



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 2015-2045 S Arlington Heights Rd – Trammell Crow Senior Living Facility –
Rezoning from M-1 District to I District, PUD, Density Variation
PC#: 20-013– Round 1
Date: September 4, 2020

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. The design and construction of the facility shall comply with the following adopted codes:
 - a. 2018 International Building Code with amendments
 - b. 2018 International Fire Code with amendments
 - c. 2018 International Fuel Gas Code with amendments
 - d. 2018 International Mechanical Code with amendments
 - e. 2018 International Swimming Pool and Spa Code with amendments
 - f. 2018 Illinois Accessibility Code
 - g. 2018 ILLINOIS Energy Conservation Code with state amendments
 - h. 2017 National Electrical Code with amendments
 - i. 2014 Illinois Plumbing Code with amendments
2. Provide information on the proposed type of construction for the building. The narrative indicated the use of wood studs and metal studs in some areas. Wood framing is permitted in Types III, IV and V construction. However, not all construction types allow floor areas as large as proposed.
3. Per the 2018 IBC, the use/occupancy type is I-1.
4. Provide a height and area calculation based on the proposed type of construction and include all allowable increases for fire suppression and frontage.
5. Provide an occupant load calculation.
6. If providing a fire pump room, it shall be constructed of a minimum 1-hour fire barrier and horizontal assembly.

7. Elevator, stairwell, linen and waste chutes shaft enclosures shall be a minimum 1-hour fire barriers, including chute access rooms and collection rooms.
8. If the electrical service is 1,200 amps or more the electrical room shall have doors with panic hardware.
9. Angled accessible parking is required to have dedicated access aisles for each space.
10. A permit from the Office of the State Fire Marshal is required for the underground diesel tank for the emergency generator.
11. The swimming pool shall be submitted to the Illinois Department of Public Health for review.



Village of Arlington Heights, IL
Building & Life Safety Department

Fire Safety Division
Fire/Life Safety Review

RECEIVED
SEP 02 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date: 9/1/2020 P.C. Number: 20-013 Round 1

Project Name: Trammell Crow Senior Living Facility

Project Location: 2015-2045 S. Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only, may not be totally inclusive for specific occupancies and is subject to a formal plan review.

1. All currently adopted codes shall apply.
2. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. Provide information on planned access roads with fire hydrants.
3. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulder in the immediate vicinity of the building.
4. One or more of the required access routes shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.
5. **The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.** Provide information on how this will be attained with limited vehicular accessibility.
6. Dead-end fire apparatus access roads are not permitted.
7. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
8. Approved radio coverage for emergency responders within the building based on the existing coverage levels utilized measured at the exterior of the building shall be provided.

9. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in Table 803.3 for the group and location designated. Interior wall and ceiling finish materials tested in accordance with NFPA 286, and meeting the acceptance criteria of Section 803.1.1.1, shall be used where a Class A classification in accordance with ASTM E84 or UL 723 is required.
10. Where provided, fire pump rooms and *automatic sprinkler system* riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and *automatic sprinkler system* riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment.
11. An automatic smoke detection system shall be installed in *corridors* in Group I-2, Condition 1 facilities and spaces permitted to be open to the *corridors* by Section 407.2 of the *International Building Code*. The system shall be activated in accordance with Section 907.4. Group I-2, Condition 2 occupancies shall be equipped with an automatic smoke detection system as required in Section 407 of the *International Building Code*.
12. Fire department connections shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
13. Sprinkler access/equipment room should be located on the first floor.
14. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.
15. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
16. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements.
17. A fully functional fire alarm shall be installed per NFPA 72. **The alarm annunciator panel shall be located at the front entrance.**
18. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
19. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.
20. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.

21. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official. (More than one may be required based on the size of the project/building).
22. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements.
23. All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department.
24. If the elevator uses an automatic dialer, the ten digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line.
25. **Emergency Signs required for elevators** shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.
26. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.
27. Areas of refuge may be required and identified with fire department communications.
28. Separate permits may be required for fuel tanks to supply an emergency back-up generator if one is proposed.
29. Additional fire protection systems may be required for cooking appliances if used.

Date 09-01-20

Reviewed By: 
Fire Safety Supervisor/Fire Marshal

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: September 17, 2020
Subject: 2015-2045 S Arlington Heights Road, PC#20-013 Round 1

With regard the rezoning Trammell Crow Senior Living Facility, PW has the following comments:

1. The proposed water main loop must utilize existing connections on Seeger's and S. Arlington Heights Road.
2. The existing compound meters within the two pits need to be replaced and the pits refurbished (if possible) to ensure minimal water infiltration.
3. Submit a maintenance plan for the detention/retention basin.
4. Backflow (RPZ) devices will be sized upon review of plumbing plans.
5. Trees that are to be preserved must be protected from construction activities.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-013
 Petitioner: Trammell Crow Company
700 Commerce Drive, Ste 455
Oak Brook, IL 60523
 Owner: Arlington Executive Court, LLC
 Contact Person: Trammell Crow - Mary Boehmler
 Address: 700 Commerce Drive, Ste. 455
Oak Brook, IL 60523
 Phone #: 612-387-0725
 Fax #:
 E-Mail: mboehmler@trammellcrow.com

P.I.N.# 08-16-202-010-0000, 08-16-202-009-0000
 Location: 2045 S. Arlington Heights Road
 Rezoning: Current: OT Proposed: 1
 Subdivision:
 # of Lots: 1 Current: 2 Proposed: 1
 PUD: For:
 Special Use: For:
 Land Use Variation: For: Density Variation
 from Section 5.1 - 8.1
 Land Use: Current: single story office
 Proposed: Senior Living
 Site Gross Area: 8.3 acres
 # of Units Total: 175 (93 IL, 58, AL, 24 MC)
 1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED:	YES	NO	COMMENTS
a. Underground Utilities			
Water			<u>NO</u>
Sanitary Sewer			<u>NO</u>
Storm Sewer			<u>NO</u>
b. Surface Improvement			
Pavement			<u>NO</u>
Curb & Gutter			<u>NO</u>
Sidewalks			<u>NO</u>
Street Lighting			<u>NO</u>
c. Easements			
Utility & Drainage	<u>YES</u>		<u>PUBLIC SIDEWALKS</u>
Access	<u>YES(?)</u>		<u>ALONG SOUTH PROPERTY LINE(?)</u>

2. PERMITS REQUIRED OTHER THAN VILLAGE:

- a. MWRDGC
- b. IDOT
- c. ARMY CORP
- d. IEPA
- e. CCHD

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?		<input checked="" type="checkbox"/>	
4. SITE PLAN ACCEPTABLE?		<input checked="" type="checkbox"/>	<u>SEE ATTACHED COMMENTS</u>
5. PRELIMINARY PLAT ACCEPTABLE?			<u>N/A</u>
6. TRAFFIC STUDY ACCEPTABLE?		<input checked="" type="checkbox"/>	<u>SEE ATTACHED COMMENTS</u>
7. STORM WATER DETENTION REQUIRED?	<input checked="" type="checkbox"/>		
8. CONTRIBUTION ORDINANCE EXISTING?		<input checked="" type="checkbox"/>	
9. FLOOD PLAIN OR FLOODWAY EXISTING?		<input checked="" type="checkbox"/>	
10. WETLAND EXISTING?		<input checked="" type="checkbox"/>	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: SPACECO, INC
 DATE OF PLANS: 8-19-2020

Michael J. Ryan 9/15/2020
 Director VILLAGE ENGINEER Date

RECEIVED

SEP 15 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #20-013
Trammell Crow Senior Living Facility
2015 – 2045 S. Arlington Heights Road
Rezone, PUD
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. The estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree

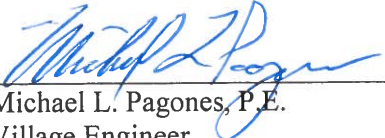
14. The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.
15. The detention basin cross section shows the top of berm elevation at 705.50, providing the required a 1-foot freeboard, but the length of the overflow weir is not shown. Provide calculations for sizing (length) the weir to pass the 100-yr flow at 6" depth.
16. The grading of the bio-retention facility along Seegers Road must be revised to provide a 5' flat zone from the ROW line before the basin top of slope begins.
17. The preliminary detention calculations are acceptable.
18. The exhibit showing the turning path of the Fire Department's responding vehicle is incomplete. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Show the vehicle maneuvering through both horseshoe entrance areas.

19. The exhibit showing the turning path of the Fire Department's tower truck references a steering angle of 29 degrees, however; the Village's tower truck specifications reference a turning angle of 40 degrees. Confirm that the wheel paths shown on the exhibit are for the correct truck.
20. Provide AutoTurn exhibit showing a garbage truck backing into loading dock.
21. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick. The horseshoe entrance areas must also be heavy duty pavement. Decorative pavement would be allowed in the horseshow entrances areas provided the cross section has a structural number equivalent to heavy duty pavement.
22. Public sidewalks, 8" thick concrete, shall be constructed through all driveways. The driveway curb shall stop on either side of the sidewalk. ADA detectable warning panels shall be included on the public sidewalks at driveways with traffic control (stop signs).
23. The public sidewalk along Arlington Heights Road is shown on private property. Provide a Plat of Easement for Public Sidewalks.
24. The public sidewalk along Arlington Heights Rd shall transition from the easement to the existing location of the sidewalk at the south property limits.
25. The ADA ramps at the NE and SE corners of Seegers Rd and Arlington Heights Rd shall be reconstructed to meet current Public Rights of Way Accessibility Guidelines.
26. The Village will be evaluating the possibility of establishing bike or multi-use paths along Seegers Rd and Tonne Rd. The Village may require at time of permit that the existing sidewalk along Seegers Rd and/or Tonne Rd be removed and replaced with a 10 ft wide path. The petitioner shall acknowledge that they accept this understanding.
27. Both water tap locations must have master meter vaults on private property at the ROW line. Show the location of these vaults on the plans. All internal water mains and appurtenances will be privately maintained. This will also be spelled out in the OUMA.

Traffic:

28. Transformer and generator pads are located in close proximity to the loading dock. It is recommended that protection from vehicles be provided.
29. Provide monument sign detail or height. Signs should be located so as not to obstruct the driver's line of sight.
30. Please provide the number of full and part-time employees parked on-site during hours of operation. Will employees be parking in a designated section of the parking lot?
31. How will entrances be designated as one-way? Site signage plan to be provided before final engineering approval.

32. The traffic report makes the recommendation of restriping the left turn lane on Arlington Heights Road to be a two-way left turn lane for north and southbound traffic (not proposed on plans). Arlington Heights Road is under the jurisdiction of IDOT and they will have the final say, but the Village is against this recommendation. Seegers Road is a public street with appreciably more NB to WB left turn volume than the new facility will generate SB to EB into their driveway.
33. If IDOT decides to restrict the Arlington Heights Road driveway to right-in-right-out, the Village would concur.


Michael L. Pagones, P.E. 9/15/2020
Village Engineer Date

Attachments:

- Plat of Easement Checklist (1 page)
- Public Sidewalk Easement Provisions (1 page)

Plat of Easement Checklist

- Legal description of proposed easement area
- Area of proposed easement in square feet.
- Owner's Certificate
- Notary signature block
- Surveyor's Certificate
- Village signature blocks as shown below
- ~~○ Utility signature blocks~~ *NOT NEEDED FOR SIDEWALK EASEMENT*
- Easement Provisions

Sample Village signature blocks:

Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Village Board of Trustees at a meeting held

_____, 20__

By: _____
Village President

Attest: _____
Village Clerk

APPROVED by the Village Collector on _____, 20__

APPROVED by the Village Engineer on _____, 20__

PUBLIC SIDEWALK EASEMENT PROVISIONS

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "PUBLIC SIDEWALK EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN, AND OPERATE PUBLIC SIDEWALKS OVER, ACROSS, ALONG, AND UPON THE SURFACE OF SAID EASEMENT. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT. THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS, ROOTS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "PUBLIC SIDEWALK EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE, AND OPERATION OF SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILLING ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 20-013

Project Name Trammell Crow Senior Living Facility

Project Location 2015-2045 S. Arlington Heights Rd.

Planning Department Contact Sam Hubbard

General Comments

Round 1 General Comments:

- 1) Building is to be sprinkled per code.
- 2) The Fire Department Connection shall be located at the main front entrance. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.
- 3) A Knox Box shall be located at the main front entrance. It is very likely that we will request more Knox Boxes based on the size of the property as plans are finalized.
- 4) Install a fully operational annunciator panel or alarm panel at the main front entrance.
- 5) Please review IFC 2018 Section D105 to make sure Aerial Fire Apparatus Roads are in compliance. It appears this is a problem based on the preliminary drawings.
- 6) Please review the Village Amendment to the IBC code for elevators to accommodate ambulance stretchers.
- 7) The overhangs at the drop-offs shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. Please provide an auto turn diagram showing our truck being capable of driving using these circular drives.
- 8) The auto-turn diagram that was provided does not allow adequate space for turning. Adjustments to roads will be necessary. The steering angle needs to be 40.0 not 29.0 that was used.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date September 10, 2020 Reviewed By: LT. Mark Aleckson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Trammel Crow Senior Living 2015-2045 S Arlington Heights Rd. Land Use Variation

Round 1 Review Comments

09/14/2020

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

Recommended that traffic leaving the lot turn right only onto Arlington Heights Road and no crossing Arlington Heights Road. This area of roadway is busy during both peak and non-peak hours. Traffic impact study recommended.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.


- Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

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SEP 15 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-013
 Petitioner: Trammell Crow Company
700 Commerce Drive, Ste 455
Oak Brook, IL 60523
 Owner: Arlington Executive Court, LLC
 Contact Person: Trammell Crow - Mary Boehmler
 Address: 700 Commerce Drive, Ste. 455
Oak Brook, IL 60523
 Phone #: 612-387-0725
 Fax #: _____
 E-Mail: mboehmler@trammellcrow.com

P.I.N.# 08-16-202-010-0000, 08-16-202-009-0000
 Location: 2045 S. Arlington Heights Road
 Rezoning: Current: OT Proposed: 1
 Subdivision:
 # of Lots: 1 Current: 2 Proposed: 1
 PUD: For: _____
 Special Use: _____ For: _____
 Land Use Variation: For: Density Variation
from Section 5.1 - 8.1
 Land Use: _____ Current: single story office
 Proposed: Senior Living
 Site Gross Area: 8.3 acres
 # of Units Total: 175 (93 II, 58 AI, 24 MC)
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

The pool will need a plan review and license from the Illinois Department of Public Health
A recycling plan will need to be provided at occupancy

Jeff Bohner 9/15/20

Environmental Health Officer Date

James McCalister 9/15/20

for James McCalister Direc Date

Planning & Community Development Dept. Review

September 17, 2020



REVIEW ROUND 1

Project: Trammell Crow Senior Living Facility – 2015-2045 S. Arlington Heights Road

Case Number: PC 20-013

General:

- 1) The following approvals are needed:
 - **Rezoning from the O-T: Office Transitional District to the I: Institutional District.**
 - **Planned Unit Development to allow a 175-unit senior living facility.**
 - **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 361,548 square feet of land area where 420,000 square feet is required.**
 - **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow studio/efficiency units to be 455 square feet (and studio/efficiency memory care units to be 289 square feet), where code requires a minimum size of 550 for study/efficiency units.**
 - **Variation to Chapter 28 of the Municipal Code, Section 10.2-9, to allow a driveway width of 49.8' where code limits maximum driveway widths to 36'.**
 - **Variations may be required as based on accessory structure locations and final determination of yards.**
 - **Variations may be required as based on the circulation and drive aisle widths of the interior drop-off courtyards.**
- 2) Please provide written justification for the variations identified above but for which written justification has not yet been provided.
- 3) Please revise the project narrative to include additional details on the three types of residential living structures available within the development (AL, IL, MC) and the services they receive, their average age and tenancy, and the differences between the populations. What differentiates the IL units from standard multi-family units as far as services provided within the facility? What are the age restrictions? Please provide details on affordability and pay structures (see email from 8/26/20).
- 4) Section 9.8(i) of the Zoning Code requires that all PUD's include a preliminary construction schedule and phasing plan. Details on the estimated general construction timeline was included in the project narrative. However, please provide a construction staging plan, which must include the anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they will be staged, the location of material storage, and information on any anticipated lane closures, including info on where the closures will take place and the general timeframe for each closure.
- 5) Please outline the maximum number of staff that will be working out of the building at any one time.
- 6) Please provide an electronic copy of the legal description.
- 7) Impact Fee's shall be required for the Independent Living Units.
- 8) Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.

Site Plan:

- 9) The connection to the south is skewed slightly to the eastern side of the site. To provide enhanced connectivity, please shift the location of this connection point to the west so that it is just west of the halfway point along the southern lot line.
- 10) There are inconsistencies between the landscape plans and civil site plans (outdoor lounge, generator and transformer, terrace areas, servicewalks, etc.). Please correct all inconsistencies so all plans show identical information.
- 11) Please provide details for all proposed fencing (height, style, material) and call out locations on site plan.
- 12) Additional details on needed for the "Putting Green" area proposed along Arlington Heights Road. Will it be fenced? Will there be berms and recreational equipment? What will the adjacent "outdoor lounge" be used for?
- 13) Please provide additional details on the all accessory structures/elements proposed throughout the site (i.e. any structure permanently affixed to the ground so that it cannot be moved).
 - Will pool terrace, outdoor terrace, outdoor lounge, overlook area, and memory care courtyard include any permanent fixed improvements (outdoor kitchen, bbq grill, seatwalls, pergolas, etc.). If so, please provide details on these elements (height, size, material).
 - Please provide details on the proposed pergolas at the main entrance to the building.
 - Please provide details on the overlook area. Will this be a raised wooden deck? Will it include a roof? How tall will the structure be as measured from grade?
- 14) Please consider locating the generator and transformer in a masonry enclosure to match the materials on the building, for enhanced screening and sound attenuation.
- 15) The proposed driveway entrance along Arlington Heights Road requires a variation. Please provide the required justification for the variation identified below:
 - Variation to Chapter 28, Section 10.2-9, to allow a driveway width of 49.8' where code limits maximum driveway widths to 36'.
- 16) Please review Section 10.2-12.3c.(3) and verify conformance relative to the proposed 25' tall light poles. Certain poles do not appear to maintain the required 3:1 spacing.
- 17) Other than the transformer and generator proposed on the east side of the building, are any above ground utility or mechanical units proposed on the site (HVAC equipment, utility pedestals, etc.)?
- 18) An easement shall be required for the sidewalk along Arlington Heights Road. Additionally, an easement for utility burial shall be dedicated in this area as well.

Market Study:

- 19) Please evaluate the viability of a small portion of commercial space at the northwest corner of the site.

Building/Landscaping:

- 20) The proposed unit sizes appear to require a variation. Please provide the required justification for the variation identified below:
 - Variation to Chapter 28, Section 5.1-8.6, to allow studio/efficiency units to be 455 square feet (and studio/efficiency memory care units to be 289 square feet), where code requires a minimum size of 550 for study/efficiency units.
- 21) Does the "Building Area" figure on Sheet P-GM include the roofed/canopy areas? If not, please provide a separate figure for "Building Lot Coverage", which shall include all roofed/canopy areas on the property.

22) Landscape islands are required at each end of all rows of parking, which shall include a 4" caliper shade tree. Certain parking rows within the main entry interior motorcourt do not appear to include the required landscape island and shade tree.

Traffic/Parking/Circulation:

23) Will the drop-off courtyards be one way? Please show signage and/or directional striping if circulation is to one directional. Please provide drive aisle widths within interior courtyard and revise areas where numbers are unclear. Aisle width at parallel parking stalls is missing. Variations may be needed based on aisle widths and directionality, please review Section 10.2-8 of the Zoning Code.

24) The traffic study recommended the re-striping of a portion of Arlington Heights Road to allow for a shared left turn lane. What is the status of communications with IDOT on this propose change?

25) Were traffic counts taken at the intersection of Goebbert and Seegers? If so, how do counts compare to the based on the volumes observed in the Gewalt Hamilton survey. Do they correspond with the 4.4% reduction as observed on Arlington Heights Road.

Prepared by: 

Trammell Crow Senior Living Facility
2015-2045 S. Arlington Heights Road
PC #20-013
September 16, 2020

Landscape Comments

- 1) Per Chapter 28, Section 6.15, a four inch caliper shade tree is required at the ends of all parking rows. Please incorporate a tree within the existing island near the center drop off where the code-required tree is absent.
- 2) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please provide additional detail for the code required screen.
- 3) It is recommended that additional trees be incorporated along Tonne Drive in order to buffer the proposed building adjacent to the residential district.
- 4) Provide additional landscaping along Arlington Height Road. The landscaping should consist of a mix of shrubs and perennials.
- 5) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening. The transformer and the generator on the east elevation must be screened with landscaping.
- 6) Please provided details of the proposed paving within the drop off areas. In addition, please provide details of the site furnishings.
- 7) Provide a detailed landscape plan that identifies the proposed shrubs and perennials.
- 8) A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape cost.