

## **STAFF REPORT**

**DATE:** September 7, 2021  
**TO:** Zoning Board of Appeals  
**FROM:** Planning Staff  
**RE:** Petition Number: 2021-48  
Applicant: Silver Cross Hospital  
Status of Applicant: Owner  
Developer: Veterans of America (VOA) Illinois  
Location: 1301 Copperfield Avenue  
Request: A Special Use Permit

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### **Purpose**

The petitioner is requesting a Special Use Permit to allow a multi-family housing complex for supportive, long-term, addiction recovery for women and their children in a proposed R-B (Restricted Business) zoning district. As per the applicable zoning code Section 47.15(B)(2) – Sheltered Care Homes: Land in an R-B district may be used for sheltered care homes upon the issuance of a Special Use Permit by the City Council. The Zoning Board of Appeals will make recommendation to the City Council for this request.

### **Site Specific Information**

The site, which was part of the Silver Cross Hospital campus, is approximately 2.11 total acres. The proposed housing area is on the north side of Copperfield Avenue, west of N. Hebbard Street. This petition was filed on August 12, 2021.

### **Surrounding Zoning, Land Use and Character**

The properties to the north, east and west are vacant medical sites and are zoned R-B (restricted business) district. The property to the immediate south contains an office building for multiple Will County governmental uses and is also zoned R-B.

### **Applicable Regulations**

- Section 47.15B – Sheltered Care Homes

### **Discussion**

VOA Illinois has submitted a proposal to develop a multi-family, supportive, housing complex for women suffering from addictions (especially opioid addiction) and their children on the former Silver Cross Hospital campus. The project, called “Hope Manor Village Joliet”, will be a 42-unit development consisting of 1 and 2-bedroom units. The operation will be entirely recovery-based, gender-responsive and trauma-informed to best serve the future residents. The future location is just north to VOA’s “Hope Manor Joliet” supportive housing for veterans and their families, which opened in 2017. Services will be specifically available on site at the proposed Village campus, but

some shared service amenities would also be available from Hope Manor. These would include family park facilities, a business and technology resource center, a learning center for children, adult learning classrooms and family/group programs. VOA of Illinois will serve as the property manager and will also be the service provider for Hope Manor Village Joliet.

Approval of a future Planned Unit Development is required for the multi-family proposal and should be submitted by VOA in 2022. The attached conceptual site plan shows two 3-story buildings. Building A contains 24 dwelling units and totals 25,650 sq. ft. Building B contains 18 dwelling units and totals 22,850 sq. ft. A one-story common space area that includes office and activity rooms are also being shown in Building B. Two parking areas that include a total of 47 parking spaces and a small playground are also included on the submitted site plan. Building elevations are included that show residential roof lines and exterior material of face-brick and Hardie Cement Board siding.

The supportive, multi-family proposal for women with addictions and their children should not create any negative impacts to the surrounding mixed-use area. Vehicular traffic created by this proposal will be kept to a minimum. The R-B zoning that this site currently has is acceptable for this type of use and is compatible with the surrounding area. The future PUD will address the final site plan, building architecture and material, and site landscaping that will be allowed.

### **Conditions**

If the Zoning Board desires to approve the Special Use Permit, the following conditions would be included:

- That off-street parking remains in the future; and,
- Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

**FOR OFFICE USE ONLY**

\*\*\*Verified by Planner (please initial): \_\_\_\_\_\*\*\*

Payment received from:

Petition #: \_\_\_\_\_

Common Address: \_\_\_\_\_

Date filed: \_\_\_\_\_

Meeting date requested: \_\_\_\_\_

**ZONING BOARD OF APPEALS  
JOLIET, ILLINOIS  
PETITION FOR SPECIAL USE PERMIT**

City of Joliet Planning Division, 150 W Jefferson St, Joliet, IL 60432  
Ph (815)724-4050 Fax(815)724-4056

PETITIONER'S NAME: Silver Cross Hospital

HOME ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

BUSINESS ADDRESS: 1900 Silver Cross Blvd. New Lenox, IL ZIP CODE: 60451

PHONE:(Primary) 815-300-7112 (Secondary) \_\_\_\_\_

FAX: 815-300-7047 EMAIL ADDRESS: gtryon@silvercross.org

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 1301 Copperfield Ave. / 1200 Maple Road

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Silver Cross Hospital & Medical Center and Midwest Comm Real Est

HOME ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

BUSINESS ADDRESS: 1900 Silver Cross Blvd ZIP CODE: 60451

FAX: 815-300-7047 EMAIL ADDRESS: gtryon@silvercross.org

**Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:**

BUSINESS REFERENCES (name, address, phone):

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.):** Part of 30-07-11-201-041-0000 ;  
30-07-11-201-035-0000 ; \_\_\_\_\_ ; \_\_\_\_\_

*\*\*Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website\*\**

**LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):**  
**See Attached**

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**LOT SIZE:** WIDTH: 487' DEPTH: 175' AREA: 2.11 Acre  
**PRESENT USE & ZONING:** R-B  
NORTH: R-B EAST: R-B  
SOUTH: R-B WEST: R-B

**SPECIAL USE REQUESTED:** Permanent Supported Living Facility

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**The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:**

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and
- (7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

The special use will not have a negative impact on the public health, safety, morals, comfort and general welfare.

The special use is compatible with and complimentary to the adjoining uses and continues the orderly redevelopment of the area.

Additionally, the special use will provide a positive community health and welfare benefit by nature of the supportive services provided to its residents.

2. How will the special use impact properties in the immediate area?

The special use is compatible with and complimentary to the adjoining uses and continues the orderly redevelopment of the area.

The development of this special use will continue redevelopment of vacant land on the former Silver Cross Campus bringing additional compatible services to the community which are complimentary to the surrounding uses and services.

3. Will the use impede the normal/orderly development/improvement of surrounding property?

The use will not impede normal / orderly development of surrounding property.

Redevelopment of this parcel continues the orderly redevelopment of the former Silver Cross Campus.

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

Existing water main, sanitary sewer, storm sewer and dry utilities are located immediately adjacent to the property.

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

Access to the site will be from Copperfield Ave an existing fully developed city street.

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

The requested special use does not violate any other applicable law, ordinance or regulation.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

N/A

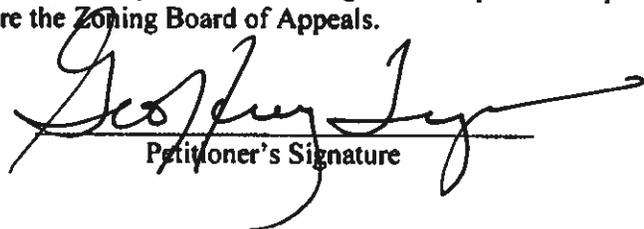
A plat of survey is required in order to consider a petition. Please attach a plat of survey to this application.

*If a plat of survey is not included, the petition may not be accepted as an agenda item for the Board.*

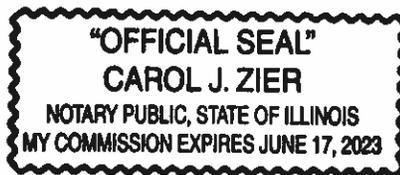
The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

I, Geoff Tryon, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

  
Petitioner's Signature

\_\_\_\_\_  
Owner's Signature  
(If other than petitioner)



Subscribed and sworn to before me  
this 11<sup>th</sup> day of August, 2021  
Carol J. Zier

In accordance with Resolution No. 1694 of the City of Joliet, all persons residing within 300 ft. of the property referred to in this application must be notified of the proposed re-zoning. The Planning Division will notify these residents 10 days prior to the meeting of the Zoning Board of Appeals.

**IMPORTANT!**

Failure to supply the following items may result in non-acceptance as an agenda item for the Board:

- Plat of survey
- Business license application (if applicable)
- Notary Public stamp (original copy)
- Permanent Index Number (P.I.N.)
- Legal description
- Joliet Ownership Disclosure form
- All required fees *(Please make check payable to the City of Joliet)*

**Thank you!**

City of Joliet, Planning Division, 150 W. Jefferson St., Joliet, IL 60432

## CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

### I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- Building Permit (Complete Sections II and III)
- Business License (Complete All Sections)

### II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

1301 Copperfield Avenue

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PIN(s): 30-07-11-201-035-0000

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### III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

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E-MAIL: gtryon@silvercross.org

FAX: 815-300-7047

**IV. BUSINESS OWNERSHIP**

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
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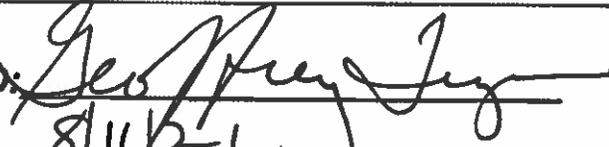
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E-MAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

**NOTE:**

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

**SIGNED:** 

**DATE:** 8/11/21

**Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:**

Geoff Tryon, Vice President of Operations - 815-300-7112

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The address and PIN(s) of the real property associated with this application are:

1200 Maple Road

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PIN(s): Part of 30-07-11-201-041-0000

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E-MAIL: [gtryon@silvercross.org](mailto:gtryon@silvercross.org)

FAX: 815-300-7047

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**SIGNED:** Geoff Tryon

**DATE:** 8/11/21

**Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:**  
Geoff Tryon, Vice President of Operations - 815-300-7112

## LEGAL DESCRIPTION

THE SOUTH 200 FEET OF LOTS 1 AND 2, AND THE SOUTH 175 FEET OF LOTS 3 AND 4, AND THE SOUTH 188 FEET OF LOT 5 (EXCEPT THE NORTH 20 FEET OF THE WEST 15 FEET THEREOF) AND THE EASTERLY 21 FEET OF THE SOUTHERLY 160 FEET OF LOT 6 (EXCEPT THE NORTH 24 FEET OF THE WEST 15 FEET THEREOF) IN BLOCK 3; AND ALSO THE SOUTH 175 FEET OF LOT 5 IN BLOCK 5; AND ALSO LOTS 3 AND 4 AND THE SOUTHERLY 200 FEET OF VACATED SQUIRREL STREET LYING NORTH OF COPPERFIELD AVENUE BETWEEN SAID BLOCKS 3 AND 5, ALL IN HICKORY HILLS SUBDIVISION, A SUBDIVISION BY WILLIAM E. GRINTON, OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



## Hope Manor Village Joliet

Opioid Addiction is a national public health crisis that has only been accelerated by the COVID-19 pandemic. More specifically, 2020 will mark the highest number of overdose deaths in any 12-month period in US history.

Even before 2020, women were at a uniquely high risk for opioid addiction and death from an overdose. Between 1999 and 2016, deaths from prescription opioid overdoses increased by 596% for women compared to 312% for men. During that same time frame, hospitalizations related to opioid misuse increased by 75% for women compared to 55% for men. These outcomes are undoubtedly connected to a variety of factors including that women are prescribed more opioids than men and women are more biologically inclined to develop opioid dependency in a shorter timespan than men. The news is especially troubling for women of child-bearing age. The number of women diagnosed with opioid use disorder (OUD) during labor and delivery quadrupled from 1999 to 2014 (that trend continued in 2020). Not surprisingly, the number of babies born with Neonatal Opioid Withdrawal Syndrome increased by a factor of 5 during that same time frame. The risks to women during pregnancy and delivery is exacerbated by the fact that women with OUD are more likely to have an unintended pregnancy than women in the general population and the effects of opioid use disorder during pregnancy and delivery include maternal death, pre-term delivery and stillbirth.

While the data is deeply disturbing about the impact of opioid addiction on women, there is good news about women and treatment that represent a significant opportunity to reverse the potential tragedies associated with opioid addiction for women and their children. Women have remarkably high rates of immediate success coming out of in-patient treatment. Unfortunately, one of the biggest factors associated with relapse in women, especially those caring for young children, is access to safe and supportive housing following their in-patient stay. Women who lack this resource will often gravitate back to the individuals they relied on before their recovery which, predictably, puts them at significant risk for a serious relapse.

*While safe, high-quality housing is a key social determinant of health for all people, it is especially important for women recovering from addiction and is perhaps the single, biggest predictor of long-term recovery for women who are caring for children.*

VOA Illinois is developing a long-term, supportive housing program targeted to women who are recovering from addiction, especially opioid addiction. The project, called HOPE MANOR VILLAGE JOLIET, will be a 42-unit development consisting of 1 and 2-bedroom units located on the old Silver Cross Hospital Campus in Joliet. The entire design of the development from the physical layout to the way services are delivered will be recovery-based, gender-responsive and trauma-informed. This project will be adjacent to VOA Illinois' successful HOPE MANOR JOLIET campus - a permanent, supportive housing development designed for Veteran-headed households who are recovering from a series of challenges including PTSD, addiction, mental health issues, homelessness, unemployment, etc.

In addition to the services specifically available on-site at the Village campus, individuals and families residing at Hope Manor Village Joliet will also have access to the physical and service amenities available at Hope Manor Joliet including family park facilities, a business and technology resource center, a learning center for children, adult learning classrooms and family / group programs.

Hope Manor Village Joliet will target women recovering from opioid addiction, especially those that are pregnant or caring for young children. Referrals will be prioritized from the Will County Drug Court and from in-patient treatment programs serving women that are located in and around Will County.

# Who We Are

Volunteers of America is a national ministry of service that began in 1896 with a commitment to serve and uplift the most vulnerable members of our communities. Volunteers of America of Illinois (VOA Illinois) is one of the oldest affiliates within the national ministry of service - having served children and families throughout Illinois for more than 120 years through a variety of programs designed to strengthen families, promote safety and well-being in children and empower individuals to transform their lives.

Our long tradition of serving those most in need calls us to seek out and restore hope to those who have been forgotten or left behind. We re-build shattered families and broken communities by bringing real solutions to the most vulnerable populations in Illinois. Bringing real solutions means creating positive and lasting change to more than 1,000 people in crisis each year including children in foster care, the elderly and homeless veterans.

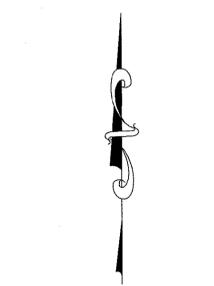
At VOA Illinois, we support individuals, families, and communities who need it most, when they need it most. We provide a new beginning to Veterans who are homeless or living in crisis, we provide a bright future to children in foster care, we provide a better quality of life to the elderly and adults with disabilities, and we provide a community that cares. Our programs offer people the resources and opportunities to re-build their lives from the inside out.

VOA Illinois partners with the people we serve to create transformational and lasting change in their lives.

# PLAT OF SURVEY

**LEGAL DESCRIPTION:**

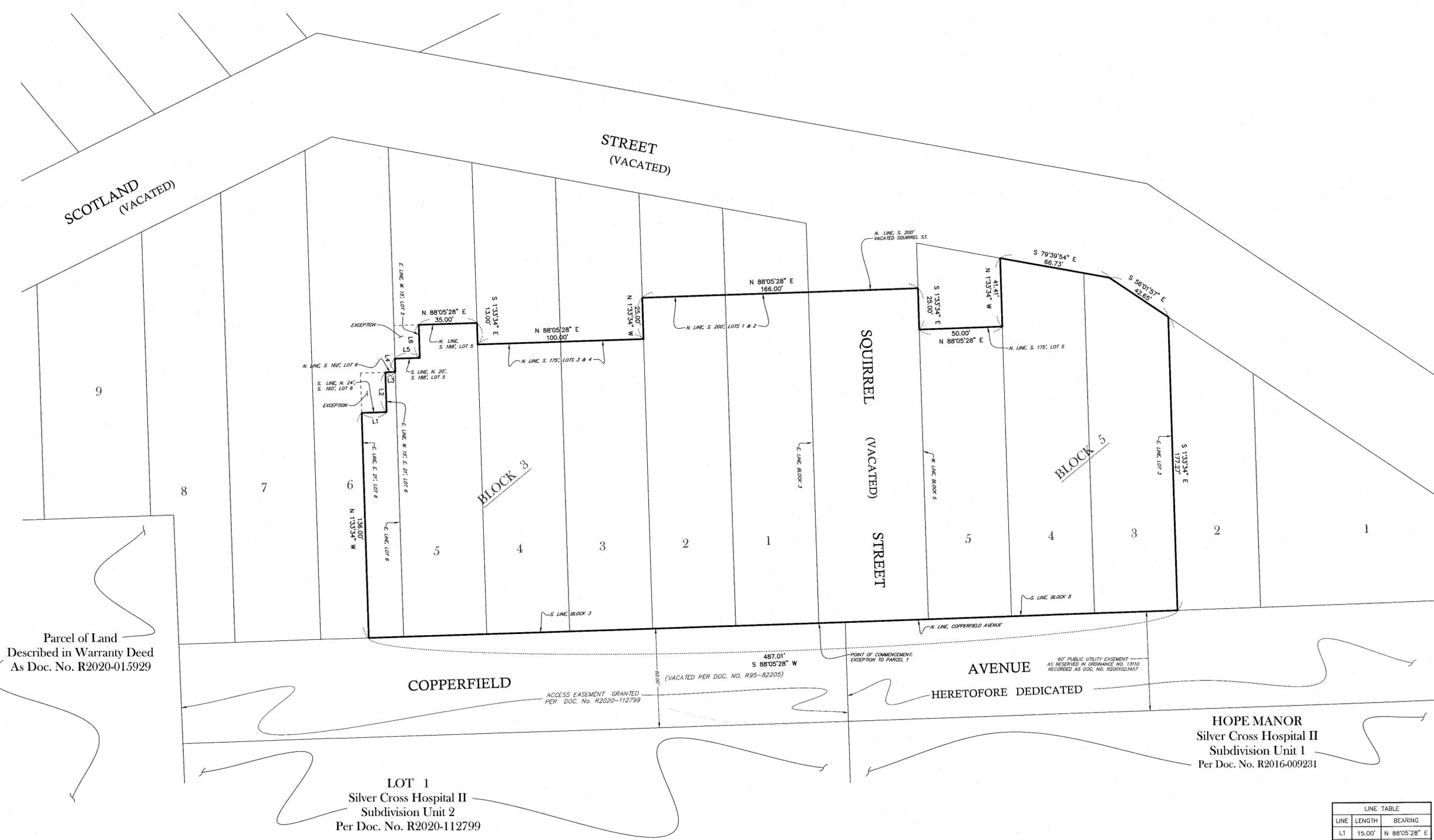
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GRAPHIC SCALE  
( IN FEET )  
1 inch = 30 ft.  
BASIS OF BEARINGS IS THE ASSUMED VALUE OF S 88°05'28" W FOR THE NORTH LINE OF COPPERFIELD AVENUE DEPICTED HEREON.

**LEGEND**

- meas. MEASURED
- rec. RECORDED
- calc. CALCULATED
- FOUND SURVEY MONUMENT
- SET 5/8" REBAR UNLESS OTHERWISE NOTED



Parcel of Land  
Described in Warranty Deed  
As Doc. No. R2020-015929

LOT 1  
Silver Cross Hospital II  
Subdivision Unit 2  
Per Doc. No. R2020-112799

HOPE MANOR  
Silver Cross Hospital II  
Subdivision Unit I  
Per Doc. No. R2016-009231

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	N 88°05'28" E
L2	24.00'	N 1°33'34" W
L3	6.00'	N 88°05'28" E
L4	8.00'	N 1°33'34" W
L5	15.00'	N 88°05'28" E
L6	20.00'	N 1°33'34" W

**NOTE:**

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT PURPORT TO ALL EASEMENTS OR ENCUMBRANCES HEREON.
- THIS SURVEY IS BASED ON HISTORICAL SURVEY DATA COMPILED BY RUETTIGER, TONELLI & ASSOCIATES, INC. OVER SEVERAL YEARS. NO CURRENT SURVEY WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY AND THEREFORE NO IMPROVEMENTS ARE SHOWN HEREON.

REVISIONS			
No.	DATE	DESCRIPTION	BY

**RT & A** Ruettiger, Tonelli & Associates, Inc.  
Surveyors • Engineers • Planners • Landscape Architects • GIS Consultants  
129 CAPISTA DRIVE • SHOREWOOD, ILLINOIS 60404  
PH. (815) 744-6600 FAX (815) 744-0101  
website: www.ruettiger-tonelli.com

DATE: 8-10-2021 SCALE: 1" = 30' DRAWN BY: ech CHECKED BY: DJZ

PREPARED FOR: SILVER CROSS HOSPITAL  
1900 SILVER CROSS BLVD  
NEW LENOX, ILLINOIS 60451

FIELD BOOK: PAGE: DRAWING No.: 321-1113-LS

DRAWING TITLE: PLAT OF SURVEY

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

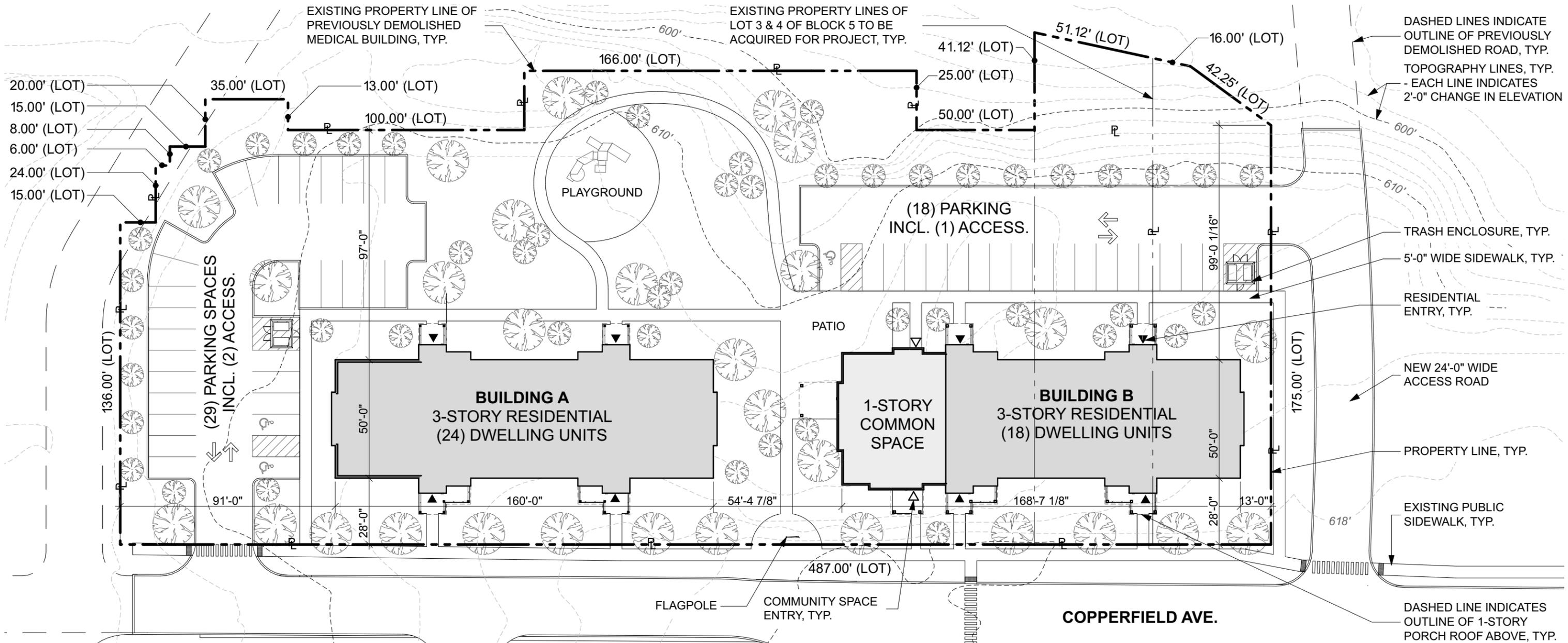
PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2022)

AND SEAL THIS 11th DAY of August, 2021

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

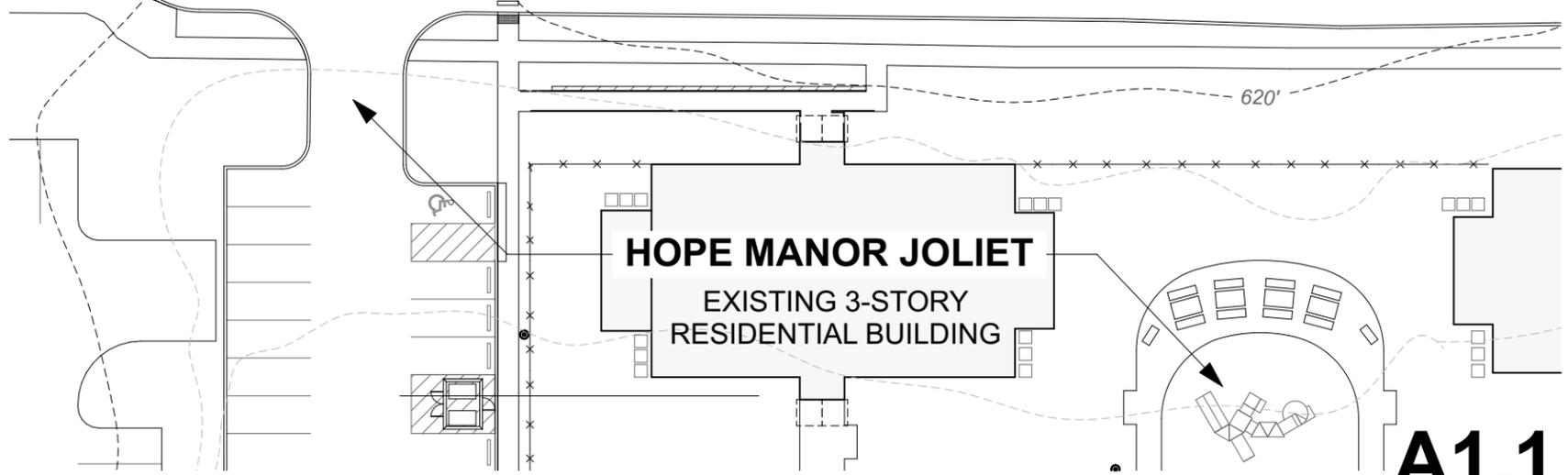
ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.



**A PROPOSED SITE PLAN**  
 SCALE: 1" = 40'

BUILDING DATA - MULTI-FAMILY RESIDENTIAL BUILDING			
<b>BUILDING AREA (GROSS SQUARE FOOTAGE):</b>			
<b>FLOOR</b>	<b>BUILDING A</b>	<b>BUILDING B</b>	
1ST FLOOR	8,650 S.F.	9,350 S.F.	
2ND FLOOR	8,500 S.F.	6,750 S.F.	
3RD FLOOR	8,500 S.F.	6,750 S.F.	
<b>TOTAL:</b>	<b>25,650 S.F.</b>	<b>22,850 S.F.</b>	
<b>DWELLING UNITS (APARTMENTS):</b>			
<b>DWELLING UNIT TYPE</b>	<b>1-BR</b>	<b>2-BR</b>	<b>TOTAL</b>
BUILDING A	2	22	24
BUILDING B	2	16	18
<b>TOTAL</b>	<b>4</b>	<b>38</b>	<b>42</b>
<b>PARKING:</b>			
(48) PARKING SPACES INCL. (2) ACCESSIBLE SPACES			



**HOPE MANOR VILLAGE JOLIET**

**A1.1**

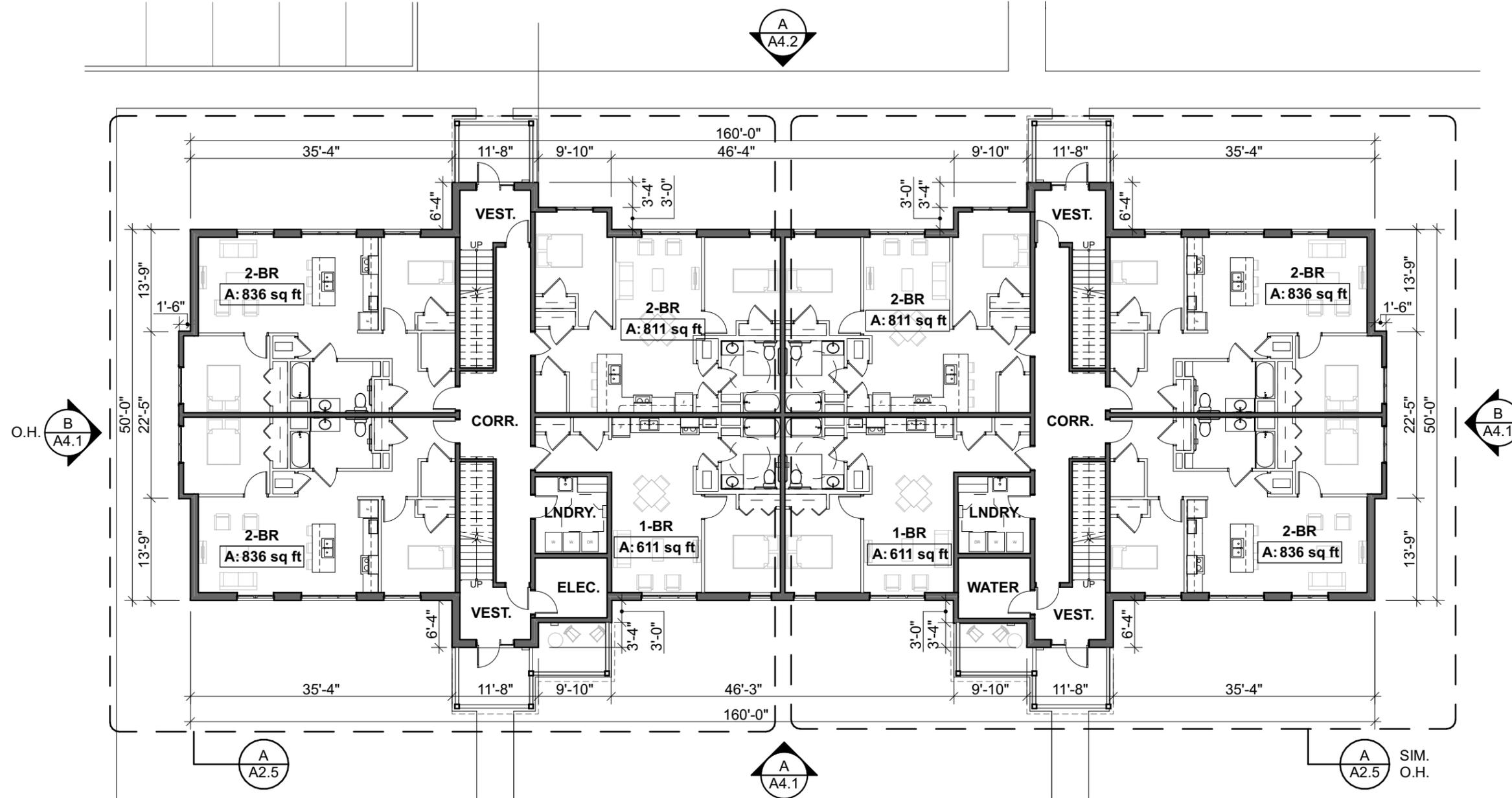
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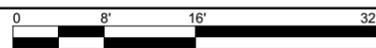
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**A** 1ST FLOOR PLAN - BUILDING A

SCALE: 1/16" = 1'-0"



**A2.1**

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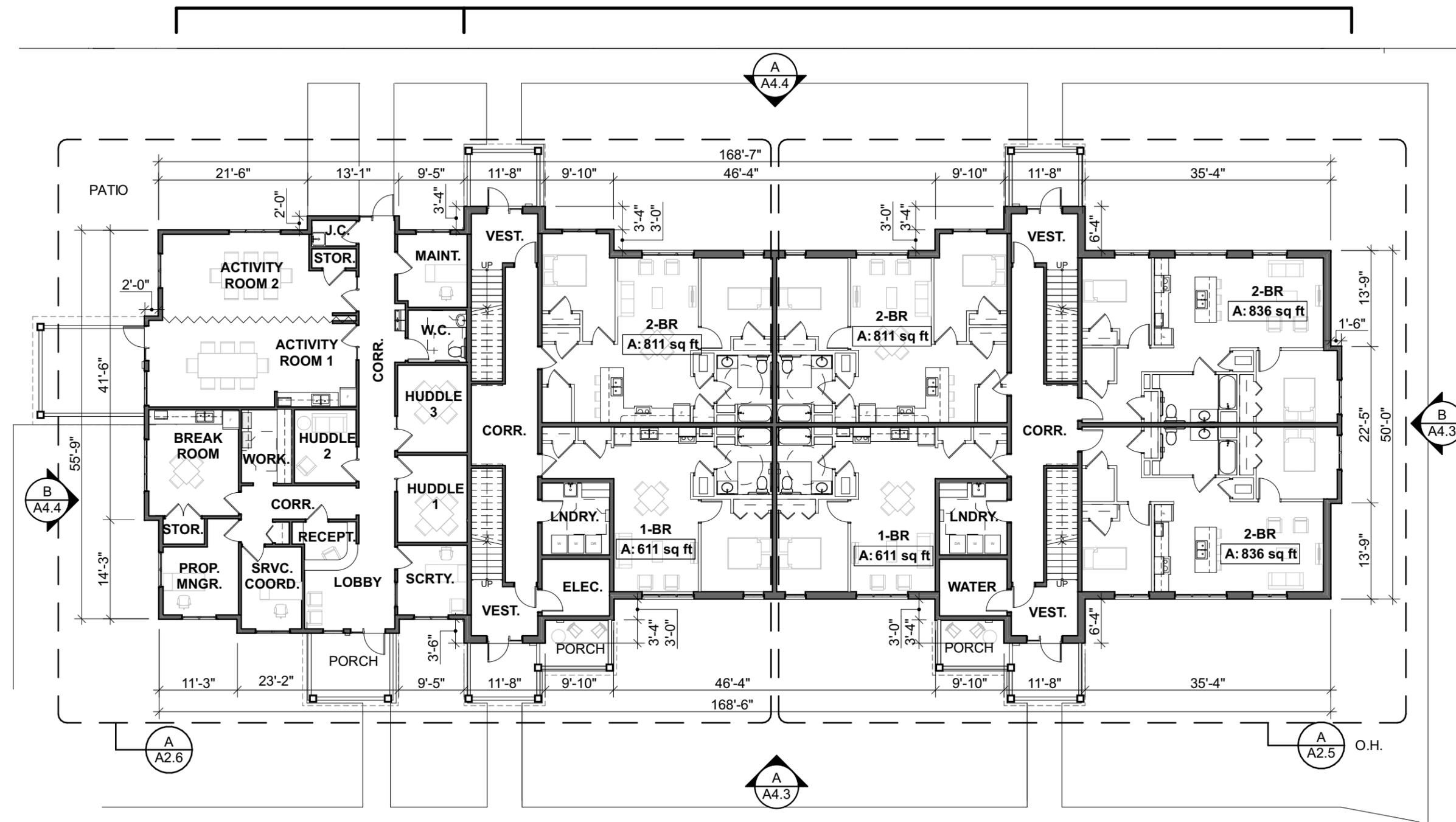
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**COMMUNITY SPACE**

**RESIDENTIAL**



**A 1ST FLOOR PLAN - BUILDING B**  
 SCALE: 1/16" = 1'-0"  
 0 8' 16' 32'



**HOPE MANOR VILLAGE JOLIET**

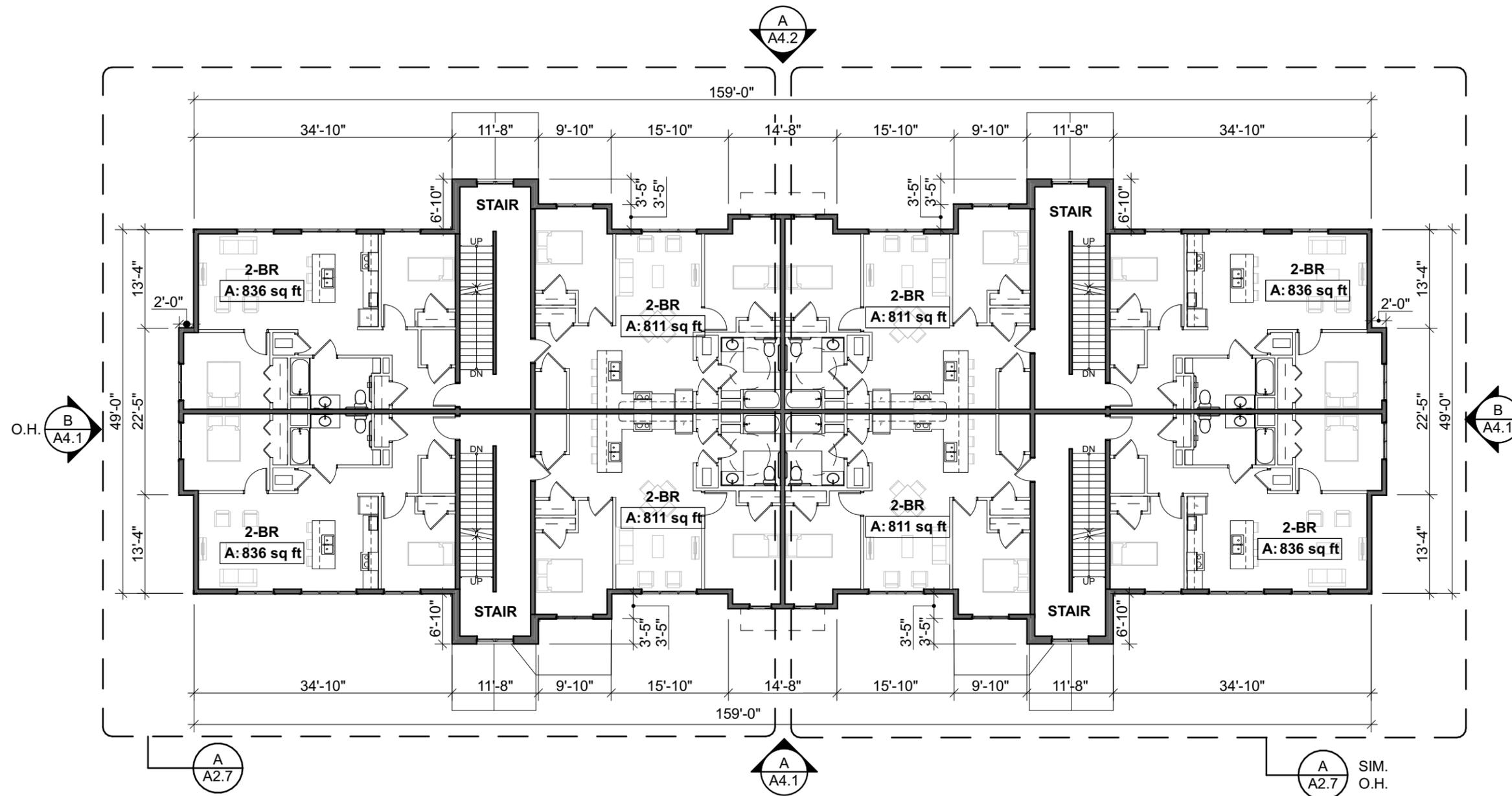
**A2.2**

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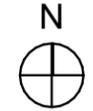
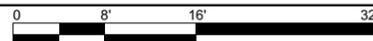
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**A** TYPICAL FLOOR PLAN (FLOORS 2-3) - BUILDING A  
 SCALE: 1/16" = 1'-0"



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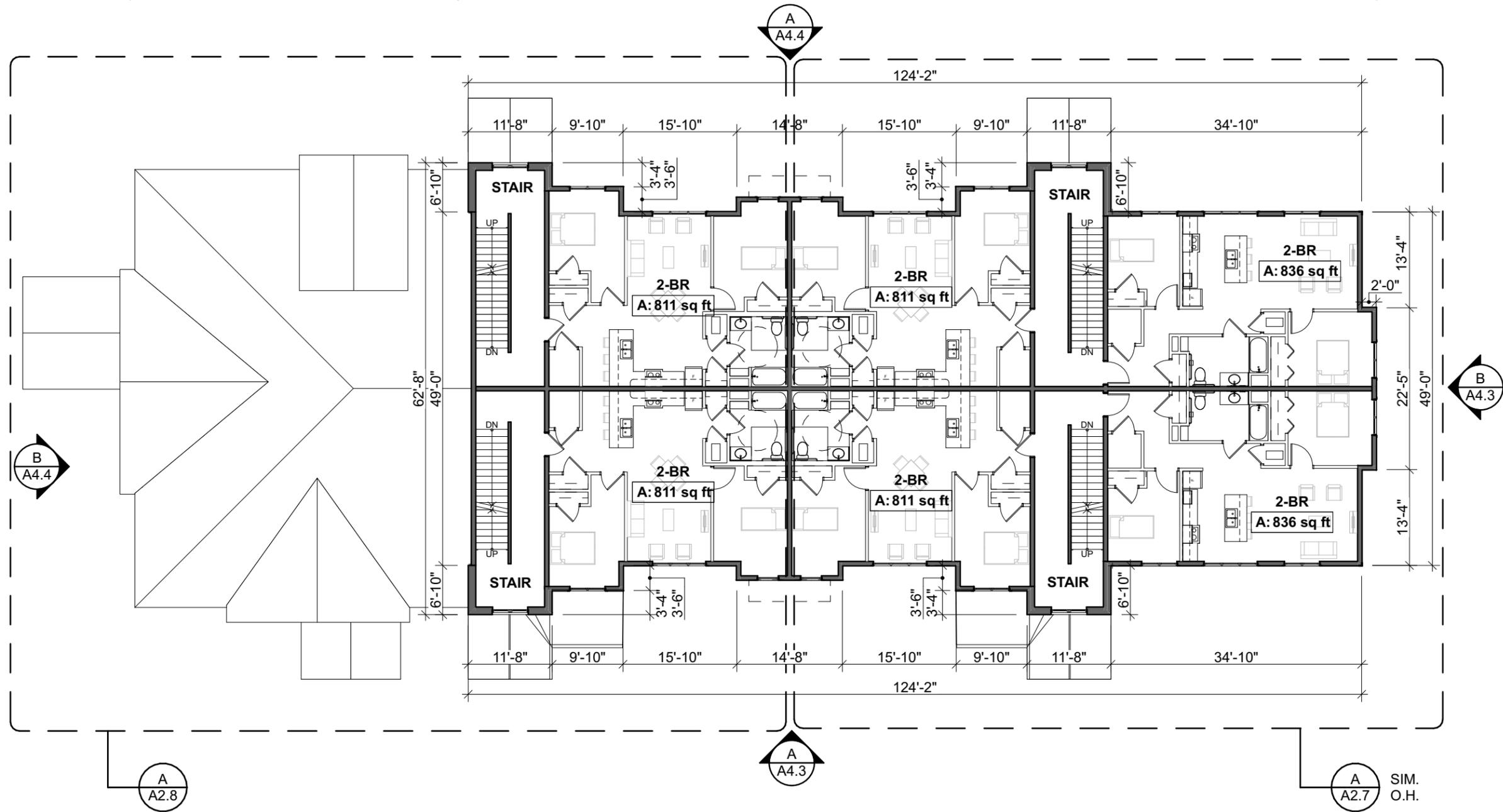
**A2.3**

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COMMUNITY  
SPACE BELOW

RESIDENTIAL



**A** TYPICAL FLOOR PLAN (FLOORS 2-3) - BUILDING B  
SCALE: 1/16" = 1'-0"



**HOPE MANOR VILLAGE JOLIET**

**A2.4**

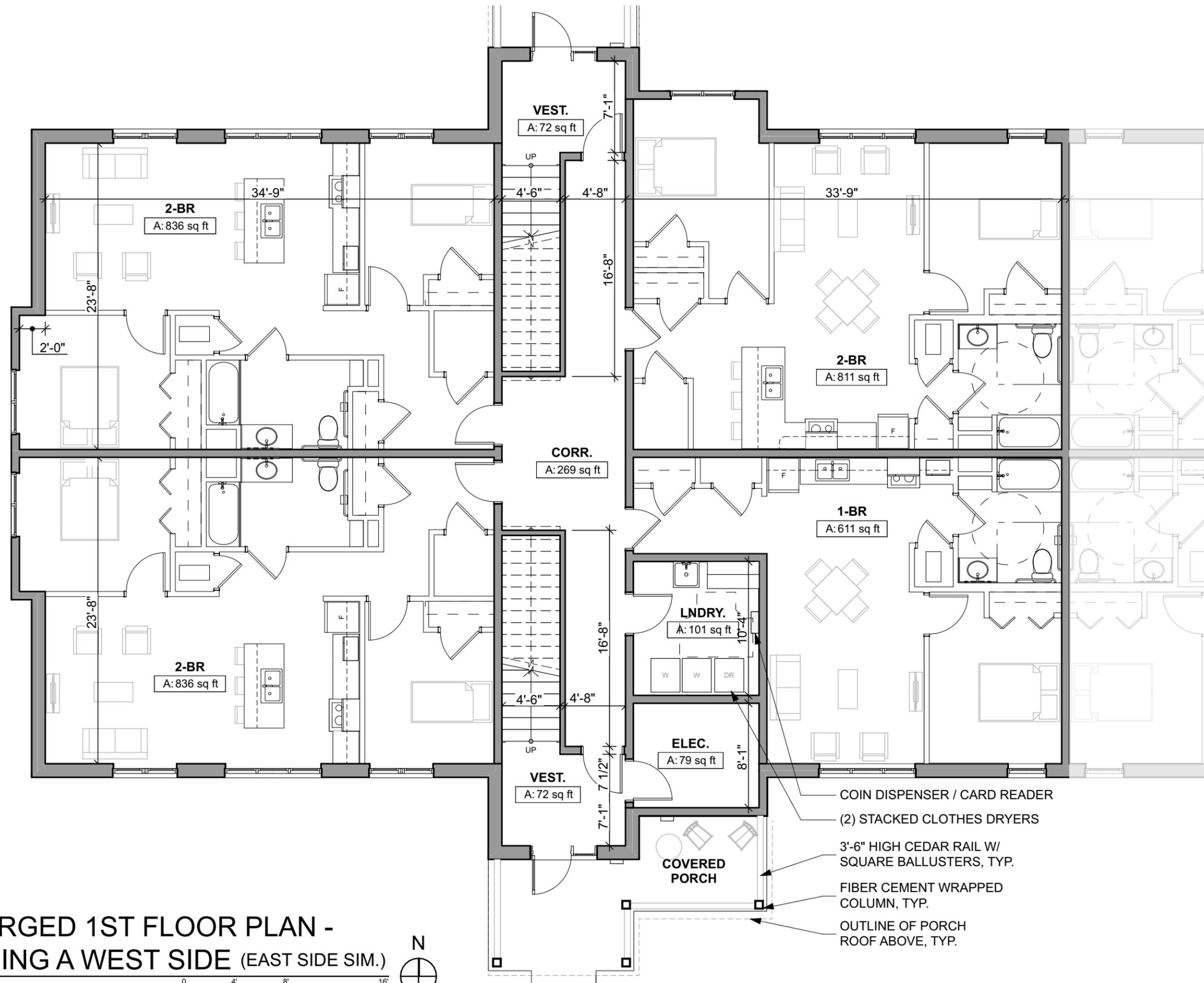
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- COIN DISPENSER / CARD READER
- (2) STACKED CLOTHES DRYERS
- 3'-6" HIGH CEDAR RAIL W/  
SQUARE BALLUSTERS, TYP.
- FIBER CEMENT WRAPPED  
COLUMN, TYP.
- OUTLINE OF PORCH  
ROOF ABOVE, TYP.

**A** ENLARGED 1ST FLOOR PLAN -  
BUILDING A WEST SIDE (EAST SIDE SIM.)  
SCALE: 1/8" = 1'-0"



**HOPE MANOR VILLAGE JOLIET**

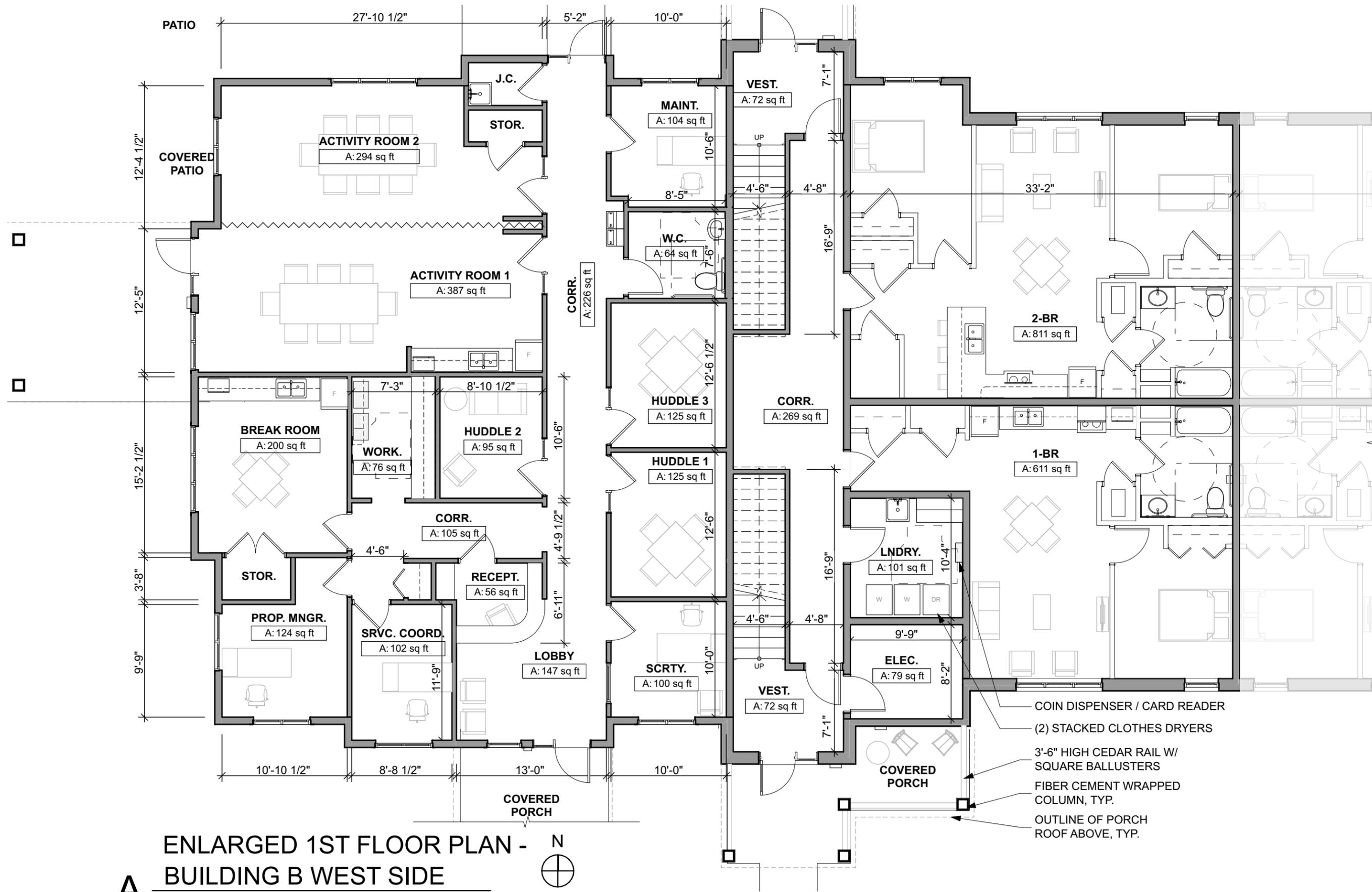
**A2.5**

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- COIN DISPENSER / CARD READER
- (2) STACKED CLOTHES DRYERS
- 3'-6" HIGH CEDAR RAIL W/ SQUARE BALLUSTERS
- FIBER CEMENT WRAPPED COLUMN, TYP.
- OUTLINE OF PORCH ROOF ABOVE, TYP.

**A**

**A2.6**

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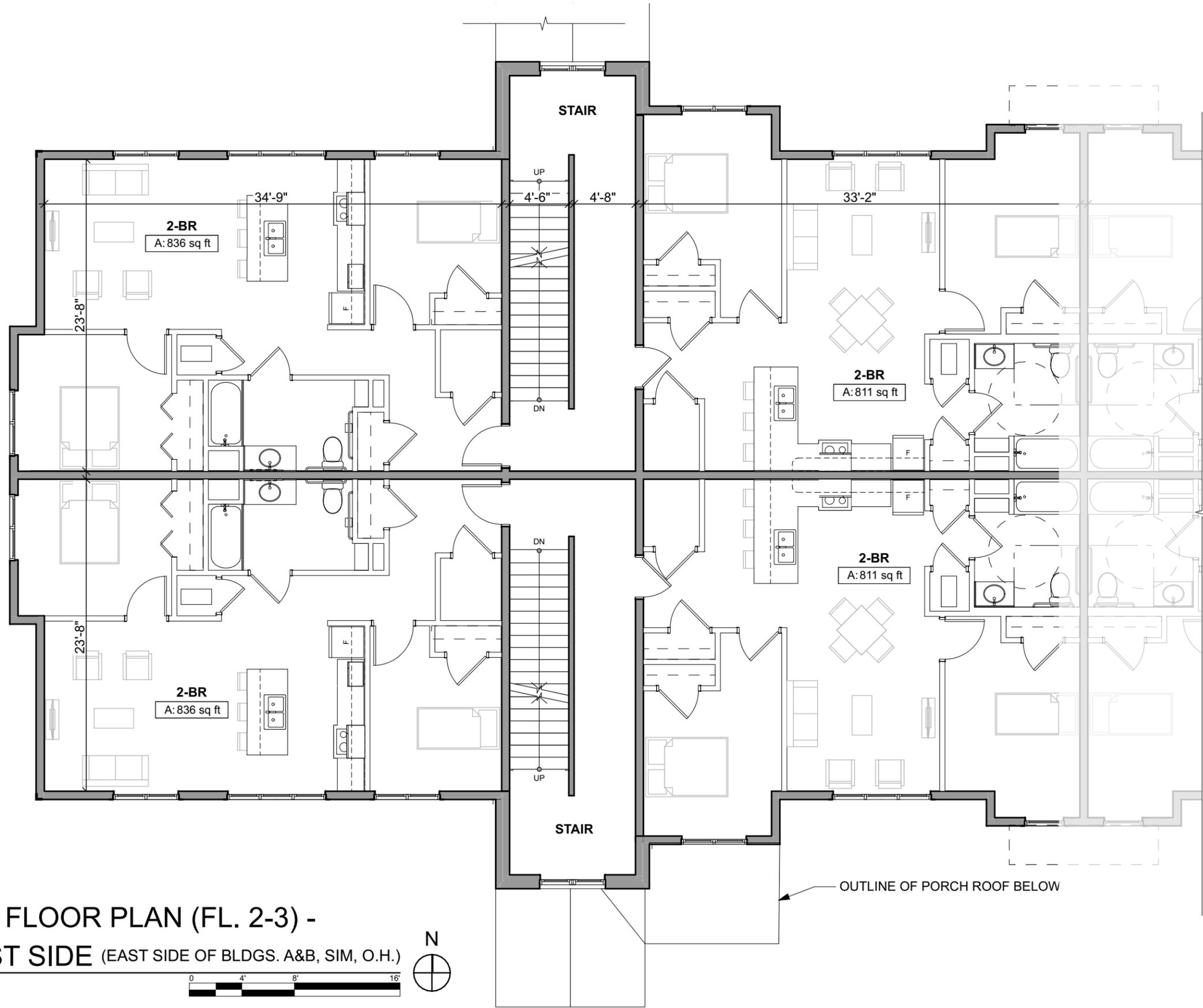
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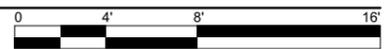
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**ENLARGED TYP. FLOOR PLAN (FL. 2-3) -  
BUILDING A WEST SIDE (EAST SIDE OF BLDGS. A&B, SIM, O.H.)**

SCALE: 1/8" = 1'-0"



**HOPE MANOR VILLAGE JOLIET**

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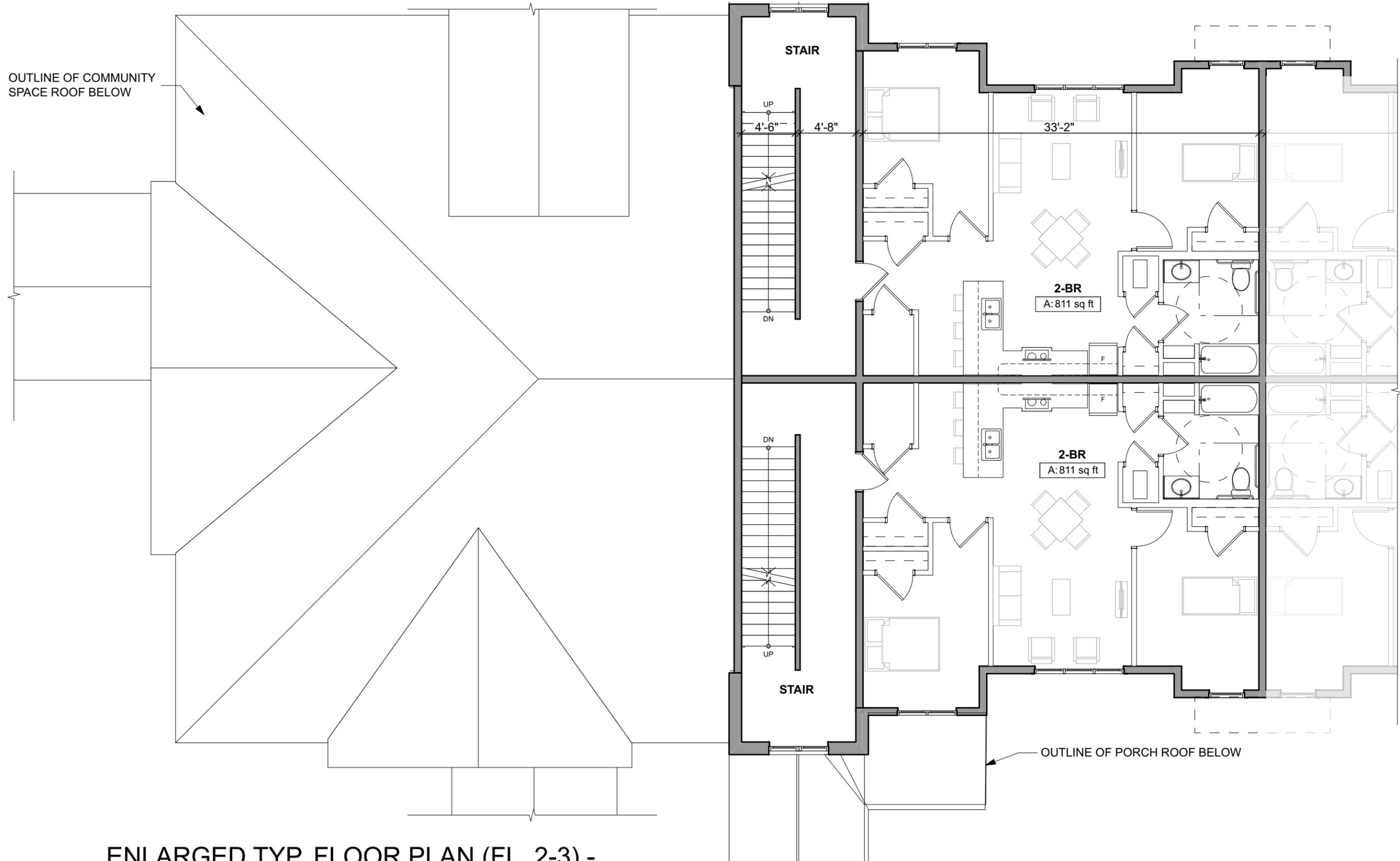
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**A2.7**

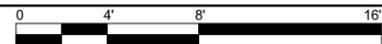
OUTLINE OF COMMUNITY SPACE ROOF BELOW



**ENLARGED TYP. FLOOR PLAN (FL. 2-3) -  
BUILDING B WEST SIDE**

**A**

SCALE: 1/8" = 1'-0"



**HOPE MANOR VILLAGE JOLIET**

**A2.8**

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**A SOUTH ELEVATION - BUILDING A**

SCALE: 1/16" = 1'-0"  
 0 8' 16' 32'



**B EAST ELEVATION - BUILDING A**

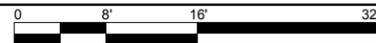
SCALE: 1/16" = 1'-0"  
 0 8' 16' 32'

ELEVATION MATERIAL KEY	
1A - FACE BRICK #1 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) - MANUF., COLOR & TEXTURE BY ARCHITECT	6 - 3'-6" HIGH CEDAR RAIL W/ SQUARE BALLUSTERS
2A - 3 5/8" (H) CAST STONE SILL/TRIM - ACCUCAST STONE	7 - PRE-FINISHED WINDOW UNIT
2B - 7 5/8" (H) CAST STONE HEAD/TRIM, ACCUCAST STONE	8 - PRE-FINISHED ALUMINUM STOREFRONT GLASS DOOR
3A - JAMES HARDIE "HARDIEPLANK" COLOR #1: FIBER CEMENT LAP SIDING	9 - ASPHALT SHINGLE ROOFING - COLOR BY ARCH.
3B - JAMES HARDIE "HARDIEPLANK" COLOR #2: FIBER CEMENT LAP SIDING	10 - FIBER CEMENT WRAPPED COLUMN
3C - JAMES HARDIE "HARDIEPLANK" COLOR #3: FIBER CEMENT LAP SIDING	11 - WALL MOUNTED LIGHT FIXTURE
4 - 3 1/2" FIBER CEMENT TRIM BOARD, JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS	12 - FIBER CEMENT WRAPPED ROOF BRACKET
5 - 5 1/2" FIBER CEMENT TRIM BOARD, JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS	13 - FIBER CEMENT WRAPPED EXPOSED RAFTER TAIL
	14 - PRE-FINISHED GABLE VENT
	15 - FIBER CEMENT WRAPPED BEAM



# A NORTH ELEVATION - BUILDING A

SCALE: 1/16" = 1'-0"



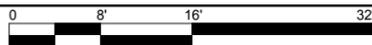
## ELEVATION MATERIAL KEY

1A - FACE BRICK #1 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) - MANUF., COLOR & TEXTURE BY ARCHITECT	6 - 3'-6" HIGH CEDAR RAIL W/ SQUARE BALLUSTERS
2A - 3 5/8" (H) CAST STONE SILL/TRIM - ACCUCAST STONE	7 - PRE-FINISHED WINDOW UNIT
2B - 7 5/8" (H) CAST STONE HEAD/TRIM, ACCUCAST STONE	8 - PRE-FINISHED ALUMINUM STOREFRONT GLASS DOOR
3A - JAMES HARDIE "HARDIEPLANK" COLOR #1: FIBER CEMENT LAP SIDING	9 - ASPHALT SHINGLE ROOFING - COLOR BY ARCH.
3B - JAMES HARDIE "HARDIEPLANK" COLOR #2: FIBER CEMENT LAP SIDING	10 - FIBER CEMENT WRAPPED COLUMN
3C - JAMES HARDIE "HARDIEPLANK" COLOR #3: FIBER CEMENT LAP SIDING	11 - WALL MOUNTED LIGHT FIXTURE
4 - 3 1/2" FIBER CEMENT TRIM BOARD, JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS	12 - FIBER CEMENT WRAPPED ROOF BRACKET
5 - 5 1/2" FIBER CEMENT TRIM BOARD, JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS	13 - FIBER CEMENT WRAPPED EXPOSED RAFTER TAIL
	14 - PRE-FINISHED GABLE VENT
	15 - FIBER CEMENT WRAPPED BEAM



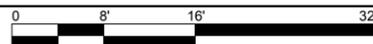
## A SOUTH ELEVATION - BUILDING B

SCALE: 1/16" = 1'-0"



## B EAST ELEVATION - BUILDING B

SCALE: 1/16" = 1'-0"



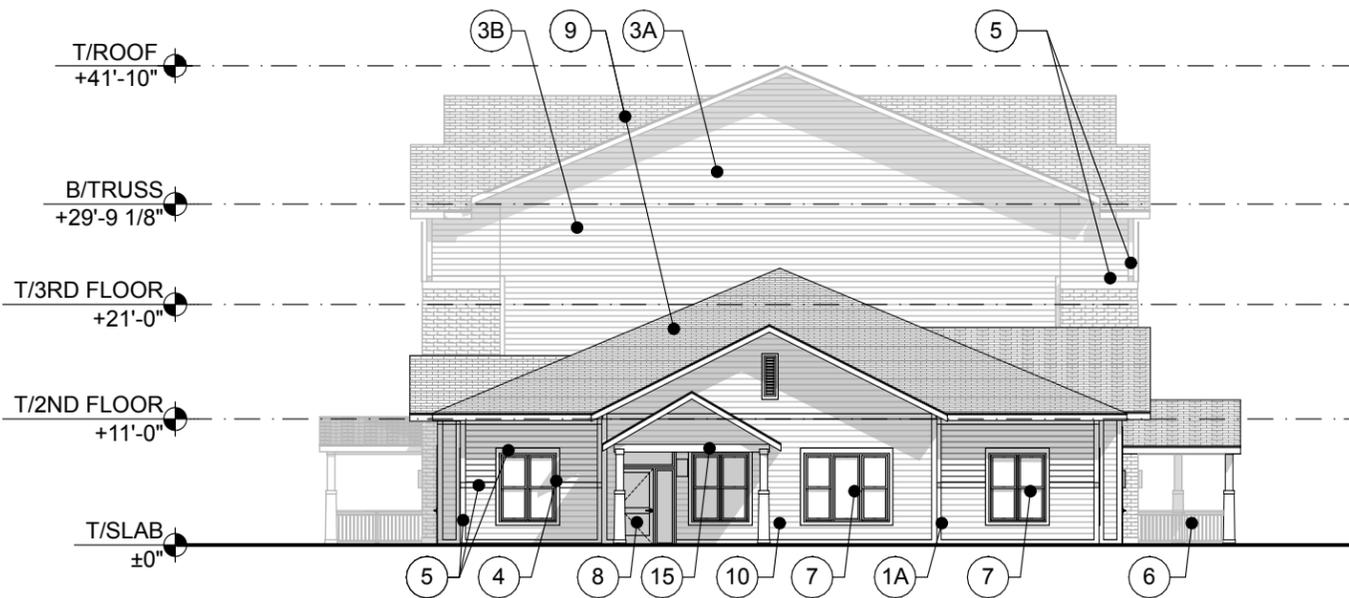
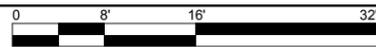
### ELEVATION MATERIAL KEY

1A - FACE BRICK #1 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) - MANUF., COLOR & TEXTURE BY ARCHITECT	6 - 3'-6" HIGH CEDAR RAIL W/ SQUARE BALLUSTERS
2A - 3 5/8" (H) CAST STONE SILL/TRIM - ACCUCAST STONE	7 - PRE-FINISHED WINDOW UNIT
2B - 7 5/8" (H) CAST STONE HEAD/TRIM, ACCUCAST STONE	8 - PRE-FINISHED ALUMINUM STOREFRONT GLASS DOOR
3A - JAMES HARDIE "HARDIEPLANK" COLOR #1: FIBER CEMENT LAP SIDING	9 - ASPHALT SHINGLE ROOFING - COLOR BY ARCH.
3B - JAMES HARDIE "HARDIEPLANK" COLOR #2: FIBER CEMENT LAP SIDING	10 - FIBER CEMENT WRAPPED COLUMN
3C - JAMES HARDIE "HARDIEPLANK" COLOR #3: FIBER CEMENT LAP SIDING	11 - WALL MOUNTED LIGHT FIXTURE
4 - 3 1/2" FIBER CEMENT TRIM BOARD, JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS	12 - FIBER CEMENT WRAPPED ROOF BRACKET
5 - 5 1/2" FIBER CEMENT TRIM BOARD, JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS	13 - FIBER CEMENT WRAPPED EXPOSED RAFTER TAIL
	14 - PRE-FINISHED GABLE VENT
	15 - FIBER CEMENT WRAPPED BEAM



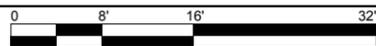
# A NORTH ELEVATION - BUILDING B

SCALE: 1/16" = 1'-0"



# B WEST ELEVATION - BUILDING B

SCALE: 1/16" = 1'-0"



## ELEVATION MATERIAL KEY

- |  |   |
|--|---|
| 1A - FACE BRICK #1 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) - MANUF., COLOR & TEXTURE BY ARCHITECT | 6 - 3'-6" HIGH CEDAR RAIL W/ SQUARE BALLUSTERS  |
| 2A - 3 5/8" (H) CAST STONE SILL/TRIM - ACCUCAST STONE  | 7 - PRE-FINISHED WINDOW UNIT                    |
| 2B - 7 5/8" (H) CAST STONE HEAD/TRIM, ACCUCAST STONE   | 8 - PRE-FINISHED ALUMINUM STOREFRONT GLASS DOOR |
| 3A - JAMES HARDIE "HARDIEPLANK" COLOR #1: FIBER CEMENT LAP SIDING                              | 9 - ASPHALT SHINGLE ROOFING - COLOR BY ARCH.    |
| 3B - JAMES HARDIE "HARDIEPLANK" COLOR #2: FIBER CEMENT LAP SIDING                              | 10 - FIBER CEMENT WRAPPED COLUMN                |
| 3C - JAMES HARDIE "HARDIEPLANK" COLOR #3: FIBER CEMENT LAP SIDING                              | 11 - WALL MOUNTED LIGHT FIXTURE                 |
| 4 - 3 1/2" FIBER CEMENT TRIM BOARD, JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS                   | 12 - FIBER CEMENT WRAPPED ROOF BRACKET          |
| 5 - 5 1/2" FIBER CEMENT TRIM BOARD, JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS                   | 13 - FIBER CEMENT WRAPPED EXPOSED RAFTER TAIL   |
|  | 14 - PRE-FINISHED GABLE VENT                    |
|  | 15 - FIBER CEMENT WRAPPED BEAM                  |



**A** BUILDING A LOOKING NORTHEAST

**HOPE MANOR VILLAGE JOLIET**

**A4.5**

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**A** BUILDING B LOOKING NORTHEAST

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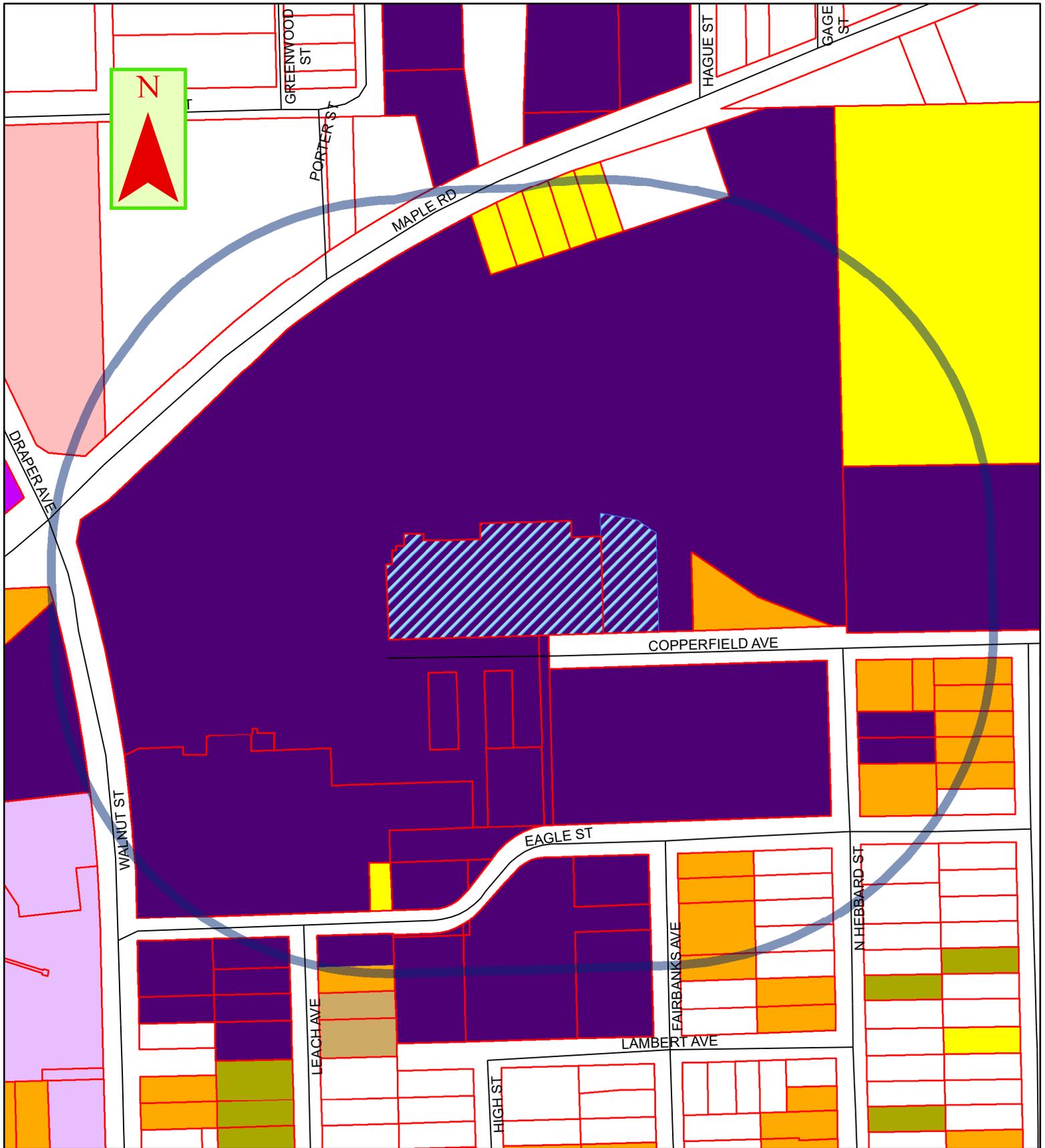
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**A4.6**

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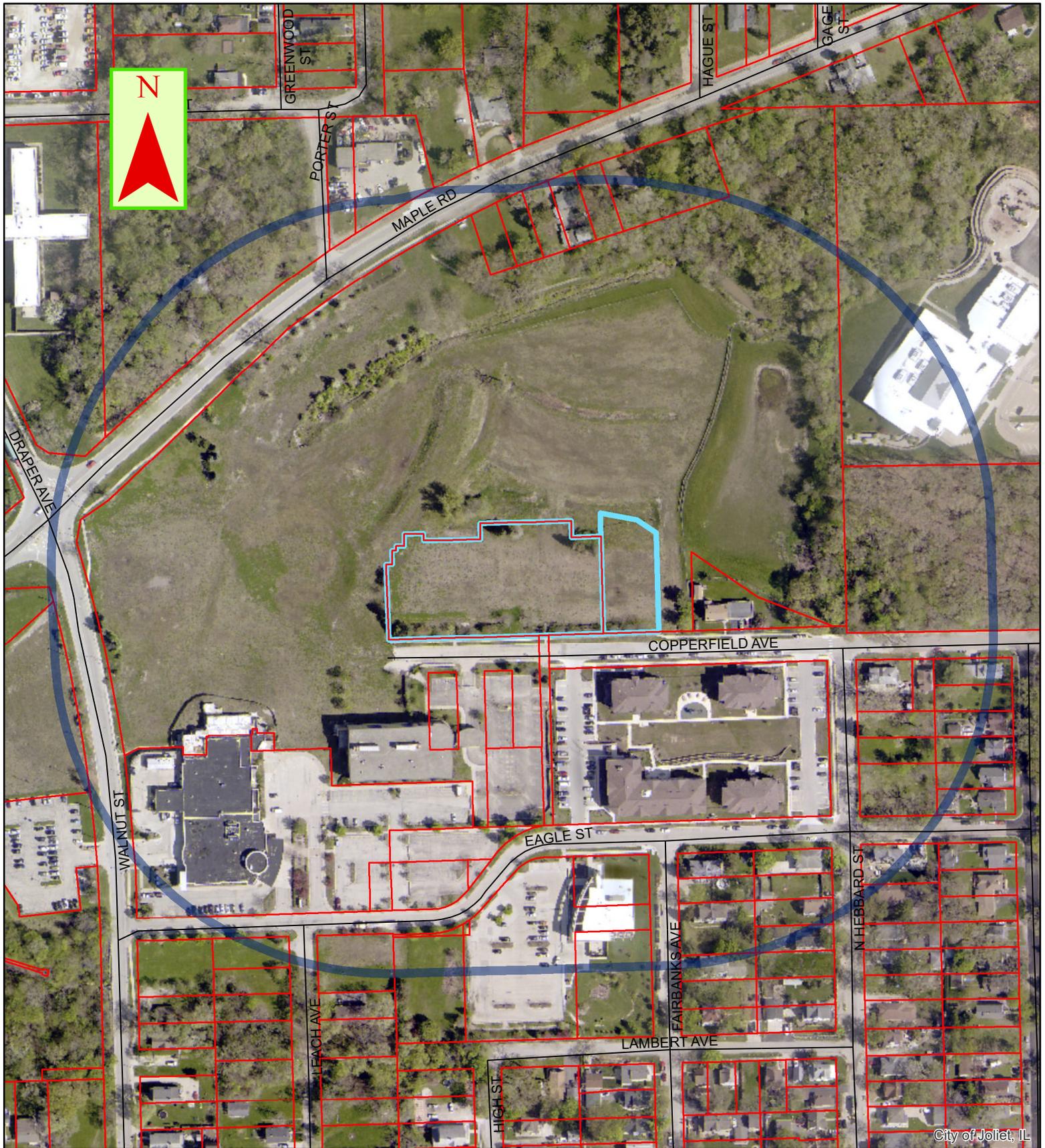


**2021-48**



 = Area in Question  
 = 600' Public Notification Boundary

Legend		
Zoning		
B-1	I-TA	R-2
B-2	I-TB	R-2A
B-3	I-TC	R-3
I-1	R-1	R-4
I-2	R-1A	R-5
I-T	R-1B	R-B



City of Joliet, IL

## 2021-48a



-  = Area in Question
-  = 600' Public Notification Boundary