

STAFF DEVELOPMENT COMMITTEE REPORT (revised)

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: September 30, 2015
Date Prepared: September 28, 2015
Project Title: Presbyterian Homes, The Moorings of Arlington Heights
Address: 811 E. Central Road (SEC of Central Rd. and Douglas Ave.)

BACKGROUND INFORMATION

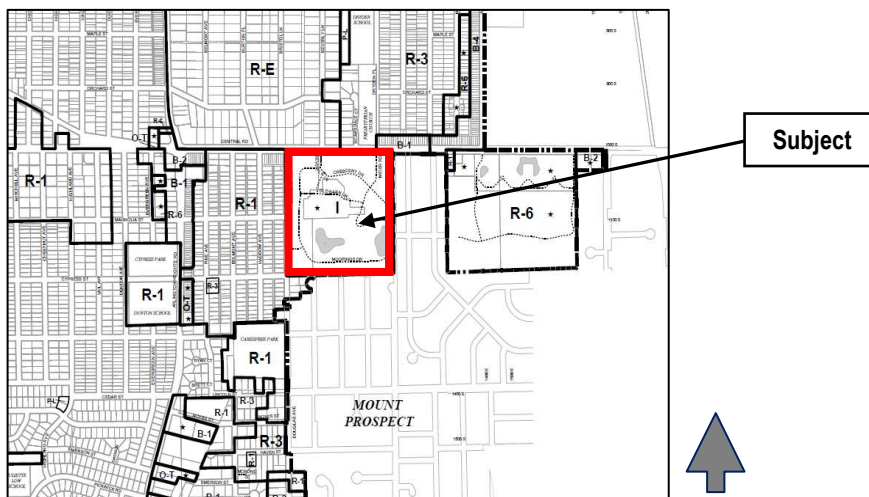
Petitioner: Nancy Tolan, Vice President Facilities, Planning and Construction
Address: Presbyterian Homes
3200 Grant Street
Evanston, IL 60201
Existing Zoning: I, Institutional District

Requested Action:

1. Planned Unit Development Amendment by amending Ordinances 85-154, 88-015, 89-041, 91-108, 92-051, 93-051, 02-015 and 06-069 to allow:
 - a) A new 2-story resident fellowship hall;
 - b) A new 4-story assisted living building;
 - c) A new 1-story (with basement) Memory Care building;
 - d) Demolish the existing sheltered care building; and
 - e) Demolish (2) quad villas.

Variations Required:

- A variation from Chapter 28, Section 5.1-8.11 from the requirement that inner courts are permitted for one and two story buildings to allow inner court for a three story building without the required 12 foot emergency access.
- A variation from Chapter 28 Section 5.1-8.14 Minimum Distance from building wall to paved area to allow a building wall for the memory care building to be 7 feet from a paved area instead of the required 12 feet.
- A variation from Chapter 28, Section 11.4 Schedule of Parking Requirements to allow 538 parking spaces where 578 is required, a variation of 40 spaces.
- A variation from Chapter 28, Section 5.1-8.9 Maximum Height, to allow the Assisted Living building to be 48.5 feet tall whereas 45 feet maximum is permitted, a variation of 3.5 feet.
- A variation from Chapter 28, Section 5.1-8.10 Dwelling Standards to allow assisted living units to be 585 square feet in area where 650 square feet is required for 1 bedroom units, a variation of 65 square feet per unit, and to allow studio units 481 square feet in size where 550 is required, a variation of 69 square feet per unit.



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-E and R-3 One Family Dwelling District	Church and Single Family Dwellings	Single Family Detached and Institutional
South	R-1 One Family Dwelling District & Village of Mount Prospect	Single Family	Single Family (and Village of Mount Prospect)
East	Village of Mount Prospect	Single Family	Village of Mount Prospect
West	R-1 One Family Dwelling District	Single Family	Single Family Detached

Summary:

The subject property is 41.5 acres. The original PUD was approved in 1985 and has been amended numerous times since (A summary of the previous approvals is appended to this report). The property is developed with multiple buildings that serve as a retirement community. These include a four and five-story apartment building, a two-story skilled care center, a one to three stories sheltered care facility, a number of villa units, detention facilities, parking and other associated improvements.

The proposed PUD amendment will include a fellowship hall for worshiping which will also serve as a multi-purpose room for the residents of The Moorings. With views of the existing pond, the proposed Fellowship Hall will serve as a central campus feature. Also included is the addition of an assisted living wing and an assisted living memory care wing. The assisted living wing will be located to the west of the existing pond and include 70 units. The memory care wing will include 20 beds and will be located at the location of the existing sheltered care wing which will be demolished. Both the assisted living and the memory care building will have grade-level entrances allowing each building access without traveling through another building. The assisted living memory care building will be connected to the existing skilled care building.

The Fellowship Hall is proposed to be 1 story with partial lower level and totaling approximately 18,000 square feet.

The assisted living wing is proposed to be 4 stories and 70 units with the first level parking partially underground. Of the 70 units, 64 units will be one bedroom units 585 square feet in area and 3 units will be two bedroom units approximately 830 square feet in area. There are also 3 studio units at 481 square feet. Public Spaces will include a lobby, dining area, cafe and a living room. Parking is underground at the north portion of the building and is at grade level as you proceed south along the ring road due to the grade level dropping from north to south.

The memory care wing is proposed to be 1-story with a total of 20 units, approximately 315 square feet each. Public spaces will include a lobby, dining area, living area, core support and utility.

Total units for The Moorings is only increasing from 463 to 470 units with this amendment.

Zoning and Comprehensive Plan

As previously mentioned the subject site is currently zoned I, Institutional and is designated in the Comprehensive Plan as I - Institutional. This use is in accordance with the Zoning Ordinance and Comprehensive Plan designations.

Plat and Subdivision Committee

The Plat and Subdivision committee of the Plan Commission met on November 12, 2014 and were supportive of the request.

Neighborhood Meeting

The petitioner on September 9, 2015 held a neighborhood meeting one each for the residents of The Moorings and for the adjacent residents. A summary of that meeting is provided in the packet.

Building Analysis

The proposed development architecture and landscaping was approved by Design Commission on August 25, 2015. Minutes of that meeting are in Novus as part of the packet. The Design Commission recommendation include enhancements to the assisted living building to provide less EIFS and more siding where the bays are located. The design of the proposed building expansions incorporate the principals outlined in the Village's Design Guidelines, which include the use of durable quality

materials such as face brick, the limited use of dryvit or light gauge materials, and the use of architectural details to provide visual interest. The petitioner is also to provide a detail of site furnishings to staff for review during permits.

The following variations are required regarding the buildings:

- **A variation from Chapter 28, Section 5.1-8.11 from the requirement that inner courts are permitted for one and two story buildings to allow inner court for a three story building without the required 12 foot emergency access.**

Staff supports this variation as the inner court created by the Memory Care and Fellowship Hall buildings will have a fire lane provided to the south.

- **A variation from Chapter 28, Section 5.1-8.9 Maximum Height, to allow the Assisted Living building to be 48.5 feet tall whereas 45 feet maximum is permitted, a variation of 3.5 feet.**

Staff supports this variation as the Assisted Living building is set back approximately 165 feet at it's closet point to the west property line angling away from the west property line to a point that the building is approximately 250 feet setback at the terminus of the emergency access lane out to Douglas Ave.

In addition, the roof line meets the required 45 foot height, but due to the enhanced architectural element of the sloped roof line, this raises the code determined height to 48.5 feet. The sloped roof is a better architectural treatment of the roof as it screens rooftop mechanicals and fits in with the character of the campus.

- **A variation from Chapter 28, Section 5.1-8.10 Dwelling Standards to allow assisted living units to be 585 square feet in area where 650 square feet is required for 1 bedroom units, a variation of 65 square feet per unit; and to allow studio units at 481 square feet where 550 is required, a variation of 69 square feet per unit.**

Staff supports this variation as the unit sizes are smaller given the smaller size of the kitchen facilities which are more of a kitchenette given that meals are provided for in common dining areas. Also, the parking demand for assisted living is significantly less than parking for typical dwelling units as many seniors requiring assisted living no longer drive.

Site Plan & Landscape Analysis

The Moorings currently has extensive landscaping throughout the site which is very well maintained and mature. The new plans call for relocation of trees and over 100 new trees being planted. Staff would like for the petitioner to work with staff during the permit process to try and relocate a few more trees as feasible. A landscape and tree preservation compliance bond will be required as part of permitting. Overall the additional landscaping is comparable and compatible with the mature landscaping throughout the site. The Moorings has providing extensive landscaping of common areas such as around the perimeter of the new buildings and the parking lot and ring road drive areas. Of particular interest is the courtyard for the new Fellowship Hall, which has exceptional detail and plantings to make for a unique space.

The following variation regarding the site plan is required:

- **A variation from Chapter 28 Section 5.1-8.14 Minimum Distance from building wall to paved area to allow a building wall for the memory care building to be 7 feet from a paved area instead of the required 12 feet.**

Staff supports this variation as the landscape plan for the site is exceptional and the variation is just for three of the corners of the Memory Care building where it is less than the 12 foot requirement.

Stormwater Analysis

The Moorings campus detention system currently provides detention for the entire campus, and includes a system of five separate detention basins. The West Lake (pond/detention) will be enlarged to accommodate most of the new requirements of the site. In addition due to newer MWRD and Village standards, the release rate will be reduced so that storm water is released at a lesser rate thereby reducing storm water runoff downstream during large rain events. The detention pond releases into a 48 inch storm sewer at along the southern border of the site which releases to public storm sewers. An MWRD permit will be required as part of the permitting process. The petitioner's project narrative provides a summary of utilities and storm water

management. In addition, the developer has provided a storm water drainage analysis also included in the Novus packet. No public improvements are required for the proposed plan as improvements are on site.

Traffic & Parking Analysis

A condition of Ordinance 85-154 was, "The developer or its successors will design, construct and maintain, at its expense, a traffic signal on Central Road at any entrance to the property at such time as the warrants for a traffic signal established in the then current edition of the 'Manual on Uniform Traffic Control' are satisfied." A traffic study and parking analysis was prepared as part of the Planned Unit Development Amendment and evaluated whether warrants for a traffic signal are met. Based on the study, a traffic signal is not warranted. It should be noted that the 1985 condition shall remain in effect so that if a signal is warranted in the future, a signal shall be installed at the property owner's expense.

In addition, the traffic study reviewed existing traffic counts and projections, and due to the minimal addition of 7 units net and a fellowship hall to be used by residents, the traffic counts result in no significant impact on internal circulation or impacts to Central Road. In addition the level of service will not change at the two entrances with Central Road.

The following are the parking requirements for the campus per the proposed amendment:

		<u>Required Parking</u>
• Fellowship Hall: 1 parking space for every 5 seats.	486 seats	97
• Assisted Living: 1 parking space per unit:	70 units	70
• Memory Care: 1 parking space for every 2 beds.	20 beds	10
• Senior Apartments: 1 per unit	202 units	202
• Senior Villas: 2 per unit	73	146
• Skilled Care: 1 per 2 beds	105	<u>53</u>
Total Required:		578 required
Parking Provided:		538 provided
		(40 deficit)

Therefore the following variation is required for parking:

•A variation from Chapter 28, Section 11.4 Schedule of Parking Requirements to allow 538 parking spaces where 578 is required, a variation of 40 spaces.

Staff supports this variation for the following reasons:

- 1) The parking study submitted by the engineer indicates that the maximum usage of the site is 67% of the parking provided.
- 2) The Fellowship Hall requires 97 spaces, however this facility is to be used by the residents of the community, who are already counted as part of the other line items for parking. Village code requires accounting for this space even though practically it is primarily only used by residents and their guests.
- 3) The parking code ratio for the assisted living units is 1 per unit, however ITE standards and the parking counts in the traffic and parking study indicate that the actual ratio demand is closer to 0.5. Staff is in the process of collecting data on senior assisted housing to determine if the Village Code should be amended.

RECOMMENDATION

The Staff Development Committee recommends approval of PC #15-012, an amendment to The Moorings Planned Unit Development amending Ordinances 85-154, 88-015, 89-041, 91-108, 92-051, 93-051, 02-015 and 06-069 to allow:

- 2-story resident fellowship hall;
- 4-story assisted living building;
- 1-story (with basement) Memory Care building
- and related site improvements.

And the following variations:

- A variation from Chapter 28, Section 5.1-8.11 from the requirement that inner courts are permitted for one and two story buildings to allow inner court for a three story building without the required 12 foot emergency access.
- A variation from Chapter 28 Section 5.1-8.14 Minimum Distance from building wall to paved area to allow a building wall for the memory care building to be 7 feet from a paved area instead of the required 12 feet.

- A variation from Chapter 28, Section 11.4 Schedule of Parking Requirements to allow 538 parking spaces where 578 is required, a variation of 40 spaces.
- A variation from Chapter 28, Section 5.1-8.9 Maximum Height, to allow the Assisted Living building to be 48.5 feet tall whereas 45 feet maximum is permitted, a variation of 3.5 feet.
- A variation from Chapter 28, Section 5.1-8.10 Dwelling Standards to allow assisted living units to be 585 square feet in area where 650 square feet is required for 1 bedroom units, a variation of 65 square feet per unit, and to allow studio units 481 square feet in size where 550 is required, a variation of 69 square feet per unit.

Said recommendation is subject to the following conditions:

1. Condition from Ordinance 85-154 regarding the requirement to install a traffic signal if warranted at the property owner's expense shall remain in full force and effect.
2. The petitioner shall work with Village staff on possible relocation of additional trees on site.
3. Compliance with the Design Commission motion dated August 25, 2015.
4. Approval of an MWRD permit for storm water.
5. A landscape and tree preservation bond is required prior to issuance of a building permit.
6. Compliance with all Federal, State, and Village Codes and Policies.

_____, September 25, 2015

Bill Enright

Deputy Director of Planning & Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Summary of previous approvals

The original PUD for The Moorings was approved in 1985. The PUD has been amended numerous times since then. The following is a list of the ordinances and a preliminary list of the major actions associated with each of the ordinances.

Ordinance	Approval		Allowed
Ord. 85-154	PUD approval	<ul style="list-style-type: none"> <input type="checkbox"/> Rezoned the property from R-1 to I <input type="checkbox"/> Established the PUD <input type="checkbox"/> Approved subject to the Site Plan prepared by Burns & Associates 	<p>Allowed:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Up to 5 story buildings <input type="checkbox"/> 262 two-bedroom (or one-bedroom with den) units <input type="checkbox"/> 8 villa units in a row <input type="checkbox"/> Reduce parking requirement to 645
Ord. 88-57	PUD amendment	<ul style="list-style-type: none"> <input type="checkbox"/> Allow an overall reduction in the number of villa units <input type="checkbox"/> Did not affect the midrise, the parking or the setbacks 	<ul style="list-style-type: none"> <input type="checkbox"/> 262 apartment units <input type="checkbox"/> 76 villa units
Ord. 89-43	PUD amendment	<ul style="list-style-type: none"> <input type="checkbox"/> Allow an increase in the number of villa units 	<ul style="list-style-type: none"> <input type="checkbox"/> 346 total units <input type="checkbox"/> 262 apartment units <input type="checkbox"/> 84 villa units
Ord. 91-108	PUD amendment	<ul style="list-style-type: none"> <input type="checkbox"/> Allow an Adult Day care OR <input type="checkbox"/> Permit the construction of a previously approved villa unit when the Adult Day Care ceases operation OR <input type="checkbox"/> Permit the rehabilitation of the existing ranch house into a villa unit at such time the Adult Day Care ceases operation 	<ul style="list-style-type: none"> <input type="checkbox"/> Variation from the required number of parking spaces for the adult day care only
Ord. 92-015	PUD amendment	<ul style="list-style-type: none"> <input type="checkbox"/> Allow expansion of the health care facility 	<ul style="list-style-type: none"> <input type="checkbox"/> 346 total units <input type="checkbox"/> 262 apartments <input type="checkbox"/> 87 villa units
Ord. 93-051	PUD amendment	<ul style="list-style-type: none"> <input type="checkbox"/> Modify the architectural style of the remaining villa units <input type="checkbox"/> Reconfigure the site plan 	<ul style="list-style-type: none"> <input type="checkbox"/> Variation from the required minimum front yard for the quadruplex from 25' to 22'
1998	PUD amendment	<ul style="list-style-type: none"> <input type="checkbox"/> Allow the erection and operation of a commercial ham antenna 	
Ord. 02-077	PUD amendment	<ul style="list-style-type: none"> <input type="checkbox"/> Permit modification to the previously approved site plan and relocation of the adult day care facility 	<ul style="list-style-type: none"> <input type="checkbox"/> Obtain Vacation of ComED easement <input type="checkbox"/> Maintain sanitary and water service
Ord. 06-069	PUD amendment	<ul style="list-style-type: none"> <input type="checkbox"/> Allow the expansion of 26 villas 	<ul style="list-style-type: none"> <input type="checkbox"/> Reduction to required spacing between buildings <input type="checkbox"/> Reduction to required spacing from building wall to paved area