

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

08-10-113-002-0000

Petition #: P.C. 15-012
 Petitioner: Nancy Tolan, V.P. Facilities, Planning & Construction
3200 Grant Street
Evanston IL 60201
 Owner: Presbyterian Homes
3200 Grant Street
Evanston IL 60201
 Contact Person: Nancy A.H. Tolan
 Address: 3200 Grant Street
Evanston IL 60201
 Phone #: 1-847-570-3380
 Fax #: 1-847-570-3363
 E-Mail: ntolan@presbyterianhomes.org

P.I.N.# 08-10-113-003-0000, 08-10-113-004-0000
 Location: 811 E. Central Road Arlington Heights, IL.
 Rezoning: Current: Proposed:
 Subdivision: N/A
 # of Lots: Current: Proposed:
 PUD: ✓ For: amendment
 Special Use: N/A For:
 Land Use Variation: N/A For:
 Land Use: I-PUD Current: Senior Living
 Proposed: Senior Living
 Site Gross Area: 41 acres
 # of Units Total: 73 Assisted Liv, 20 Memory Care
 1BR: 2BR: 3BR: 4BR:

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

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

- | | | | | |
|----|---------------|---------------|-------------|---------------|
| 1. | <u>✓</u> | <u> </u> | VILLAGE | BUILDING CODE |
| 2. | <u> </u> | <u> </u> | PRESENT | ZONING USE |
| 3. | <u> </u> | <u> </u> | REQUESTED | ZONING USE |
| 4. | <u> </u> | <u> </u> | SUBDIVISION | REQUIRED |
| 5. | <u> </u> | <u> </u> | SIGN | CODE |

6. GENERAL COMMENTS:

Deb Pierce 8-3-15
~~Director~~ PLAN REVIEWER Date

1A

08-10-113-002-0000

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The Moorings

Inspectional Services / Fire Protection Notes:

1. Existing Fire Sprinkler and Fire Alarm systems in all occupied buildings must be kept operative and accessible during all phases of construction.
2. Fire Sprinkler and Fire Alarm drawings required under separate submittals.
3. Barricade fencing required around all open excavations and active construction areas.


Director Date

Memorandum

To: Latika Bhide, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: August 19, 2015
Subject: 811 E Central Rd, P.C. #15-012

With regard to the proposed PUD, I have the following comments:

1. The general description states that all sanitary sewer connections will be routed to the northeast off Central. Civil plans do not show any connections. It would be preferable to route newly generated sanitary sewer towards Douglas.
2. The general description states that hydrants will be added to the system. The civil utility plans do not show the locations.
3. A sewer segment (141 LF of 42" RCP, Pg C4.0) runs through building and does not show in casement.
4. Plans do not indicate detention pond overflow route.
5. All existing sewer that will be connected must have condition verified with an internal video inspection if it is going to be reused.

Thank you for the opportunity to comment on the plans. If you have any questions, please feel free to contact me.

C: file

LF

ENGINEERING DEPARTMENT

3

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1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water X

Sanitary Sewer X

Storm Sewer X

b. Surface Improvement

Pavement X

Curb & Gutter X

Sidewalks X

Street Lighting X

c. Easements

Utility & Drainage X

Access X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X

b. IDOT

c. ARMY CORP

d. IEPA

e. CCHD

YES NO COMMENTS

3. R.O.W. DEDICATIONS? X

4. SITE PLAN ACCEPTABLE? SEE ADDITIONAL COMMENTS

5. PRELIMINARY PLAT ACCEPTABLE? N/A

6. TRAFFIC STUDY ACCEPTABLE? X

7. STORM WATER DETENTION REQUIRED? X

8. CONTRIBUTION ORDINANCE EXISTING? X

9. FLOOD PLAIN OR FLOODWAY EXISTING? X

10. WETLAND EXISTING? X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: ERIKSSON ENGINEERING
 DATE OF PLANS: 06-22-15

James J. Mull 8/5/15
 Director Date

PLAN COMMISSION PC #15-012

The Moorings 811 E. Central PUD Amendment 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. Final engineering plans for all public improvements must be approved prior to the final approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. This 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

Volume I – Civil

14. The exhibit showing the turning path of the Fire Department's responding vehicle is acceptable.
15. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
16. The stormwater detention information provided in the folder only shows calculations for the final condition. There is no information provided that describes the existing condition and how that was derived. Final approval will require a stormwater narrative describing the existing detention system, including any expansions over the years. Include the MWRD-required disturbed area exhibit, etc.
17. Sheet C7.0, Restrictor structure detail: How water tight is the sliding restrictor plate?

18. Plans are acceptable for preliminary approval only.

Volume II – Assisted Living

19. Sheet A002, Ground Floor Plan: When backing out of the first underground parking space, the garage door will need to open.

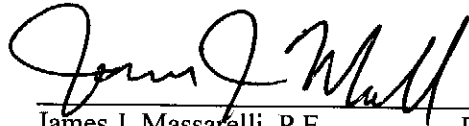
Volume III – Resident Fellowship Hall & Commons: No comments.

Volume IV – Assisted Living Memory Care: No comments.

Traffic Related Items:

20. The use of the Fellowship Hall for Sunday Services may attract relatives of residents wishing to attend services with patrons. Please provide information regarding attendance for this event.
21. Please provide a chart of events that would attract more off site attendance than just residents of the facility, days of the week and time of day that these activities would occur, and how many attendees would be anticipated.
22. Does the guard house keep any records of vehicle arrivals and departures by activity that the passengers may be participating in?
23. Please provide any list or sketch for the parking survey conducted that identified where on the property the cars were parked. Of particular interest is how many employees there are, where they park, and how patterns change with shift changes.
24. How many onsite physicians are employed by the Moorings versus numbers of visiting Physicians, nurses or hospital staff? Where do they park?
25. The traffic report Table 12 has a typo on the first line for number of 2 vehicle summary such that 3 units would contribute 6 total and not the 3 indicated for a total of 96 and not 93.
26. Please provide a parking plan for where future parking assignment will be identified for the new building structures and site development layout, as it is phased in, as well as the ultimate build out.
27. Please provide a parking plan that addresses the following:
 - a.) The reallocation of the 58 parking stalls that are going to be removed initially, and where the parking associated with these going to be relocated to?
 - b.) Identify a parking schedule to manage the requirements for workers to park during each of the building phases so that all construction parking is maintained on site.
28. Under the current ordinance, the property is required to participate in the proportionate cost of a traffic signal at Central Road if and when this traffic control device is warranted. The traffic report warrant analysis indicates that the current traffic data does not support a signal at this time. Although a traffic signal is currently not warranted, the new ordinance should keep intact the current ordinance requirement.

29. For the proposed new parking areas being built, there is possibility to allow front vehicle overhang into the landscaped area. The stall depth could be reduced to 16.5 ft. rather than the 18 ft. shown. This would permit more green space, and reduce pavement area and cost for installation.
30. Please explain what the widened areas adjacent to the fire lane surrounding the detention lake are being used for.
31. All lighting fixtures should be 'Night Sky' compliant. Provide the actual catalog cut sheets for all exterior lighting fixtures either pole mounted in the parking lots, or building mounted so they can be evaluated for glare.

 8/5/15
James J. Massarelli, P.E. Date
Director of Engineering



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-012

Project Name The Morrings

Project Location 811 E. Central Rd.

Planning Department Contact Latika Bhide

General Comments

- 1) Building to be fully sprinkled.
- 2) Fire Department Connection (FDC) to be located at the main entrance.
- 3) Fully functional annunciator panel or alarm panel to be located inside the main entrance.
- 4) Fire hydrant located within 100' of the FDC.
- 5) Locate a Knox Box at the main front entrance.
- 6) Investigate providing hydrant access along the new fire lane.

RECEIVED

AUG 5 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

Date August 5, 2015

Reviewed By: LT. Andrew Larson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Presbyterian Homes – The Moorings
811 E. Central Rd.
PC 15-012
Round 1

Review Comments

08/11/2015

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.

3. Present traffic problems?

There are no apparent traffic problems at this location.

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.

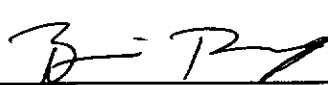
6. General comments:

Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

RECEIVED


AUG 11 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

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1. GENERAL COMMENTS:

Solid waste storage sites must be provided for all new buildings.

Section 19-103(d). Solid waste storage sites for newly constructed or substantially remodeled multi-family residential, commercial or industrial establishments shall meet the following criteria:

1. Container Site:

- Area shall be of a sufficient size to easily accommodate the container;
- The surface shall be paved, curbed and graded to the front to prevent accumulation of liquid;
- Visual screening of the site shall be provided;

2. Access to Container:

- Sufficient space to accommodate the turning requirements of the scavenger truck shall be provided;
- Parking, fences, plantings, etc., shall be located so as to create no obstacles to service vehicles.

See attached memo regarding accessibility comments.

Sean Freres

7/29/15

Environmental Health Officer

Date

RECEIVED

JUL 30 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sean Freres

7/29/15

Director

Date

Plan Review

Address: The Moorings
811 E. Central Rd.
Planned Unit Development
P.C. #15-012 Round 1

Submitted to: Latika Bhide, Planning and Community Development

Submitted by: David Robb, Disability Services Coordinator *David Robb*
(847) 368-5793

Date: July 29, 2015

Re: Illinois Accessibility Code (IAC), Effective April 1997
(<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>)

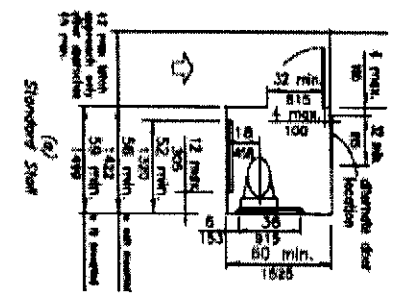
Residential Fellowship Hall & Commons

Sheet A101

1. The Single User Toilet Rooms lack adequate clear floor space maneuvering space for exiting each room per IAC Section 400.310(j)(5) and 400.Illustration B. Figures 25(c) Pull Side.

Sheet A102

2. In the Men's and Women's Toilet Rooms the wheelchair accessible "Standard Stall" door shall open opposite the clear floor space to allow adequate wheelchair maneuvering space within the stall, per IAC Section 400.Illustration B. Figure 30(a).



Assisted Living

Sheet A101

3. In the Men's and Women's Locker Rooms the wheelchair accessible "Standard Stall" door shall open opposite the clear floor space to allow adequate wheelchair maneuvering space within the stall, per IAC Section 400.Illustration B. Figure 30(a).

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

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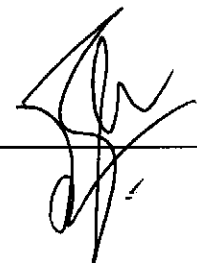
(Petitioner: Please do not write below this line.)

YES NO

1. ✓ COMPLIES WITH COMPREHENSIVE PLAN?
2. W/A COMPLIES WITH THOROUGHFARE PLAN?
3. ✓ VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. ✓ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. ✓ SUBDIVISION REQUIRED?
6. ✓ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

PLEASE SEE ATTACHED .

 8/6/15 Date

Planning Department Comments (PL15-012, The Moorings, 811 E. Central Road, Round 1)

7. The property at 811 E. Central Road is zoned I, Institutional. A Planned Unit Development Amendment and amendment to Ordinances 85-154, 88-015, 89-041, 91-108, 92-051, 93-051, 02-015 and 06-069 to allow a change in the approved site plan to allow the addition of an assisted living facility, memory care facility, and the addition of a chapel
8. A variation from the required number of parking spaces to allow 538 spaces is required. (Please see #19, #20, #21 below. The Code parking requirement will be higher as collective parking requirement for each of the different uses within the fellowship hall – beauty shop, doctor's office, office, etc. must be calculated, assisted living is calculated at 1 space per unit and the driveway spaces can be counted toward satisfying the parking requirement for the Villas, but cannot be counted towards general parking requirements.)
9. A variation from Section 5.1-8.11 from the requirement that inner courts are permitted for one and two story buildings to allow a 3-story building around the inner court.
10. A variation from Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow the building wall for the Memory Care Assisted Living to be 2 feet from the sidewalk instead of the required 12 feet.
Please provide a written justification for the zoning variations #8, 9 and 10 above that addresses the following criteria:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
11. Please provide a copy of the market study that was completed for Presbyterian Homes in 2014.

Volume I, Civil

12. On Sheet L-02, the parking row on the west of the Memory Care Assisted Living is deficient 2 landscaping islands. Revise to include islands. Also, please clarify if there is a landscaping island at the south end of the east row of parking.
13. It appears that the opposing walls of inner courts are spaced at least 100 feet apart. Please confirm compliance with Section 5.1-8.11, Spacing between multi-family buildings, including court standards.

Fellowship Hall

14. As was indicated in the narrative, there are occasions when the fellowship hall will be used for memorial services and a maximum of 20 outside vehicles will use the facility. Where will the vehicles park?
15. Also, if Villa residents are using the fellowship hall, where will they park vehicles if they drive to the site?

Assisted Living

16. What is the height of the Assisted Living Facility to the highest point? Per Ordinance 85-154, a variation to permit the construction of buildings up to five stories in height, with an average of 49.5 feet at the highest point was granted. It appears that the assisted living facility is 48' 4" to the midpoint of the roof.
17. What is the square footage of the units? The minimum floor area per Section 5.1-8.9 for one-bedroom units is 650 SF.

Memory Care Assisted Living

18. The minimum floor area requirements (per Section 5.1-8.9) do not apply to memory care assisted living facilities as to be classified as a dwelling, a kitchen must be installed permanently.

Parking and Loading

19. The required parking for Assisted Living is calculated at 1 parking space per unit (not one space per 2 beds). Therefore, 70 spaces are required for the Assisted Living facility.
20. For the fellowship hall, the Code required parking demand is based on the collective parking requirement for each of the different uses within the facility (Chapter 28, Section 11.2-6, Collective Provision). Therefore, the Code required parking for the other uses must be added to the parking requirement for the Fellowship Hall:
- Beauty shop: 1,740 SF requires 1 space for every 250 SF floor area and will require **7** spaces
 Doctors office: (40 x 30) 1,200 SF requires 1 space for every 200 SF floor area and will require **6** spaces
 General Office: (22 x 12) 264 SF requires 1 space for every 200 SF floor area and will require **1** space
 Fitness: (54 x 40 + 28 x 28 + 28 x 20) 3,504 SF requires 1 space for every 250 SF floor area and will require **14** spaces
 Lobby: 1,301 SF requires 1 space for every 300 SF floor area and will require **4** spaces
 Chaplains office: 300 SF requires 1 space for every 300 SF floor area and will require **1** space
 * Please calculate and add any other areas/uses not listed above.
21. The parking available for the driveways for the villas can be counted towards to satisfying the parking requirement for the Villas, but cannot be counted towards general parking requirements.

The revised parking requirement is copied below:

Senior Apartments	212 apartments	1 per unit	212
Senior Villas	81 villas	2 per villa	162
Skilled Care	105 beds	1 per 2 beds	52
Assisted Living	70 beds	1 per unit	70
Memory Care	20 beds	1 per 2 beds	10
Fellowship Hall	486 seats + other uses	1 per 5 spaces + other spaces as above	130 (97+ 7 + 6 + 1 + 14 + 4 + 1)
		Total	636 spaces

Please provide a revised listing of the available parking. As stated above, the driveway parking for the villas can be counted towards satisfying the parking for the villas, but cannot be counted towards satisfying the general parking requirement.

22. Per Section 11.7, Schedule of Loading Requirements, Institutional Uses are required to provide one loading berth (10-ft x 35-ft) for 10,000-200,000 SF GFA. 123,889 SF of GFA is being added. Therefore, one loading berth will be needed. Revise to provide a loading berth.

The Moorings
811 E. Central Road
P.C. #15-012
August 7, 2015

Tree Preservation

- 1) Approximately 164 trees on the site are identified for removal. On the tree inventory on sheet L-01 please include the disposition for each tree. Also, on the plan increase the size of the tree number/tag so that it is legible.
- 2) Are there additional trees that could be preserved? It is recommended that additional trees be preserved adjacent to west lake and near the court yard (Zone B - Fellowship Hall). Please reevaluate the trees proposed for removal. Also, explore options for transplanting some of the trees elsewhere on the site.

Landscape Comments

- 3) The ends of all parking rows must include a 4" caliper shade tree. Provide 4" caliper shade trees at the south end of the parking lot and in the northeast corner at the end of the parking row (Zone A - Al Memory Care).
- 4) All mechanical units must be screened and located away from the front elevation.
- 5) It is recommended that options be evaluated for screening the loading area.
- 6) A landscape compliance bond in the amount of 30% of the landscaping costs will be required and a tree fee of \$200 is required for each tree identified for preservation at time of permit.

MEMO

DATE: August 7, 2015
TO: Latika Bhide, Development Planner
FROM: Steve Hautzinger, Design Planner
RE: The Moorings, PC #15-012
811 E. Central Road
PUD Amendment – Plan Commission Submittal Review

Design Commission review/approval is required for the new Assisted Living, Fellowship Hall, and Memory Care buildings, as well as the corresponding landscape design. Design Commission review is currently scheduled for August 25, 2015 at 6:30pm.

Preliminary Staff design review comments are as follows:

1. General Comments:
 - a. Overall, the proposed designs are very nicely done and will fit in well with the context of the existing Moorings property.
 - b. The overall material/color palette is nicely coordinated, and using the same materials on all three buildings works very well to tie the designs together.
2. Assisted Living building:
 - a. The overall composition is nicely done, but the application of EIFS and horizontal siding looks out of balance. Consider reversing the two materials so that the EIFS is on the top floor of the building and the gables as the accent material, and use the horizontal siding on the body of the building.
3. Fellowship Hall building:
 - a. No comments.
4. Memory Care building:
 - a. Overall, very nicely done, but the main entry is understated and hard to identify. Consider enhancing the design of the entrance with a covered portico.