



Village of Green Oaks

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SW CORNER WAUKEGAN & ATKINSON ROADS

GREEN OAKS COMMONS COMMERCIAL CENTER
AND

THE SHERIDAN AT GREEN OAKS SENIOR LIVING FACILITY

(FORMERLY KNOWN AS THE HILL TOP PROPERTY-TOTAL 39 ACRES)

GREEN OAKS COMMONS COMMERCIAL CENTER

The Village of Green Oaks has recently received plans for the first building to be built as part of the commercial center. This first building will have approximately 14,700 square of floor area and will be located along Waukegan Road approximately 150 feet south of the intersection of Waukegan Road and Atkinson Roads. A specific user for this first building has not been determined and several commercial/retail uses are being considered by the Applicants.

The total area for the Green Oaks Commons Commercial Center includes over 9½ acres of the total 39 acre property and the total building floor area is planned to include approximately 115,000 square feet including Building 1. Three additional buildings are planned for Green Oaks Commons Commercial Center.

Building 2 is planned as a one story building with approximately 25,000 square feet of floor area for retail uses and possibly a restaurant use. Building 2 is planned to be located along Atkinson Road approximately 150 feet west of the intersection of Waukegan Road and Atkinson Roads.

Buildings 3 and 4 are planned as 3 story buildings totalling approximately 75,000 square feet of floor area. The 3 story buildings are proposed to be located over 500 feet west of Waukegan and may include some retail uses on the first floor with primarily professional offices for the second and third floors..

In preparation for the first building and the future buildings the site is currently being cleared including the demolition of the vacant residential buildings and tree removal. As part of the development of the Green Oaks Commons Commercial Center there is extensive landscaping that is planned as part of a unified plan for this commercial center and the adjacent Senior Living Facility to the south.

THE SHERIDAN AT GREEN OAKS SENIOR LIVING FACILITY

The total area for The Sheridan at Green Oaks Senior Living Facility is just under 30 acres that includes an approximately 7 acre existing wooded area in the western portion of the property that is to remain primarily as an undeveloped conservation area per the Village Special Use approval.

The Sheridan at Green Oaks Senior Living Facility will include in its first phase a principal building with a total of 198 units that will include independent living opportunities for seniors as well as assisted living units for seniors and some memory support units primarily for seniors. This principal building is planned with varied heights ranging from 1 story located approximately 150 feet west of Waukegan Road, to 3 and 4 stories as the building meanders 200 to 500 feet west from Waukegan Road.

In addition to this principal senior living building, there are also plans for 28 townhome to be developed as part of a future phase to the west of the principal building and these townhomes will expand the independent living opportunity for seniors wishing to live in the area.

Again, in preparation for this principal building and for the future buildings the site is currently being cleared including the demolition of the former Hill Top care building and tree removal. As part of the development of The Sheridan at Green Oaks Senior Living Facility there is extensive landscaping that is planned as part of a unified plan that will compliment the adjacent Green Oaks Commons Commercial Center to the north.