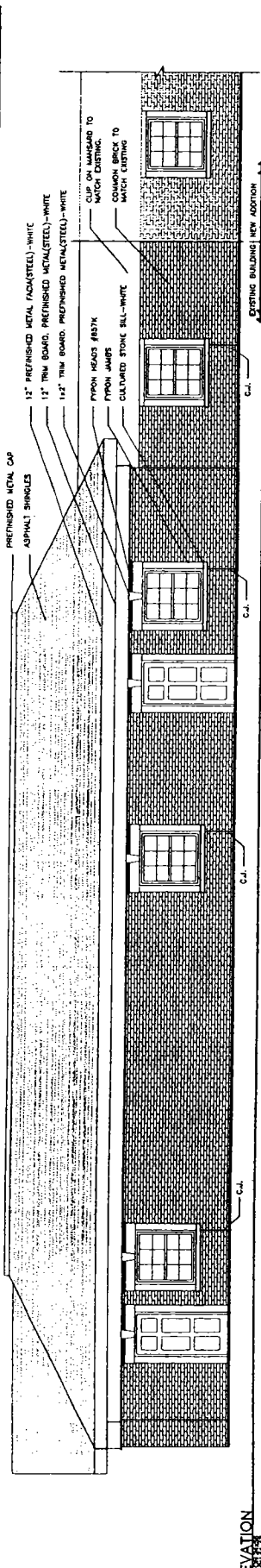
NOTE: (A) FOR THE NOTES AND DIMENSIONS

1 EAST ELEVATION
1/4" = 1'-0"



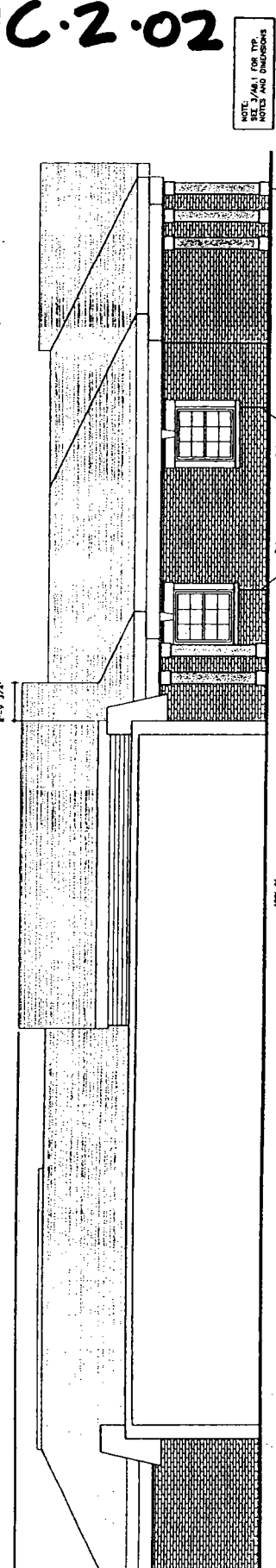
NOTE: (A) FOR THE NOTES AND DIMENSIONS

2 NORTH ELEVATION
1/4" = 1'-0"



- 1" PREFINISHED METAL (ALUMINUM)-WHITE
- 1" TRIM BOARD, PREFINISHED METAL (ALUMINUM)-WHITE
- 1 1/2" TRIM BOARD, PREFINISHED METAL (ALUMINUM)-WHITE
- PYRON HEADS FASTEN
- PYRON JAMBS
- COLORADO STONE SILL - WHITE
- CLIP ON MANSARD TO MATCH EXISTING
- COMMON BRICK TO MATCH EXISTING
- PREFINISHED METAL CAP
- ASPHALT SHINGLES

3 WEST ELEVATION
1/4" = 1'-0"



NOTE: (A) FOR THE NOTES AND DIMENSIONS

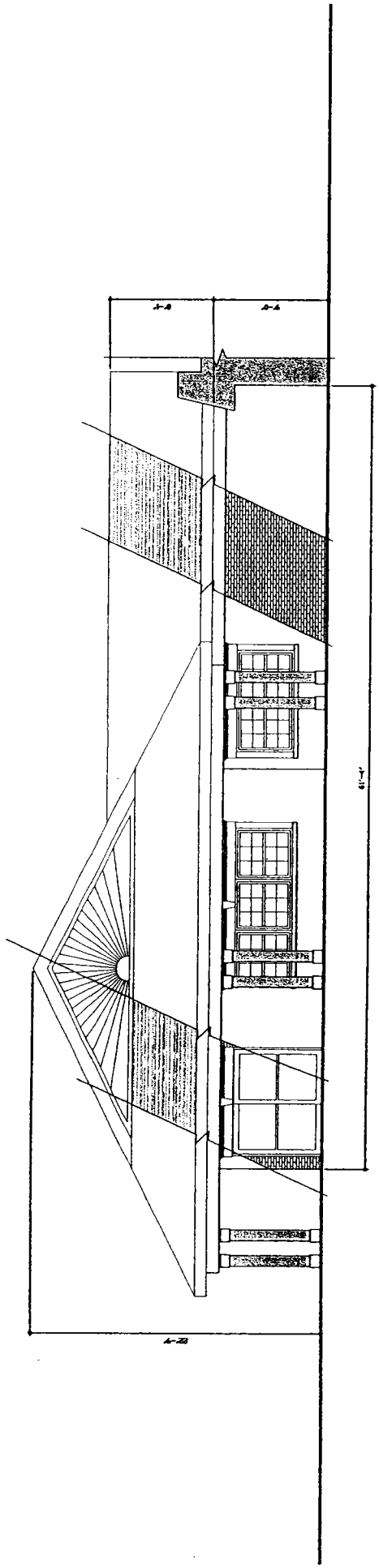
4 SOUTH ELEVATION
1/4" = 1'-0"

C.2.02

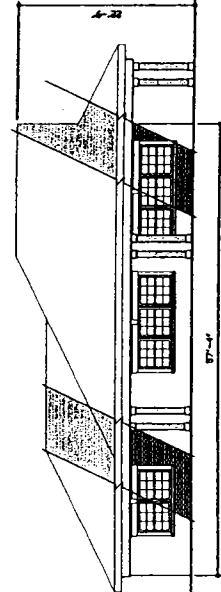
PROPOSED NORTHERLY
ADDITION

C-2.02

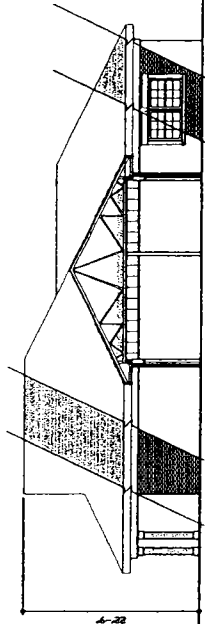
PROPOSED SOUTHERLY
ADDITION



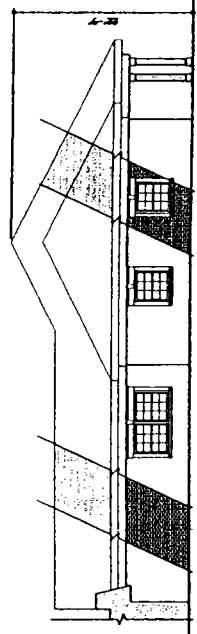
1 ENLARGED EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

C-2.02

WAI
CONTRIBUTOR

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

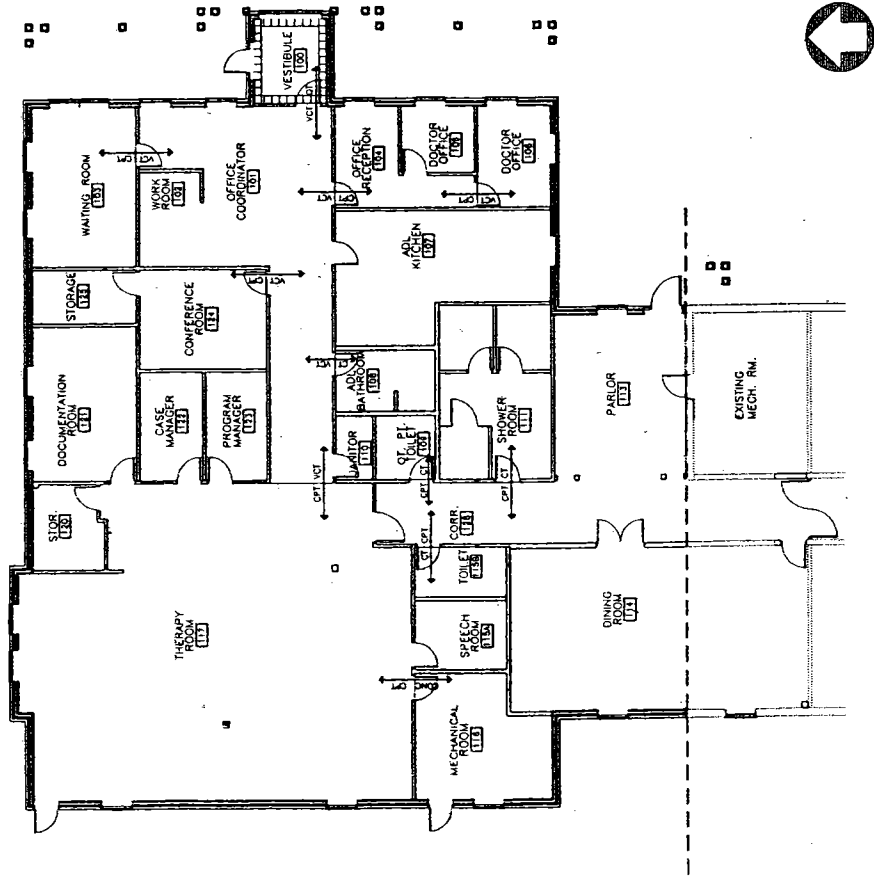
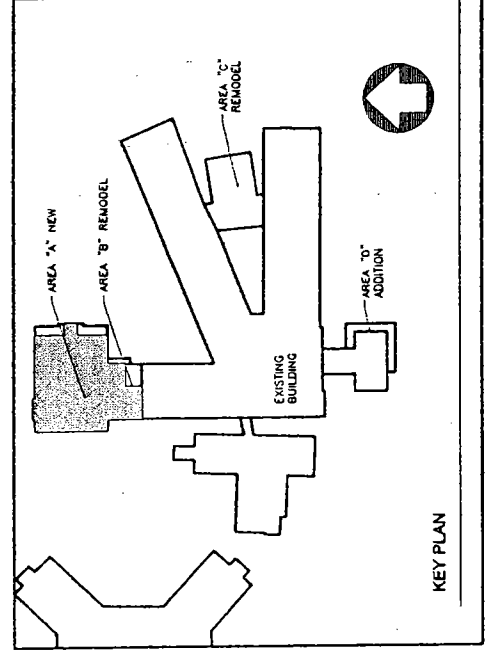
WAI ARCHITECTURE
1000 N. WASHINGTON ST.
CHICAGO, IL 60610
TEL: 312.467.1000
WWW.WAIARCHITECTURE.COM

PROPOSED FACILITY FOR
REST HAVEN WEST
2950 SARATOGA AVE
DOWNERS GROVE, ILLINOIS

DATE: 08.14.10	PROJECT: REST HAVEN WEST
DESIGNED BY: WAI ARCHITECTURE	SCALE: AS SHOWN
DATE: 08.14.10	PROJECT: REST HAVEN WEST
DESIGNED BY: WAI ARCHITECTURE	SCALE: AS SHOWN

INTERIOR FINISH PLAN AND SCHEDULE

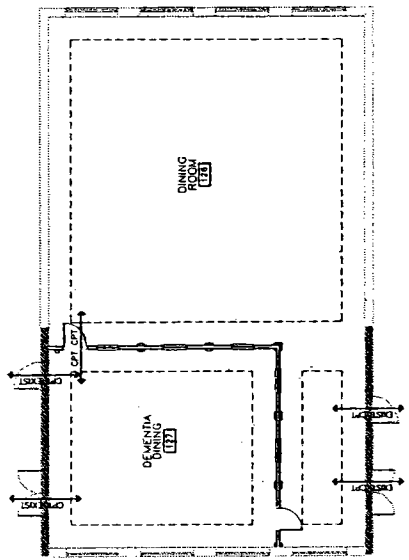
13



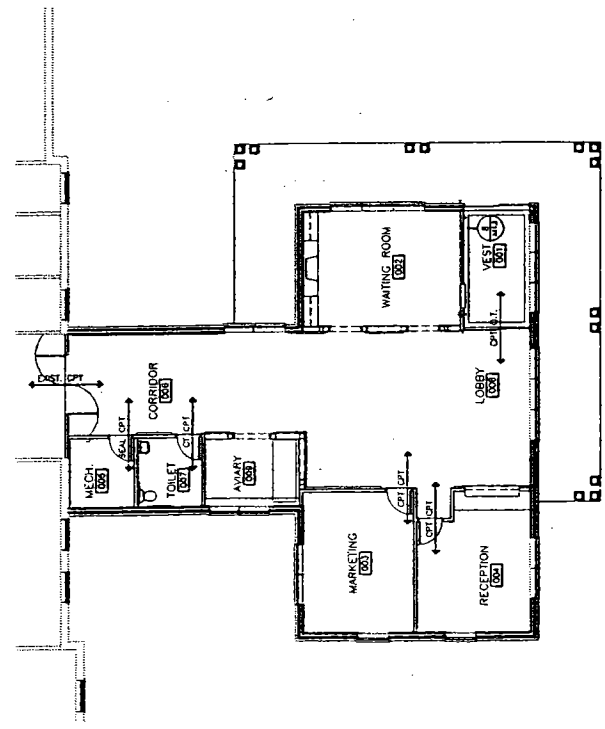
WAI
CONTRIBUTOR

20.02

WAJ CONSULTANTS ARCHITECTURAL DESIGN INTERIOR DESIGN PROJECT MANAGEMENT CONSTRUCTION SERVICES 100 N. LAUREL AVENUE SUITE 100 CHICAGO, ILLINOIS 60610 TEL: 312.467.1000 FAX: 312.467.1001 WWW.WAJCONSULTANTS.COM	REST HAVEN WEST 6450 SARATOGA AVENUE DOWNERS GROVE, ILLINOIS	PROJECT NO. 20.02	DATE: 02/10/10
		SHEET NO. 13.1A	SCALE: AS SHOWN



1 INTERIOR FINISH PLAN AREA 'C'



2 INTERIOR FINISH PLAN AREA 'D'

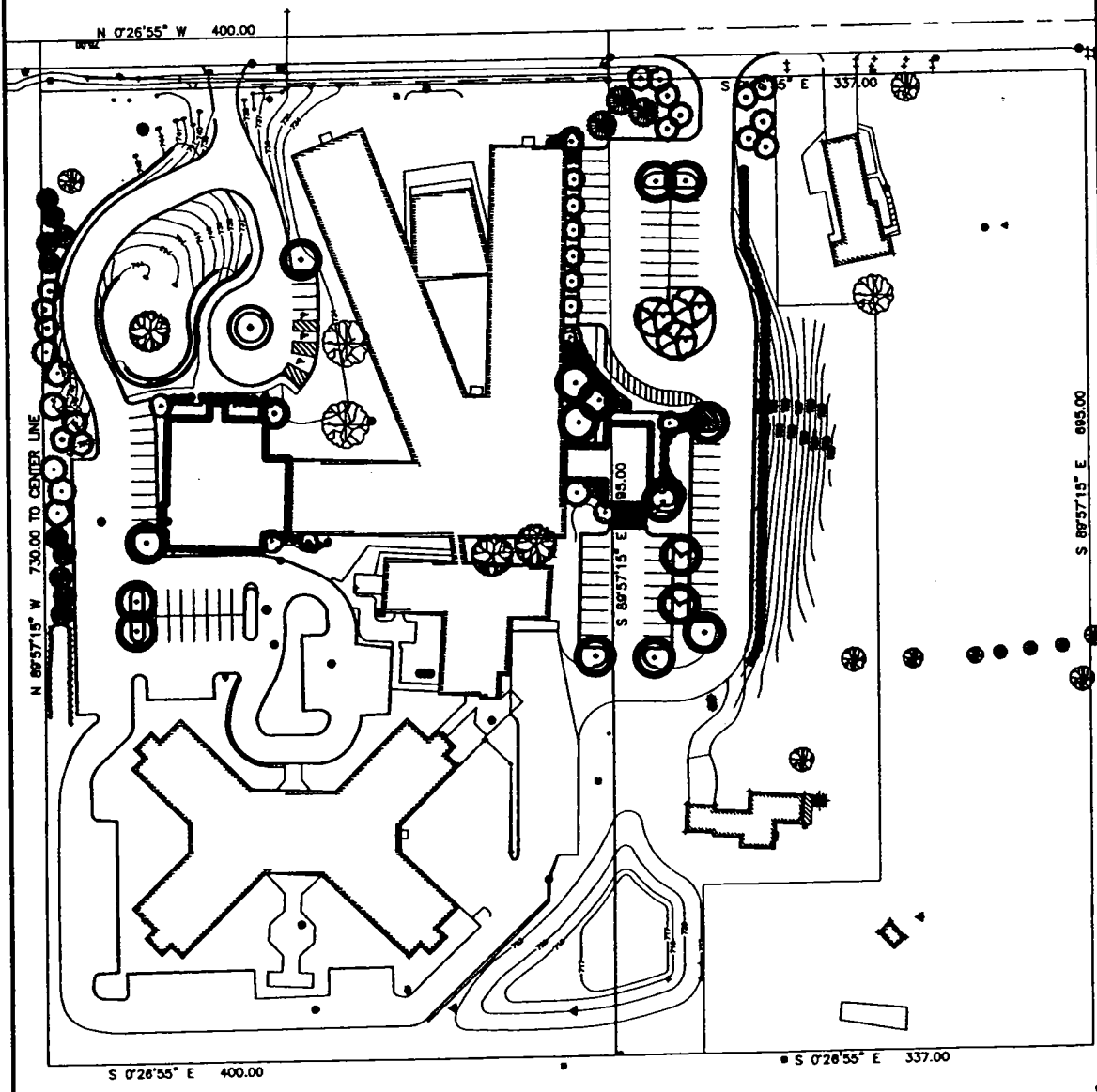
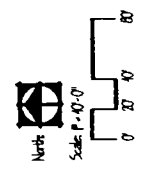
C.2.02

The plan and any other documents submitted to the City of Chicago shall be the property of the City of Chicago and shall not be used for any other purpose without the written consent of the City of Chicago.

Date: 1/21/0
 Drawing: 20
 Project Manager: JP
 Scale: 1" = 40'
 Project Number: 0266571

LANDSCAPE PLAN

Revision:	Date:
Copies issued to:	Date:



Rest Haven West
 3450 Saratoga Ave.
 Downers Grove, IL
MASTER PLAN

2200 S. Raymond
 Melrose, IL 60443
 (708) 720-4000

2800 N. 17th Street
 Parkville, IL 60544
 (630) 759-0025

3666 N. Fairfield Road
 Melrose, IL 60441
 (630) 854-3000

CLARENCE DAVID & COMPANY
 Landscape Architects & Planners

Plant List, Quantities, and Sizes

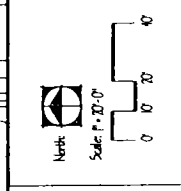
Code	Scientific Name	Common Name	Quantity	Size
AC	<i>Amelanchier canadensis</i>	Shadblow-Sycamore	2	6-8
AG48	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG49	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG50	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG51	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG52	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG53	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG54	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG55	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG56	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG57	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
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AG62	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG63	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG64	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG65	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG66	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG67	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG68	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
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AG70	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG71	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG72	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG73	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG74	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG75	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
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AG79	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
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AG83	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG84	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG85	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
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AG89	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG90	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
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AG92	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG93	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG94	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG95	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG96	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
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AG98	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG99	<i>Asplenium platyneuron</i>	Asplenium	1	6-8
AG100	<i>Asplenium platyneuron</i>	Asplenium	1	6-8

7/17/2010 to be installed

* All planting beds and areas are to be surrounded with 2" of mulch

LANDSCAPE DETAIL
NORTHERLY ADDITION

Revised: _____ Date: _____
 Prepared by: _____
 Checked by: _____
 Scale: 1" = 20'-0"

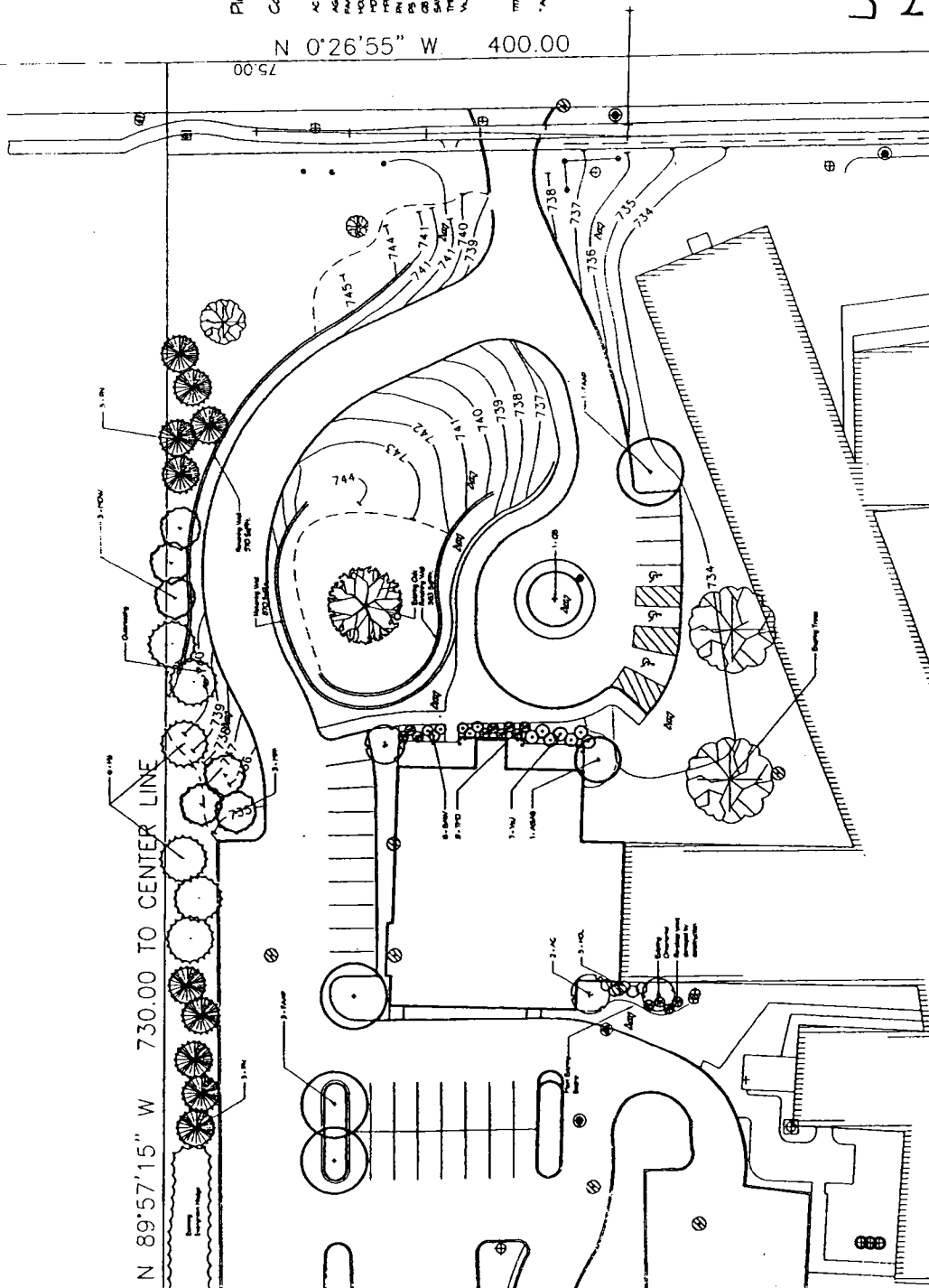


Rest Haven West
 3450 Saratoga Ave.
 Downers Grove, IL
 Rehab Addition

2300 S. Ridgely
 Downers Grove, IL 60443
 (708) 720-4000

3625 N. Parkland Road
 Naperville, IL 60563
 (630) 851-3000

CLARENCE DAVID & COMPANY
 Landscape Architects & Planners



N 89°57'15" W 730.00 TO CENTER LINE

N 0°26'55" W 400.00

75.00

C.2.02

Plant List, Quantities, and Sizes

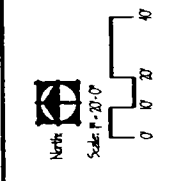
Code	Scientific Name	Common Name	Quantity	Size
AC	Amelanchier canadensis	Shadbolt Sanicumbury	3	6" d.
AKAB	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	2	2" cal.
BN	Betula nigra	Black Birch	1	12" d.
FAAB	Fraxinus americana 'Autumn Blaze'	Autumn Blaze Ash	6	2" cal.
HCL	Hydrangea quercifolia 'Alice Miller'	Old-fashioned Hydrangea	18	5 gal
MDV	Malva dioica 'Marian'	Double-flowered Mallow	5	6" d.
MR	Malva parviflora	Prairie Mallow	6	6" d.
MRU	Malva nuttalliana	Black-eyed Mallow	6	6" d.
PK	Prunella sp.	Blackberry	5	6" d.
PS	Prunella americana	Blackberry	1	6" d.
CS	Cornus sp.	Blackberry	1	2.5" cal.
SAW	Spiraea alba 'Autumn Morn'	Autumn Morn Spirea	60	24"
SGF	Spiraea x bicolor 'Goldflame'	Goldflame Spirea	15	24"
TRD	Taxus canadensis 'Dawson's'	Dawson's Yew	56	30"
VU	Viburnum acerifolium	Black Viburnum	3	30"
VDA	Viburnum acerifolium 'Autumn Jazz'	Autumn Jazz Viburnum	78	48"
MSG	Malva sp.	Malva	12	24"
NR	Nerium oleander	Oleander	44	1 gal.
PA	Panicum sp.	Panicum	59	1 gal.
RSB	Rubus sp.	Rubus	42	1 gal.

10,000 Soft to be added
20,750 Soft to be added
60 Soft Annual color

*All planting beds and areas are to be amended with 2" of compost and covered with 3" of Mulch

LANDSCAPE DETAIL
SOUTHERLY ADDITION

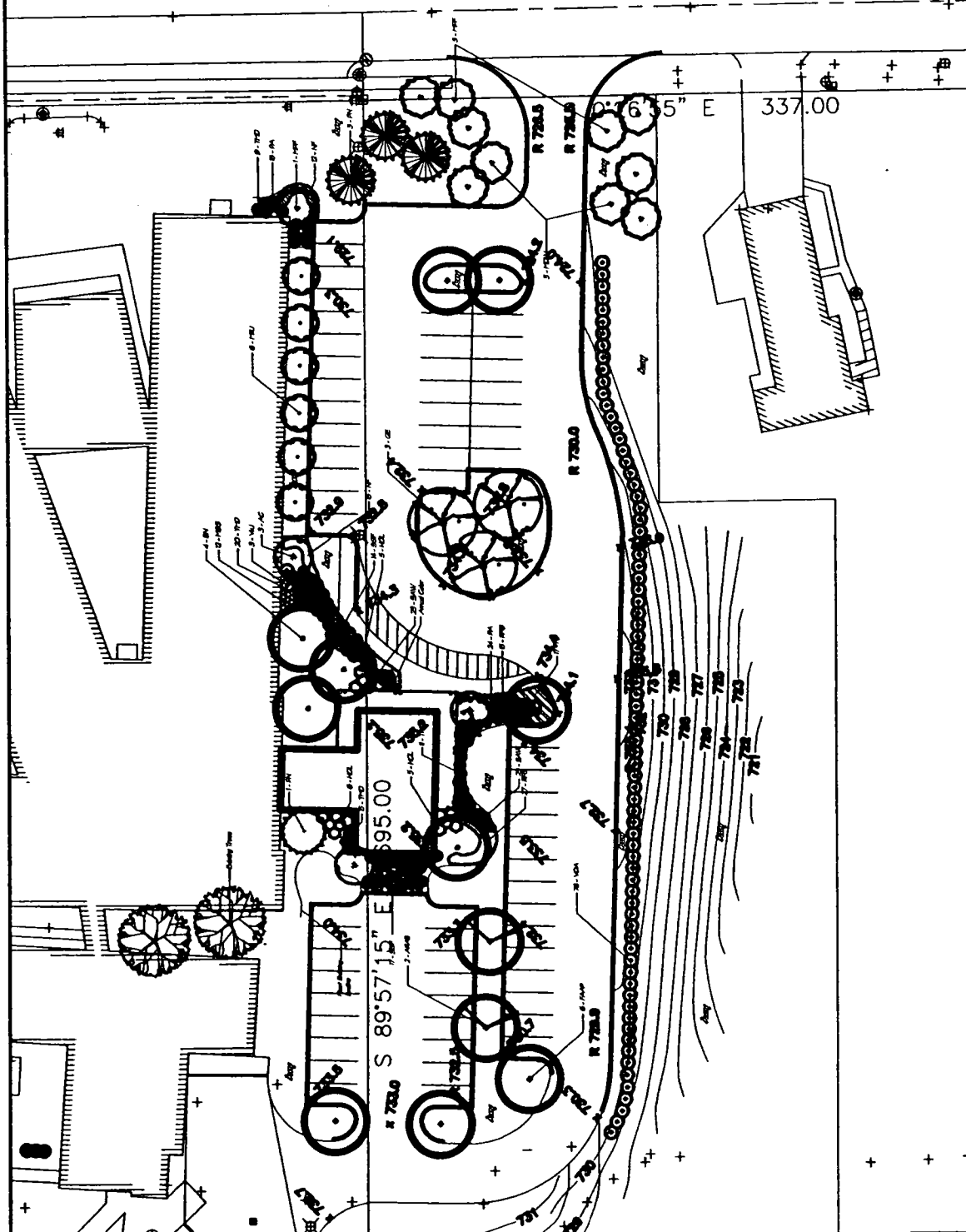
Revised: 5/9
Date: 2/11/02
Project Name: 59
Project Number: 02/0591Y
Scale: 1" = 20'-0"



Rest Haven West
3450 Saratoga Ave.
Downers Grove, IL
Visitors Addition

2800 N. 67th Street
Franklin, IL 60141
(630) 291-0055
3665 N. Franklin Road
Franklin, IL 60141
(630) 254-3000

CLARENCE DAVIDSON & COMPANY
Landscape Architects & Planners



By use of sample forms on this project,
of University of Illinois, and its subsidiaries,
this project shall be approved and
Contract No. 02/0591Y

C-2-02

PE1

PRELIMINARY ENGINEERING PLAN

REST HAVEN WEST

DOWNERS GROVE FACILITY EXPANSION ILLINOIS

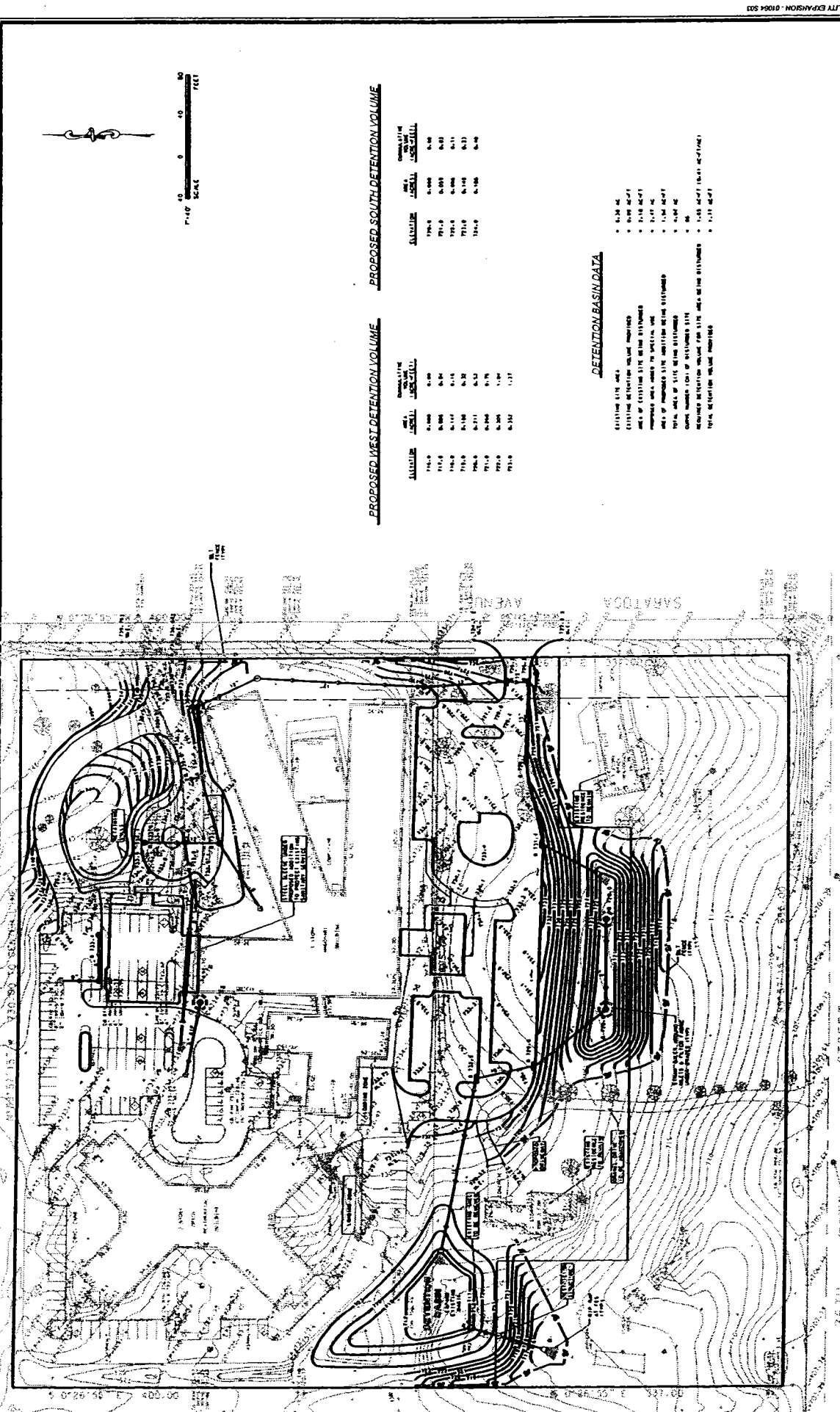
NO. 01064.S03	DATE 01/28/02	BY CMC
REV. 01-24-02	DATE 01/24/02	BY CMC
REV. 01-24-02	DATE 01/24/02	BY CMC

SCALE	1" = 40'
-------	----------

NO.	DATE	DESCRIPTION

V CONSULTANTS

Engineers | 1221 Third Avenue, Suite 100
 Scientists | Downers Grove, IL 60155
 Surveyors | 630-271-8282
 www.vintec.com



PROPOSED SOUTH DETENTION VOLUME

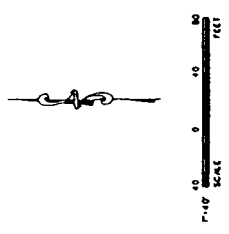
ALLOCATION	AREA (AC)	DEPTH (FT)	VOLUME (MGAL)
770-0	0.000	0.00	0.00
771-0	0.000	0.00	0.00
772-0	0.000	0.00	0.00
773-0	0.000	0.00	0.00
774-0	0.000	0.00	0.00

PROPOSED WEST DETENTION VOLUME

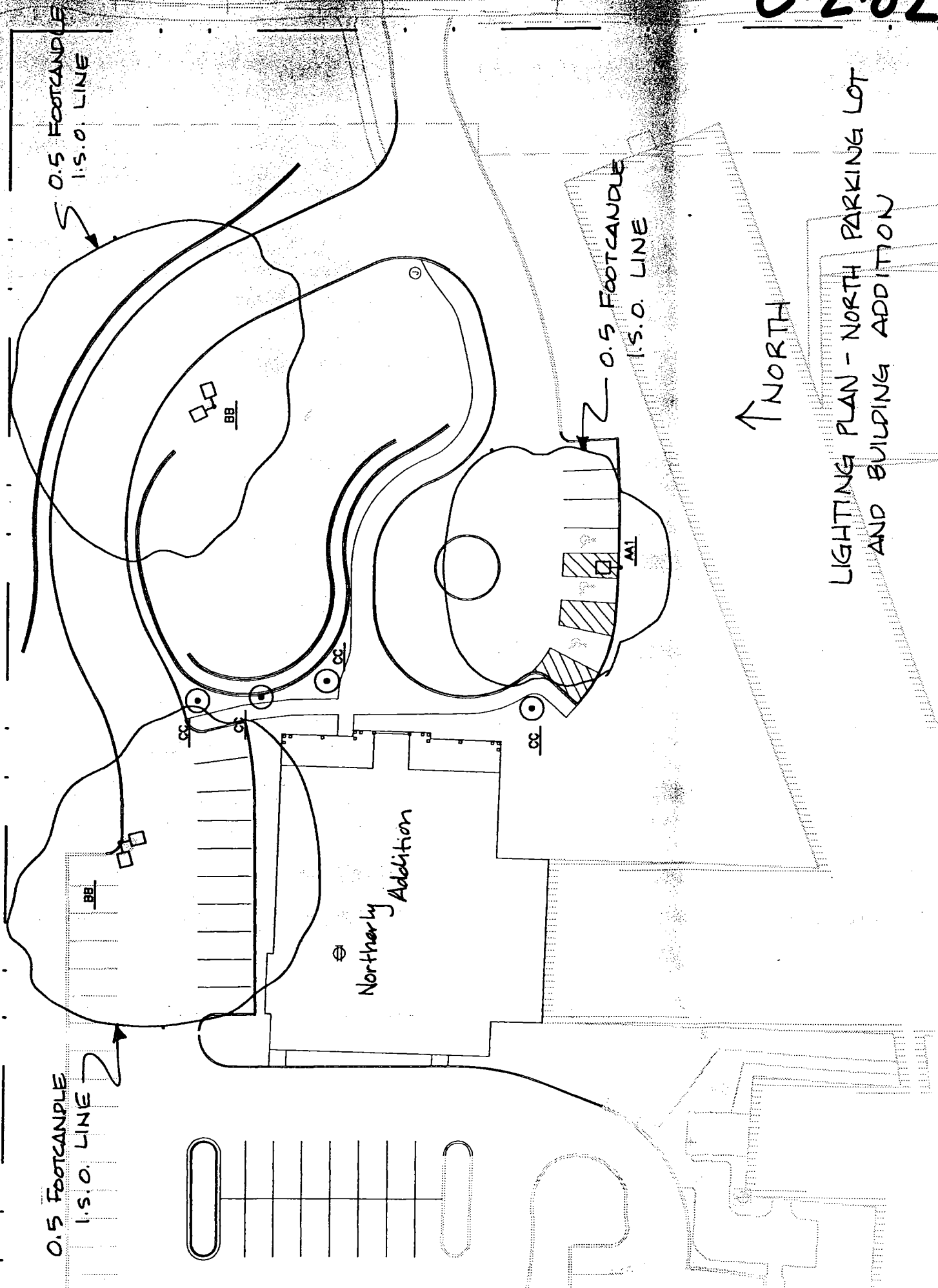
ALLOCATION	AREA (AC)	DEPTH (FT)	VOLUME (MGAL)
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771-0	0.000	0.00	0.00
772-0	0.000	0.00	0.00
773-0	0.000	0.00	0.00
774-0	0.000	0.00	0.00

DETENTION BASIN DATA

- EXISTING LINE AREA
- EXISTING DETENTION VOLUME (MGAL)
- AREA OF EXISTING LINE (SQ. FT)
- PROPOSED AREA (SQ. FT)
- AREA OF PROPOSED LINE (SQ. FT)
- PROPOSED DETENTION VOLUME (MGAL)
- DEPTH (FT)
- PROPOSED DETENTION VOLUME (MGAL)
- PROPOSED DETENTION VOLUME (MGAL)
- PROPOSED DETENTION VOLUME (MGAL)
- PROPOSED DETENTION VOLUME (MGAL)
- PROPOSED DETENTION VOLUME (MGAL)

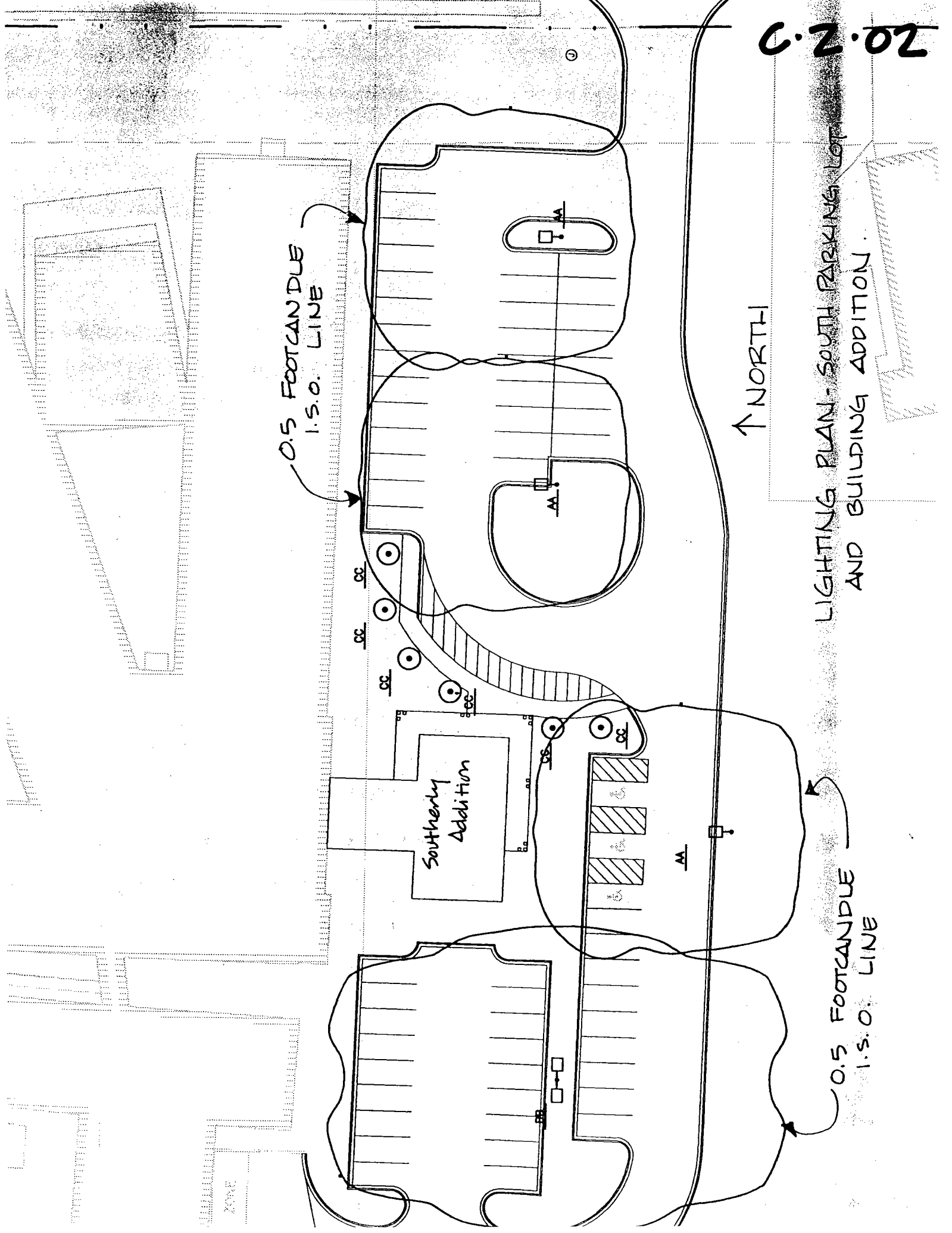


C-2.02



LIGHTING PLAN - NORTH PARKING LOT AND BUILDING ADDITION

20.2.02



0.5 FOOTCANDLE
1.5.0. LINE

Southerly
Addition

↑ NORTH

LIGHTING PLAN - SOUTH PARKING LOT
AND BUILDING ADDITION.

0.5 FOOTCANDLE
1.5.0. LINE

PUBLIC HEARING: C-2-02 A petition seeking an amendment to an existing special use for a nursing home. This petition proposes to add additional land to the special use and requests approval of an amendment to the site plan in order to accommodate two building additions and certain modifications to the site including parking and landscaping elements for property located at 3450 Saratoga Avenue, Downers Grove, IL (PIN 06-31-201-007, 06-31-201-009, 06-31-201-032 and parts of 06-31-201-029 and 06-31-201-030); Rest Haven Illiana Christian Convalescent Home, Owner; Robert J. Pugliese, Attorney/Petitioner

FINDINGS:

1. The petitioner is seeking approval of an amendment to their existing special use for a nursing home which involves the addition of some new land to their special use, the construction of two new additions to their existing building and the construction of 42 additional car parking spaces.
2. Nursing homes are listed as a special use in the R-1, single family residential zoning district and, therefore, in the remaining single family residential zoning districts under Section 28-502(k) "Nursing homes and sheltered care facilities." The specific conditions applicable to this use are listed under Section 28-1013 of the Zoning Ordinance. The standards and a review of compliance with these conditions can be found under paragraph No. 10 of this report.
3. Rest Haven currently consists of a 144 bed nursing home which is housed in the easterly of the two buildings and a 96 bed sheltered care home in the westerly building. The total building coverage of the two existing buildings is 67,397 square feet, and the total existing floor area is 98,410 square feet. A single family residence is sited near the southwest corner of the site which is being used as a residence for two of the nursing home's staff members. Currently there is parking for 133 cars of which nine spaces are configured as handicap parking spaces.
4. As noted above, the petitioner's proposal involves three modifications to their special use. The first modification involves the addition of approximately 103,497 square feet or 2.3759 acres of land to the nursing home's special use. Rest Haven had in the past acquired the land adjacent and to the south of the nursing home parcel in order to facilitate possible future expansion; however, they have never included any of that land into their special use. Rest Haven has recently determined the extent of the additions which they desire to pursue, and they intend to dispose of the remaining land which they own for development as a conventional single family residential development. The

proposed modification to the boundary of the special use will increase the land area under the special use from approximately 277,815 square feet or 6.3791 acres to approximately 381,372 square feet or 8.7551 acres.

With the addition of the new land, the nursing home property will become somewhat of a "T" shaped parcel and will have the following dimensions: The property will have a frontage of 517 feet along Saratoga Avenue, a width as measured on the west of 462 feet, a maximum north to south width of 587 feet, and it will have a depth as measured along the north line, exclusive of the Saratoga right of way, of 694.71 feet.

5. The petitioner's plans seek approval of two building additions to the nursing home building. The first of the two additions is a proposed 7,028 square foot addition which is to house the nursing home's physical rehabilitation area. This addition is to be located on the north side of the nursing home building and will project northward from the current visitor's entrance by a distance of 86.6 feet. It is to have an east to west dimension of 92 feet. This addition is to be set back a distance of approximately 220 feet west of the east property line and approximately 85 feet south of the north property line. This is to be a one-story addition which will have a height as measured to the mid-point of the roof of 13.64 feet. The height at the peak of the main roof is 18.2708 feet.

This proposed addition will provide rooms for physical and occupational therapy as well as for speech therapy. In addition, there are to be offices for the various professional and administrative staff members involved. The petitioner has outlined the nature of the rehabilitation services which are to be provided in the "Applicant's Statement" letter which has been submitted in support of and as explanation to their petition.

The second addition is a proposed 2,536 square foot addition which is to serve as the new Visitor's entrance to the nursing home. This addition is to be essentially an up-side-down "T" shaped addition and is to be located on the south side of the nursing home building. The entranceway addition is to have a total north to south dimension of 61.3 feet and is to have a maximum east to west dimension of 57.3 feet. This addition is to be set back a distance of approximately 245 feet west of the east property line and is to be sited approximately 160 feet north of the south property line. The floor plan for the entranceway addition will include a waiting room area, a receptionist's office and an office for the marketing staff. The entranceway addition is also to be a one-story addition which is to have a height as measured to the mid-point of the roof of 15.875 feet. The height to the peak of the gable end roof section over the new entrance structure is 22.75 feet.

6. The third part of the petitioner's proposal is the modification of driveways and of a parking area on the north side of the nursing home building as well as the construction of a new parking lot with a relocated driveway on the south side of the building. Specifically, the proposed north addition is to be constructed primarily within an area

currently occupied by parking spaces and driveways. The construction of the north addition will have the effect of voiding 27 parking spaces. It will further require the reconfiguration of the driveway accessing the northerly portion of the site. The petitioner's plans indicate that the new parking and driveway configuration will provide for 16 replacement spaces, of which three are to be handicapped sized spaces. The driveway configuration will provide for access to the existing parking lot as well as providing for a drop-off, pick-up area with a total of six spaces near the entrance to the new rehabilitation facilities addition.

With respect to the southerly parking lot, the petitioner's plans indicate that a new 61 space parking lot is to be constructed. Access to this lot will be via a relocated driveway which currently serves the southerly side of the nursing home. The southerly driveway, which currently falls immediately south of the south wall of the nursing home, is proposed to be shifted south a distance of about 90 feet as measured centerline to centerline.

7. Regarding parking calculations, the nursing home currently has 124 regular sized parking spaces and nine handicap-sized stalls for a total of 131 parking spaces. Based upon the proposed rehabilitation wing having a floor area of 7,028 square feet, 18 additional parking spaces must be provided. The rehabilitation area is required to provide parking at the rate of one space per 400 square feet of floor area. No additional parking spaces are required for the new entranceway, as the rate of parking for the basic nursing home is determined at the rate of 1.2 spaces per bed, and there is no new bed capacity being proposed. The petitioner's plans indicate that there is to be a total of 175 parking spaces, which is 24 spaces above the difference between the current number of spaces and the 18 additional spaces which are required for the proposed rehabilitation addition.

In support of their petition, the staff of Rest Haven conducted a parking utilization study that took place on Friday, January 4, 2002; Sunday, January 6, 2002; and Wednesday, January 9, 2002. The staff counted the number of cars parked on their property at an hourly interval between 6:00 a.m. and 8:00 p.m. It was determined that the highest parking space utilization occurred at 2:00 p.m. both on Sunday, January 6th and on Wednesday, January 9th with 105 cars parked on the property. The typical minimum number of spaces utilized during this review occurred during the 6:00 a.m. period with space utilization of 23 or 24 spaces.

The petitioner's plans indicate that the parking lots are to be lighted. The plans indicate that there are to be three lighting standards to serve the northerly lot and four lighting standards to serve the southerly lot. The lights are all of a down focused "shoe-box" design which have built in cut-offs which are to be configured so as to cut light off as viewed from the neighboring residential properties. The petitioner's lighting consultant has provided a basic photometric plan. The plan provides the location of the iso-line where the lighting level for a given light falls off to a brightness level of 0.5 foot candles.

The plan indicates that the 0.5 foot candle level does not cross the northerly property line, and in the case of the lighting to the south of the building, the 0.5 foot candle line is located between approximately 45 and 60 feet north of the south property line depending on the specific light structure.

8. The petitioner has prepared a landscape plan that has two objectives. First, the plan has been prepared to enhance the areas around the new construction and second, the plan has been prepared to provide screening adjacent to the new parking spaces to the south. The Village Landscape Specialist, Mr. Todd Jacobson, has reviewed the petitioner's landscape plan and has determined that the materials submitted by the petitioner are appropriate and that the landscaping will provide screening and will enhance the aesthetics of the subject property. A copy of the Landscape Specialist's memo has been included in the packet for the Board's consideration.
9. The petitioner's engineer has prepared a revised stormwater management plan for the subject property which takes the proposed new construction into consideration. The petitioner's engineering plans and calculations have been reviewed by the Village's stormwater engineering consultants, Christopher Burke & Associates. Burke has concluded that the petitioner's preliminary stormwater plans provide for 1.77 acre feet of stormwater detention, which is appropriate for the amount of the site area that is being disturbed by the proposed construction. A copy of the memorandum from P. Kay Whitlock, the Stormwater Administrator at Burke & Associates, has been included in the Board's packet for its consideration.
10. As noted in paragraph No. 2 above, the Zoning Ordinance establishes a series of ten standards for nursing homes which are to operate as a special use in the residential zoning districts. The standards appear under Section 28-1013 of the Zoning Ordinance. Following are the provisions of this Section, followed by the Staff's analysis regarding compliance with the conditions.

28-1013. Nursing homes and sheltered care facilities.

Nursing homes and sheltered care facilities, where allowed as a special use within a residential zoning district shall be subject to the following conditions:

(a) No such use shall be permitted in any building which was originally designed for some use other than as a nursing home or sheltered care facility, and is subsequently converted or is to be converted for use as a nursing home or sheltered care facility.

The existing buildings as well as the proposed additions were and are designed specifically for a nursing home.

(b) No such use shall be permitted on any lot containing less than 5 acres, except that such lot may contain less than 5 acres but not less than 2 acres if any part of

such lot is contiguous to or directly across a street or alley from a zoning district other than any one or more of the following: R-1, R-2, R-3 or R-4 Single-Family Residence Districts.

The area of the Rest Haven facility has always satisfied the five acre minimum and will, with the addition of the new land, have an area of approximately 8.7551 acres.

(c) Not more than twenty-five percent (25%) of the lot shall be occupied by buildings.

The total building coverage of the nursing home buildings including the area of the two proposed building additions will result in a site area coverage equaling 20.7% of the site. If the single family residence sited on the property is included, the total building coverage will equal 21.8% of the site.

(d) No structure may be located within fifty (50) feet of any lot line.

The north addition will be sited at its closest point 85 feet from the north property line which is the closest property line to this portion of the building, and the southerly addition will be sited 160 feet north of the south property line which is the closest property line to that portion of the building.

It may be of interest to note that the easterly most walls of the two easterly wings of the original nursing home have setbacks ranging between 30 and 38.5 feet as measured to the front property line along Saratoga Avenue. These setbacks are legal non-conformities as the building was originally built under Village R-6, multiple family residence zoning which requires a minimum front yard setback of 25 feet. The original nursing home was approved and built at a time prior to the standards which currently apply to nursing homes and, therefore, qualifies as a legal non-conformity.

(e) No off-street parking area may be located within thirty (30) feet of any side or rear lot line of the lot adjacent to residentially zoned property.

Although there is existing parking on the north side of the property which is sited 19.5 feet from the north property line which is also legal non-conforming, the closest point that any new parking spaces are to be located relative to the north property line is to be 60 feet, and the closest any parking spaces are to the south property line is to be 55 feet. The minimum side yard applicable to the original construction was five feet.

(f) Any outdoor recreational or rehabilitation area must be effectively screened by a wall, fence or densely planted, compact hedge not less than four (4) feet nor more than six (6) feet in height, and such screening shall conform to the setback requirements for buildings in the district in which such lot is situated, except that such screening must be set back at least five (5) feet from any side or rear property

line of the lot.

The petitioner has advised that they do not have any outdoor facilities which would qualify either as recreational or rehabilitation areas. They are, therefore, in conformance with this provision.

(g) The ordinance granting such special use shall obligate the owner of the lot to install and maintain suitable landscaping.

The petitioner has during previous phases of development installed an appreciable amount of landscaping. As is noted in paragraph No. 5 above, the petitioner has submitted a detailed landscape plan for the plantings and screening which are to be installed as part of this phase of construction. The Village Forester has determined these materials to be appropriate as described in her memorandum which has been included for the Board's consideration.

(h) Facilities for vehicular access to the lot shall be so designed as not to interfere with normal traffic movement or to present a nuisance to abutting property owners.

The petitioner has limited access to the subject site to only two driveways. The southerly of the two driveways is being proposed to be shifted southward a distance of approximately 95 feet as measured centerline to centerline. Neither of the driveways should create any nuisance to abutting property owners, especially as there are no driveways which intersect Saratoga on the east side of the street. The nearest residential driveway to the relocated southerly driveway is located approximately 90 feet south as measured centerline to centerline. The nearest driveway to the existing northerly driveway is approximately 210 feet of the north as measured centerline to centerline.

(i) Rehabilitation therapy and services may be provided primarily for residents, and as an accessory thereto, for others who do not require hospital services or admission to a nursing home. Rehabilitation therapy may include physical, speech, occupational or similar types of therapy for patients who, through injury or disease, require rehabilitation services to recover, function, or make adaptation in one or more basic life abilities such as but not limited to speech, ambulation, short term memory, personal grooming, simple housekeeping, or motor skills. Rehabilitation therapy does not include treatment for mental illness, alcohol or substance abuse, maternity or communicable diseases.

The petitioners are aware of these conditions and understand that they must operate their therapy activities in a manner consistent with these provisions of the Ordinance.

(j) Off-street parking shall be provided in an amount consistent with Section 28-1410 of the Zoning Ordinance, however, any floor area devoted to rehabilitation therapy or services shall require off-street parking at a ratio of one parking space for every 400 square feet of floor area.

The original nursing home had been built at time when the Zoning Ordinance required parking spaces for a nursing home to be provided at the rate of "one per two employees of the largest shift plus one per three beds." According to the current provisions of the schedule of parking, a nursing home is to provide parking at the rate of 1.2 spaces per bed. Based upon the records that are available, the original 144 bed nursing home had been built with a total of 82 parking spaces, which is the legal non-conforming base number of parking spaces for this special use.

The sheltered care facility was constructed consistent with the requirement of 0.5 spaces per bed which required a minimum of 48 spaces. The proposed therapy area addition is required to provide one space per 400 square feet for the 7,028 square foot addition which is equal to 17.57 or 18 spaces, and the petitioner is proposing to construct a net increase of 42 spaces which means that the petitioner is not only meeting their obligations for the new construction but are also providing additional spaces which will reduce the existing parking legal non-conformity.

11. Although the subject property is under an existing special use, the Board may wish to give consideration to the Standards for Approval of a special use as are stated under Section 28-1902 of the Zoning Ordinance which read as follows:

"The Village Council may authorize a special use by ordinance provided the evidence presented in such as to establish the following:

- (i) That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community.**
- (ii) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.**
- (iii) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.**
- (iv) That it is one of the special uses specifically listed for the district in which it is located.**

CONCLUSION:

The petitioner is seeking approval of an amendment to an existing special use for the Rest Haven West Nursing Home. The proposal submitted by the petitioner requests approval so that Rest Haven may expand the land area of the special use by approximately 2.38 acres and may increase the floor area of the building by 9,564 square feet. The proposed new building floor area will involve the construction of a new therapy wing on the north side of the building and will involve

the construction of a new entrance structure on the south side of the building. In addition, Rest Haven's construction will involve the reconfiguration of the parking areas both on the northerly and southerly sides of the nursing home building which will result in a net parking increase of 42 spaces. The petitioner has presented a petition along with supporting documents which have been submitted in a manner that is consistent with the requirements of the Zoning Ordinance.

KJR:amd
Attachments
03/21/02