



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 2

Date: October 30, 2020

General Comments:

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

Sam –

I do not have any additional comments.



**Village of Arlington Heights, IL
Building & Life Safety Department**

**Fire Safety Division
Fire/Life Safety Review**

Date: 11/3/2020 P.C. Number: 20-013 Round 2

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. No additional comments.

Date 11-03-20

Reviewed By:


Fire Safety Supervisor

PLAN COMMISSION PC #20-013
Trammell Crow Senior Living Facility
2015 – 2045 S. Arlington Heights Road
Rezone, PUD
Round 2

34. The petitioner's response to comment nos. 11- 14 is acceptable.
35. The petitioner's response to comment nos. 15 and 16 is noted. The basins require a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins.
36. The petitioner's response to comment no. 17 is acceptable.
37. The petitioner's response to comment no. 18 is noted. Show the vehicle maneuvering through the horseshoe parking area along the east side of the site.
38. The petitioner's response to comment nos. 19 - 21 is acceptable.
39. The petitioner's response to comment no. 22 is noted. The sidewalk 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 sidewalk at driveways with traffic control (stop signs). This can be addressed at final engineering.
40. The petitioner's response to comment no. 23 is acceptable. The plat of easement for the public sidewalk shall be provided at final engineering.
41. The public response to comment no. 24 is noted. The sidewalk transition from the easement to the existing location of the sidewalk at the south property limits can be addressed at final engineering.
42. The petitioner's response to comment no. 25 is acceptable. The details for the reconstruction of the curb ramps at the northeast and southeast corners of the intersection of South Arlington Heights Rd and Seegers Rd to meet PROWAG requirements can be addressed at final engineering.
43. The petitioner's response to comment no. 26 is acceptable.
44. The petitioner's response to comment no. 27 is noted. The details for the master meter vaults can be addressed at final engineering.

Traffic:

45. The petitioner's response to comment nos. 28-31 is acceptable.
46. Proposed trees along Arlington Heights Road parkway are in conflict with existing utilities. The propose hackberry north of the right-in/right-out entrance on Arlington Heights Road may be in conflict with the proposed sign and water services.

47. Proposed parkway trees along Arlington Heights should be located as not to create a site obstruction for vehicles leaving the site. The proposed landscape plan is subject IDOT's review and approval as Arlington Heights Road is under the jurisdiction of IDOT.
48. Some of the proposed parking spaces along the west property line, north of the right-in/right-out access, are in close proximity to the proposed public sidewalk. Wheel stops may be required where vehicle overhang obstructs the public sidewalk. This can be addressed at final engineering.

 11/10/2020
Michael L. Pagones, P.E. Date
Village Engineer

Planning & Community Development Dept. Review

November 10, 2020



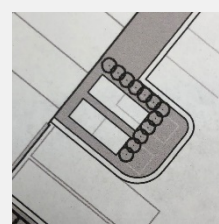
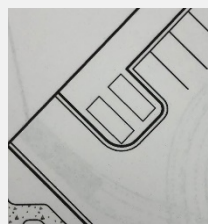
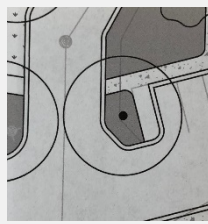
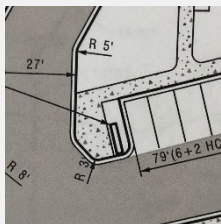
REVIEW ROUND 2

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

Case Number: PC 20-013

General:

- 23) The response to comments #4 - #6, #8, #15, #17, #18, #20 - #2, #23 - #25 are acceptable.
- 24) The response to comment #1 is noted. Based upon the response and revised plans, 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 357,628 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 certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.**
 - **Variation to Chapter 28, Section 6.5-2, to allow fire pits within a side yard where firepits are only allowed within a rear yard.**
- 25) The response to comment #2 is noted. Please incorporate justification for the firepit variation identified above.
- 26) The response to comment #3 is noted. Please provide additional specificity on rental rates/ranges for each unit type (studio, one-bedroom, one-bedroom + den, etc.) across each level of care (IL, AL, MC). Furthermore, please outline how financing for this project, projected rental rates, and market absorption may be affected by the potential Ryan Companies development to the north.
- 27) The response to comment #7 is noted. Final calculation of impact fees will be completed and assessed as part of the building permit for this project.
- 28) The response to comment #8 is not acceptable. The plan must be revised to enable the future connection to the south at the location as previously indicated on the plan dated 9/30/20 prepared by ESG. The easement for this future connection and implementation of said connection will be required when the property to the south develops and grants reciprocal access back to the subject property.
- 29) The response to comment #10 is noted. However, there are still minor inconsistencies between the plans. Please see below:



- 30) The response to comment #11 is noted. Per recent emails, a fence is also proposed along the side of the IL Terrace.
- 31) The response to comment #12 is noted. The project narrative references a putting green and dog run, and it is assumed that these elements are no longer proposed.
- 32) The response to comment #13 is noted. Please call out on the plans the locations of any ground mounted BBQ grill and/or firepit. These elements may require a variation as permanent BBQ grills and firepits are only allowed within a rear yard. Please confirm that there will be no pergolas/trellis proposed, or if proposed, please call out the location on the plans.
- 33) The response to comment #14 is noted. The generator and transformer should be located in a masonry enclosure to match the materials on the building.
- 34) The response to comment #16 is noted. The revised photometric plan was not to-scale and therefore compliance with the light spacing standards could not be verified. Accordingly, all light fixtures must comply with code and will be verified during building permit review when a scaled photometric plan shall be required.
- 35) The response to comment #19 is noted. Staff is amenable to omission of the requested commercial outlot on the site, but believes that its inclusion would enhance the overall development and land uses on the site.
- 36) The response to comment #22 is noted. Please refer to the landscape comments as it appears that certain landscape islands are missing the code required shade trees.
- 37) How tall are the proposed decorative columns at the front entrance? These elements shall not exceed 15' in height.
- 38) Please note that if the canopy and roof over the front drop-off/pick-up entrance is not attached to the main building, it shall be considered an accessory structure and will require a variation.
- 39) Please provide details (style and material) for the proposed 2.5' tall retaining wall along the east side of the site.
- 40) Will the newly proposed parking area at the northeast of the site be reserved for employees?
- 41) Please re-evaluate areas on the site where private sidewalks are located in close proximity to public sidewalks. Can these elements be further separated to avoid duplicative improvements so close to each other?

Prepared by: SAM JURESKI

Trammell Crow Senior Living Facility
2015-2045 S. Arlington Heights Road
PC #20-013
November 10, 2020

Landscape Comments

- 1) Overall, the landscape plan is conceptual. Please provide a detailed landscape plan that identifies species, sizes, and quantities for all plant material.
- 2) Per Chapter 28, Section 6.15, a four-inch caliper shade tree are required at the ends of all parking rows. Please incorporate an additional tree within the center islands located in the northeast corner of the site. In addition, incorporate a shade tree at the end of the parking row on the east elevation.
- 3) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area.
- 4) It is recommended that specialty pavement be provided within the drop off area. If pavers are not feasible, consider stamped concrete.
- 5) The landscaping along Arlington Heights should be enhanced and consist of an abundance of landscaping that consists of shrubs and perennials.
- 6) Incorporate landscaping along the south property line adjacent to the walkway. The landscaping should consist of a mix of shrubs and perennials.
- 7) The location of the generator and transformer on the landscape plan are not consistent with the location on the engineering plan. Please verify the location. If the engineering plan is accurate, there is not enough space for the proposed landscaping. Please note that all mechanical units or utility meters must be screened with landscaping or another appropriate method of screening.