

The Moorings of Arlington Heights

Village of Arlington Heights – Plan Commission Response to Plan Commission Comments

September 10, 2015

The following comments are in response to the Plan Commission Department reviews.

Building Department - 1A

1. We will comply
2. We will submit Fire sprinkler and Fire Alarm drawings will be submitted under separate submittals.
3. We will comply

Engineering Department - 1A

1. No response required.
2. No response required.
3. No response required.
4. No response required.
5. No response required.
6. No response required.
7. No response required.
8. No response required.
9. No response required.
10. No response required.
11. We accept this understanding.
12. We will forward the updated cost estimate at the end of construction documents.

13. Engineering plans are based on the survey performed by Gremley and Beidermann on 5/19/2015. At this time Engineering Plans are georeferenced to the Arlington Heights Vertical Datum only. Final Engineering Plans will be georeferenced to the state plane coordinates as described.
14. No response required.
15. The campus administration will review and consider the implementation of bicycle racks.
16. The stormwater report has been revised for this submittal to include an existing conditions narrative and calculations. A Tributary Area Exhibit has been included in this submittal; an MWRD exhibit shall be included in the Final Report. The Original MWRD Permit No. 87-787 has been included in the stormwater report for reference.
17. The restrictor plate detail has been revised to show a concrete baffle wall. See sheet C7.0.
18. No response required.
19. The garage plan has been revised. See attached Assisted Living drawing A102.
20. The traffic and parking study (4 - Parking) outlines the occurrences when resident relatives attend memorial services. It is extremely rare for a family member to attend a regular Sunday service at the facility with a resident. There are no records for this type of attendance because it doesn't occur. More often the resident will go off campus with family members to attend the church the family attends.
21. There are no consistent additional events that attract more off site attendance than as outlined in the traffic and parking study. The parking on site is for residents and staff. Only on a very rare occasion, like a neighborhood meeting, would there be an event on campus.
22. There are no events so the guard house does not keep records.
23. From the traffic study, Table 10 lists the existing parking inventory and Table 13 the overall parking demand.

Table 10
Moorings Existing Parking Inventory

Unit Type	Units	Location	Regular	Accessible	Total	Code Requirement	Diff.
Senior Apartments	212	Underground Garage Spaces	79		79		
		By Guard House	4		4		
		Surface Spaces South of Building	41	3	44		
		Surface Spaces by Entrance	70	3	73		
		subtotal	194	6	200	212	-12
Senior Villas	81	54 - One Car Garages	54		54		
		27 - Two Car Garages	54		54		
		Driveway Spaces	108		108		
		Off-Street Parking	12		12		
		subtotal	228		228	162	+66
Skilled Care Asstd. Living Memory Care	150	East of Building	18	1	19		
		Along Old Barn Road	31	2	33		
		West of Building	36	2	38		
		subtotal	85	5	90	75	+15
Totals	443		507	11	518	449	+69

Table 13
Existing Parking Survey

Unit Type	Spaces Available	Surveyed		Adjusted for Full Occupancy	
		Vehicles	%	Vehicles	%
Senior Apartments	200	161	71%	176	88%
Senior Villas	228	68	30%	74	33%
Skilled and Sheltered Care	90	66	73%	90	100%
Total	518	295	57%	340	67%

The location of the parked vehicles is provided below.

Moorings Existing Parking Counts

Unit Type	Units	Location	Total Spaces	Spaces Occupied
Senior Apartments	212	Underground Garage Spaces	79	75
		By Guard House	4	2
		Surface Spaces South of Building	44	25
		Surface Spaces by Entrance	73	59
		subtotal	200	161
Senior Villas	81	54 - One Car Garages	54	58
		27 - Two Car Garages	54	
		Driveway Spaces	108	
		Off-Street Parking	12	10
		subtotal	228	68
Skilled Care Asstd. Living Memory Care	150	East of Building	19	12
		Along Old Barn Road	33	21
		West of Building	38	33
		subtotal	90	66
Totals	443		518	295

24. There are 1-2 staff positions for physicians. This staff is included in the count indicated in the parking and traffic study. There are no offsite physicians. The Moorings provide transportation for residents to make off site visits.
25. Table 12 will be corrected as noted.

Table 12
Moorings Resident's Auto Ownership

Unit Type	Occupied Units ⁽¹⁾	Number of Units with			Total Vehicles	Average Vehicles per Unit
		0 veh.	1 veh.	2 veh.		
Senior Apartments	190	97	90	3	96	.51
Senior Villas	73	13	52	8	68	.93
Totals	263	110	142	11	164	.62

(1) March 2015 Data

26. The Moorings of Arlington Heights will maintain its existing general policy on parking assignments. The policy is that the staff parks furthest away from the entry points of the buildings. The residents are to park closest to the entry points of the building.

27. a.) Twenty of the 58 parking spaces will be lost when the 8 villas are demolished to make way for the assisted living building and do not need to be replaced. The 38 spaces in the west parking lot will not be removed until after the construction of the assisted living building when the underground parking will be available (23 spaces).

b.) The Moorings has completed a number of construction projects at the campus and has managed the parking of construction vehicles and workers so it does not impact the campus and the adjacent neighborhood. A detailed plan will be developed as construction plans and phasing are developed.
28. So noted and agreed.
29. The owner would prefer the use larger stall size for their residents. The larger parking stalls provides for easier maneuvering of vehicles for the senior population.
30. Per discussions and with Mike Pagones and Andrew Larson, the widened areas are provided at strategic areas around the detention pond. The widened areas will allow a fire truck to deploy outriggers and provide a lane for other emergency vehicles to pass.
31. All light fixtures are "Night Sky" compliant. See attached revised site lighting drawing and catalog cut information.

Fire Department

1. The buildings are fully sprinkled.
2. Acknowledged, the plans will show FDC's at the Assisted Living and Memory Care Main Entrances.
3. Agreed.
4. A fire hydrant will be located within 100' of the FDC's. See revised plan C4.0.
5. Agreed.
6. In addition to the two existing hydrants, a hydrant has been added in front of the Fellowship Hall so that all building faces are located within 150 feet of a hydrant. See revised plans C4.0

Heath Services Department

General Comments

1. There is a solid waste soil container (compactor) included in the dock area. We've included an updated drawing noting this location. See Assisted Living drawing A102
 - a.) The area accommodates the compactor selected by the owner.
 - b.) The location of the container is in the dock area. The surface is concrete. The area slopes to a linear drain.
 - c.) The dock area is fully enclosed by walls and an overhead door.
2.
 - a.) There is sufficient space for a truck to access this area.
 - b.) This container is in the dock area. Sufficient clearance is provided for access vehicles.

Disability Services

1. The plans have been modified to to provide required clearance. See attached Resident Fellowship Hall drawing A101.
2. The stalls have been modified to provide required clearances. See attached Resident Fellowship Hall drawing A102.
3. The stalls have been modified to provide required clearances. See attached Assisted Living drawing A101.

Planning & Community Development

1. No response required.
2. No response required.
3. No response required.
4. No response required.
5. No response required.
6. No response required.
7. This comment is informational. We would like to clarify that we are using the term "Resident Fellowship Hall" instead of "Chapel".

8. See attached list of variation requests.
9. See attached list of variation requests.
10. See attached list of variation requests.
11. A copy of the market study is attached.
12. Sheet L-02 has been revised to incorporate landscaping islands that meet the standards set forth in the "Requirements for Landscape Approval" document supplied by the Village Planning Department. There is a landscaping island at the south end of the east row of parking. This island is shown on Sheet L-04.
13. Acknowledged, Sheet C2.0 has been updated to show the 100 foot dimension in the courtyard.
- 14./15. The vehicles for memorial services and from the villas will park in the Independent Living parking lot. This is located at the main entrance to the Independent Living and Commons building. There are 20 people net expected which translates to 12 cars.
16. The height of the building is 48'-4" as per the zoning regulations definitions. Reference 3.2-28 **Building Height**. The vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and the ridge of a gable, hip or gambrel roof; provided that where buildings are set back from the street line, the building height may be measured from the average elevation of the finished lot grade at the front of the building.
17. See attached list of variation requests.
18. We agree with the assessment. The memory care units do not have a minimum S.F. requirement because they do not have a kitchen.
19. The Village of Arlington Heights Zoning Code does not list a parking requirement for assisted living units. The parking demand ratio of 1 space per 2 beds for nursing care was used based on the parking ratios consistent with the Institute of Transportation Engineers Parking Generation, 4th Edition parking data of 0.41 parking spaces per assisted living unit. However, the zoning calculations will be revised with one parking space per unit.
20. The additional uses listed within the Fellowship Hall are currently provided at The Moorings development and should be considered ancillary uses of the existing congregate care retirement community. These areas are replacement space and would not generate additional traffic or parking beyond what they currently generate.

21. Please see a revised Table 9 from the traffic study. Note that the number of villas was reduced by the eight units that will be demolished to make way for the assisted living building. The assisted living ratio was updated per Comment 19. The senior apartments increased to 212. The ancillary spaces within the Fellowship Hall were not included per response to Comment 20.

Table 9
Zoning Code and ITE Requirements for
The Moorings with Phase 1

Unit Type	Units	Zoning Code Requirement	Total	ITE Parking Demand	Total
Senior Apartments	212	One Space per Unit	212.0	0.59 spaces per unit	125.0
Senior Villas	73	Two Spaces per Unit	146.0	0.59 spaces per unit	43.1
Skilled Care	105	One Space per Two Beds	52.5	0.35 spaces per bed	36.8
Assisted Living	70	One Space per Unit	70.0	0.41 spaces per unit	28.7
Assisted Living: Memory Care	20	One Space per Two Beds	10.0	0.41 spaces per bed	8.2
Fellowship Hall	486 ⁽¹⁾ seats	One Space for each 5 Seats	97.2	0.20 spaces per seat ⁽²⁾	97.2
	480		587.7 (480.5)⁽³⁾		339.2 (241.8)⁽³⁾

(1) Approximately 3,400 sq. ft. at 7 sq. ft. per person = 486 seats

(2) Peak demand on a Sunday

(3) Requirement without Fellowship Hall

The proposed parking supply for the overall campus is 536 spaces (see table below) which is 42 spaces less than the overall zoning requirement of 578 spaces with the Fellowship Hall. However, the senior villa parking supply of 208 spaces (146 spaces required) is not available to the other users of the campus. The senior apartments, fellowship hall, and sheltered care/assisted living units share their overall parking supply. Removing the senior parking supply and zoning requirements, the remaining uses on the campus require 432 spaces and provide 328 spaces which **requires a parking variation of 104 parking spaces. The majority of the variation is due to the fellowship parking requirements (97 spaces) which serves the existing residents and will generate no additional parking demand.**

Proposed Parking Inventory

Unit Type	Units	Location	Regular	Accessible	Total
Senior Apartments	212	Underground Garage Spaces	79		79
		By Guard House	4		4
		Surface Spaces South of Building	41	3	44
		Surface Spaces by Entrance	70	3	73
		subtotal	194	6	200
Senior Villas	73	48 - One Car Garages	48		48
		25 - Two Car Garages	50		50
		Driveway Spaces	98		98
		Off-Street Parking	12		12
		subtotal	208		208
Skilled and Sheltered Care	195	East of Building	18	1	19
		West of the Building	38	2	40
		Along Old Barn Road	44	2	46
		Under the Building	23		23
		subtotal	123	5	128
Totals	480		525	11	536

22. The loading berth is provided in the Assisted Living building. See attached Assisted Living drawing A102.

TREE PRESERVATION

- Sheet L-01 has been updated to reflect requested changes.
- While most of the trees planned for removal fall within new building/paving/wall or retention pond areas, some additional trees outside of these areas may require removal due to proposed site grading. Opportunities for preservation of additional trees will be further evaluated as civil engineering and grading plans are refined through the design development and construction documentation process. Identification of potential transplants will also be explored during subsequent refinements to landscape plans.

LANDSCAPE COMMENTS

- Additional trees have been added to the landscape plan at the south end and east end of the parking areas shown on Sheets L-02 & L-04.
- Landscape screening has been identified on Sheet L-04 and mechanical units have been located away from the front elevation.

5. Landscape screening of the loading area has been identified on Sheet L-04.
6. All required fees and bonds will be provided at time of permit.

DESIGN PLANNER

1.
 - a. No response required.
 - b. No response required.
2.
 - a. We reviewed this issue with the Design Commission. We agreed to the following:
 - A requirement that the west elevation of the memory care building be enhanced with siding material in lieu of EIFS at the 2 bay projections underneath the gabled roofs.
 - A recommendation that the petitioner study the exterior color scheme to determine if a more contrasting hardi-board color is necessary
 - A recommendation to add detailing to break up the 2-story blank EIFS wall adjacent to the service/loading area.
3.
 - a. No response required.
4.
 - a. There has been a conscious revision in the program since our initial Design Commission meeting. The owner wants the entrance for Assisted Living to also be the entrance for Memory Care. The Assisted Living entrance reception desk will be occupied more than the Memory Care entrance. The Memory Care still has a front door but we are downplaying it so it doesn't compete with Assisted Living entry.

Police Department

1. No response required.
2. The lighting requirements meet the Village of Arlington Heights code.
3. No response required.
4. No response required.
5. No response required.
6. Agent contact information will be provided when the project reaches the construction phase.

Public Works Department

1. At this time the only planned connections will be service connections to the existing sanitary main installed in Moorings Drive. New sanitary mains are not planned at this time.
2. The plans have been revised to show a new hydrant within 100' of the Assisted Living Entrance in anticipation of a new FDC. In addition, a hydrant has been added on the north side of the new fire lane around West Lake. See C4.0
3. The plans have been revised to show all proposed sewer segments running beneath buildings to be encased. See C4.0
4. The overflow route from West Lake will be designed for two locations. The first will be over the baffle wall of the restrictor manhole and the second is an overland route that will pass over a grassed weir to the south of West Lake and flow thru the Southwest Basin.
5. Acknowledged, a note has been added to sheet C4.0 stating that existing sewer to remain must be televised prior to new sewer connection.

End of Response