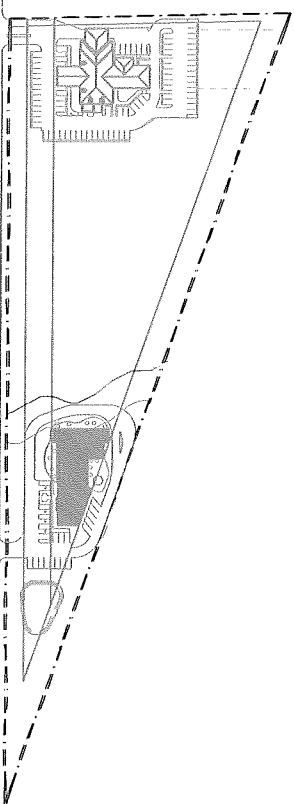


2 Site Plan :
SCALE: 1" = 40'

1 Site Plan :
SCALE: 1" = 200'



LEGEND			
V	VESTIBULE	STF	STAFF ROOM
W	WAITING	MED	MEDICATION
REC	RECEPTION	P.R.	PATIENT ROOM
P.T.	PUBLIC TOILET	C.U.	CLEAN UTILITY
S.T.	STAFF TOILET	D.U.	DIRTY UTILITY
J.C.	JAV. CLOSET	S.R.	SPRINKLER
KIT	KITCHEN	STO	STORAGE
D.R.	DINING ROOM	M.E.	MECH/ELEC
L.R.	LIVING RM	HA	HALLS
M.M.	MULTI-USE: MTG	PA	PAVING
M.O.	MULTI-USE: QUIET	DT	DETONATION
M.F.	MULTI-USE:FAMILY	CT	COURT

Parital Site Plan : East Side
 FBG Hospice Facility
 Army Trail, Bloomingdale, Illinois
ERROL JAY KIRSCH ARCHITECTS
 630-431-4141 • 630-431-4142 • 630-431-4143 • 630-431-4144 • 630-431-4145 • 630-431-4146 • 630-431-4147 • 630-431-4148 • 630-431-4149 • 630-431-4150 • 630-431-4151 • 630-431-4152 • 630-431-4153 • 630-431-4154 • 630-431-4155 • 630-431-4156 • 630-431-4157 • 630-431-4158 • 630-431-4159 • 630-431-4160 • 630-431-4161 • 630-431-4162 • 630-431-4163 • 630-431-4164 • 630-431-4165 • 630-431-4166 • 630-431-4167 • 630-431-4168 • 630-431-4169 • 630-431-4170 • 630-431-4171 • 630-431-4172 • 630-431-4173 • 630-431-4174 • 630-431-4175 • 630-431-4176 • 630-431-4177 • 630-431-4178 • 630-431-4179 • 630-431-4180 • 630-431-4181 • 630-431-4182 • 630-431-4183 • 630-431-4184 • 630-431-4185 • 630-431-4186 • 630-431-4187 • 630-431-4188 • 630-431-4189 • 630-431-4190 • 630-431-4191 • 630-431-4192 • 630-431-4193 • 630-431-4194 • 630-431-4195 • 630-431-4196 • 630-431-4197 • 630-431-4198 • 630-431-4199 • 630-431-4200

PRINTS	Date	Description
Preliminary Design	06.26.20	

BUILDING and ZONING CODE ANALYSIS

APPLICABLE CODES:

ADDRESS : ARMY TRAIL RD, BLOOMINGDALE, IL
 ZONING : EXISTING : B3 - COMMERCIAL
 PROPOSED : B4 - COMMERCIAL
 OCCUPANT : EXISTING: VACANT (BANK PREVIOUS)
 PROPOSED - HOSPICE
 CONSTRUCTION TYPE :
 SITE AREA : 308,700 S.F.
 BUILDING AREA : 9400 S.F.

ZONING : CURRENT V.O.B. ZONING CODE
 BUILDING : IBC (2018) AS AMENDED/ADOPTED BY V.O.B.
 MECHANICAL : IMC (2018) AS AMENDED/ADOPTED BY V.O.B.
 ELECTRICAL : NEC (2017) AS AMENDED/ADOPTED BY V.O.B.
 PLUMBING : STATE OF ILLINOIS (2014) AS ADOPTED BY V.O.B.
 ENERGY : STATE OF ILLINOIS (2018) AS AMENDED/ADOPTED BY STATE OF ILLINOIS AS ADOPTED BY V.O.B.
 FUEL : I. FUEL CODE (2018) AS AMENDED/ADOPTED BY V.O.B.
 FIRE : I. FIRE CODE (2018) AS AMENDED/ADOPTED BY V.O.B.

ACCESSIBILITY
 STATE : ILLINOIS ACCESSIBILITY CODE DATED 10/23/2018
 FEDERAL : ADA (AMERICANS WITH DISABILITIES ACT)
 V.O.B. : VILLAGE OF BLOOMINGDALE
 I. FUEL CODE: INTERNATIONAL FUEL CODE
 I. FIRE CODE: INTERNATIONAL FIRE CODE

CURRENT OCCUPANCY : FUNERAL HOME

PROPOSED OCCUPANCY : FUNERAL HOME

CODE ISSUE	SECTION			ACTUAL	REMARKS
	B3	B4	B4		
MIN LOT AREA	11-80-8.A	11-85-8.A	40,000 S.F.	625,889 S.F.	MEETS CODE
MIN LOT FRONTAGE	11-80-8.B	11-85-8.B	125'	2899'	MEETS CODE
FRONT YARD MINIMUM	11-80-7.A	11-85-7.A	30/75'	30/54/78%	LANDSCAPE/BLDG
EXISTING	11-80-7.B	11-85-7.B			MEETS CODE
EXISTING	11-80-7.C	11-85-7.C			MEETS CODE
PROPOSED	11-80-7.B	11-85-7.B	30'	48%	MEETS CODE
PROPOSED	11-80-7.C	11-85-7.C	12/30'	880%	MEETS CODE
REAR YARD MINIMUM	11-80-7.D	11-85-7.D	40'	40'	MEETS CODE
MAXIMUM BUILDING HEIGHT	11-80-8.A	11-85-8.A	35/9 ST.	35/9 ST.	MEETS CODE
MAXIMUM BUILDING AREA (F.A.S.)	11-80-8.B	11-85-8.B	3-245,840 SF	3-245,480 SF	MEETS CODE
PARKING	11-13-1-2	11-13-1-2	32	32	MEETS CODE

NOTES: 1. CONTRACTOR TO PROVIDE A COMPLETE NFPA 13 SPRINKLER SYSTEM PER IBC CODE.
 SPRINKLER CONTRACTOR TO PREPARE AND SUBMIT FOR BUILDING APPROVAL.

DRAWING INDEX

SHT NO.	DRAWING DESCRIPTION	DATE
T1.1	Cover Sheet and Zoning Analysis	06.26.20
Sht 1.1	Site Plan	

Hospice Facility for FBG Development

Army Trail and Merbach Drive
 Bloomington, Illinois

Errol Jay Kirsch Architects
 Oak Park, Illinois
 Design Firm Registration Number : 184.004872

Title Sheet	PRINTS	DATE
FBG Hospice Facility Army Trail Bloomington, Illinois	Preliminary Design	06.26.20
ERROL JAY KIRSCH ARCHITECTS		

BUILDING and ZONING CODE ANALYSIS

ADDRESS : ARMY TRAIL RD, BLOOMINGDALE, IL
 ZONING: EXISTING : RS-COMMERCIAL
 PROPOSED : B4-COMMERCIAL
 OCCUPANCY : EXISTING (BANK PREVIOUS)
 PROPOSED - HOSPICE
 CONSTRUCTION TYPE :
 SITE AREA : 306,400 S.F.
 BUILDING AREA : 9400 S.F.

APPLICABLE CODES :
 ZONING : CURRENT V.O.B. ZONING CODE
 BUILDING : IBC (2018) AS AMENDED/ADOPTED BY V.O.B.
 MECHANICAL : IMC (2017) AS AMENDED/ADOPTED BY V.O.B.
 ELECTRICAL : NEC (2017) AS AMENDED/ADOPTED BY V.O.B.
 PLUMBING : STATE OF ILLINOIS (2014) AS ADOPTED BY V.O.B.
 EMERGENCY : STATE OF ILLINOIS (2018) AS AMENDED/ADOPTED
 BY STATE OF ILLINOIS, AS ADOPTED BY V.O.B.
 FIRE : I. FUEL CODE (2018) AS AMENDED/ADOPTED BY V.O.B.
 I. FIRE CODE (2018) AS AMENDED/ADOPTED BY V.O.B.
 ACCESSIBILITY
 STATE: ILLINOIS ACCESSIBILITY CODE DATED 10/23/2018
 FEDERAL: ADA (AMERICANS WITH DISABILITIES ACT)
 V.O.B. : VILLAGE OF BLOOMINGDALE
 I. FUEL CODE: INTERNATIONAL FUEL CODE
 I. FIRE CODE: INTERNATIONAL FIRE CODE

CURRENT OCCUPANCY : FUNERAL HOME

PROPOSED OCCUPANCY : FUNERAL HOME :

CODE ISSUE	SECTION		ORD. RECD		ACTUAL	REMARKS
	B3	B4	B3	B4		
MIN LOT AREA	11-4D-6A	11-2E-6A	40,000 S.F.	40,000 S.F.	625,883 S.F.	MEETS CODE
MIN LOT FRONTAGE	11-4D-6B	11-2E-6B	125'	125'	269'	MEETS CODE
FRONT YARD MINIMUM CORNER SIDE YARD	11-4D-7A	11-2E-7A	30'/75'	30'/75'	30'/57.75'	LAND/CANOPY/SHLDOG
EXISTING SIDE YARD MIN/TOTL	11-4D-7B	11-2E-7B				MEETS CODE
PROPOSED CORNER SIDE YARD	11-4D-7C	11-2E-7C	30'	30'	496.4'	MEETS CODE
PROPOSED SIDE YARD MIN/TOTL	11-4D-7D	11-2E-7D	12'/30'	12'/30'	650.4'	MEETS CODE
REAR YARD MINIMUM	11-4D-7D	11-2E-7D	40'	40'	40'	MEETS CODE
MAXIMUM BUILDING HEIGHT	11-4D-8A	11-2E-8A	35'/3 S.I.	35'/3 S.I.		MEETS CODE
MAXIMUM BUILDING AREA (F.A.R.)	11-4D-8B	11-2E-8B	0.2=24,640 SF	0.2=24,640 SF	9400 S.F.	MEETS CODE
PARKING	11-13-4-2	11-13-4-2	32	32	23	MEETS CODE

NOTES: 1- CONTRACTOR TO PROVIDE A COMPLETE NFPA 13 SPRINKLER SYSTEM PER IBC CODE
 SPRINKLER CONTRACTOR TO PREPARE AND SUBMIT FOR BUILDING APPROVAL.

DRAWING INDEX

ARCH DWG	SHT NO.	DRAWING DESCRIPTION	DATE
	T1-1	Cover Sheet and Zoning Analysis	08.26.20
	Spt1.1	Site Plan	

Hospice Facility
for FBG Development
 Army Trail and Werbach Drive
 Bloomington, Illinois

Errol Jay Kirsch Architects
 Oak Park, Illinois
 Design Firm Registration Number : 184.004872

Title Sheet FBG Hospice Facility Army Trail Bloomington, Illinois ERROL JAY KIRSCH ARCHITECTS 005 Jay Court Oak Park, IL 60454-3100 Phone: 708.341.8800	PROJECT Preliminary Design 08.26.20	DATE PLOTTED 08/26/2020 10:58:00 AM PLOTTER HP DesignJet T1100 PLOT FILE T1.dwg
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