

The Moorings of Arlington Heights

Village of Arlington Heights – Plan Commission

Variance Requests

September 10, 2015

Variation Observation

Variation #1 and #3 are in part or in whole being required because the Village of Arlington Heights interprets that Assisted Living units are dwelling units. We do not agree that the intent of a licensed care Assisted Living building or its units meets the intent of a dwelling or dwelling unit. Assisted Living buildings do not meet the definition of a ‘dwelling’ because it is not residential occupancy, it is licensed care. An Assisted Living unit does not have a permanent cooking facility to meet the definition of a “Dwelling Unit”.

We are submitting the following variation requests as instructed by the Village of Arlington Heights.

1. Variation #1 – Parking

The proposed parking supply for the overall campus is 536 spaces (see Proposed Parking Inventory table below) which is 52 spaces less than the overall zoning requirement of 588 spaces with the Fellowship Hall (See Table 9). 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 villa parking supply and zoning requirements, the remaining uses on the campus require 442 spaces and provide 328 spaces which requires a parking variation of 114 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. Additionally including A.L. units as dwelling units increased the parking count an additional 35 spaces.

We believe a parking variation for the Resident Fellowship Hall and Assisted Living units is warranted based on our planned and historical use of these spaces as noted in our discussion below.

Planned Resident Fellowship Hall Parking Demand

The Village of Arlington Heights parking requirement calculations assume that the proposed Resident Fellowship Hall is similar and consistent in all respects with a traditional chapel or religious facility land use. The current and planned Resident Fellowship Hall uniquely provides some of the same functions, however, it is intended solely for the use of on-site Moorings residents for various activities and programs which will not generate any significant traffic or parking need from off-campus visitors. Like many of the support facilities at this senior living community, it is designed to be connected and walkable (accessible) for the residents via an interconnected, internal pedestrian circulation system.

The hall will, on occasion, be used for memorial services. The Mooring's religious services team reports that most attendees of memorial services uniquely are from within the campus. In addition to on-site residents, memorial services typically draw 10-25 outside guests with a maximum of 20 vehicles. On very rare occasions (once every year or two) we may see a few more visitors. The Moorings has an internal parking management team that oversees and manages parking during these types of events and does not believe that there is, or will be, a lack of available parking for these types of events.

In conclusion, our calculation of the number of seats shown for the proposed Resident Fellowship Hall (486 seats) is based on the building code capacity (1 seat per seven square feet of floor space) and does not accurately reflect the proposed usage of the space and reasonable use of the project will be diminished if developed under the stated guidelines.

Additionally, the Moorings of Arlington Heights has provided resident vehicle ownership data for the apartments and villas on the existing campus which is currently 0.61 vehicles per unit. Residents in the skilled care and assisted living/memory care are not able to drive. Forty-three percent of the residential units do not have a vehicle. A parking survey of the campus was also completed to better understand and anticipate demand. Based on the analysis, a total *cumulative site* parking demand of 352 vehicles is projected for the proposed additional development. This amount is well *below* both the 588 spaces *cumulative ordinance* required, and the 536 spaces proposed *within our current plan*. These conclusions and data support our belief that a parking variation for our Resident Fellowship Hall use is warranted and will not alter the essential character of the locality for the parking of the vehicles solely contained within the perimeter of the Moorings.

Included with this discussion is the issue that Assisted Living residents rarely are capable of driving. The assignment of one parking space per Assisted Living unit is not representative of the resident's capabilities and not representative of the actual Assisted Living parking requirements.

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 Engineering Comment 19. The senior apartments increased to 212. The ancillary spaces within the Fellowship Hall were not included per response to Comment 20. Comments 19 and 20 are copied here for ease of reference:

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.*

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⁾		339.0 (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

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

The petitioner is reviewing plans to “Land Bank” the 114 parking spaces outlined in the variation request. If parking becomes an issue in the future, the “Land Bank” parking spaces can be considered at that time. The location of the “Land Bank” parking spaces is an extension of the parking lot to the Northeast of the Independent Living / Commons entrance. This is at the main entrance to the facility.

2. Variation #2 – Inner Court Access

A Variation from Chapter 28, Section 5-8.11, a, requirement for a 12’ wide (minimum) direct access for an emergency vehicle into an inner court.

The current zoning requirement is to have a 12’ wide emergency vehicle access into the courtyard; however a corner of the courtyard is open and the courtyard cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone. At that unique location there is also an underground tunnel that connects the Memory Care lower level to the Skilled Care lower level and an emergency vehicle would compromise the structure of the tunnel if it drove over it.

The variation request for the inner court without 12’ wide emergency vehicle access will not alter the essential character of the locality on an internal courtyard and is based on the following conditions:

- a. All of the buildings (existing and proposed) that surround the inner court are a non-combustible construction type.
- b. All of the buildings (existing and proposed) that surround the inner court are fully sprinklered.
- c. The inner court is open on the northwest corner but the vehicle size / weight is restricted.
- d. All of the buildings that (existing and proposed) surround the inner court are accessible by a fire truck on the opposite side of the inner court buildings.
- e. The Village Fire Department did not state concerns or comments regarding this inner court.

3. Variation #3 – One Bedroom Dwelling Unit size

A variation from Chapter 28, Section 5-8.10 , c, requirement for a one bedroom dwelling unit to be a minimum of 650 square feet.

The current zoning requirement is that all one bedroom dwelling units are a minimum of 650 square feet. The one dwelling units in the Assisted Living building are less than 650 square feet. The typical proposed 1 bedroom unit is 585 square feet. The Assisted Living units uniquely function differently than a typical multi-family dwelling unit and unless granted, the Assisted Living cannot yield a reasonable return if permitted only as used under the conditions allowed in the code.

Assisted Living residents share common use spaces outside their units. This is why their units are typically smaller. Residents are encouraged to live outside their units and

enjoy interaction with their neighbors. 14 Assisted Living units make up a neighborhood within the building. The neighborhood and overall building common spaces include living rooms, activity rooms, dining rooms, terraces and laundry rooms as a few examples.

The variation request for a one bedroom assisted living unit to be less than 650 square feet is based on the following conditions:

- a. The residents in an Assisted Living unit function differently than a typical multi-family dwelling unit. The facility provides a level of assistance dependent on the residents' abilities. Residents share common spaces outside of their units allowing the units to be smaller.
- b. Residents are provided three meals a day in the dining room. The kitchenette in the Assisted Living unit is not a cooking kitchen. The function of the kitchenette is for residents to have access to drinks and snacks, not preparing meals.
- c. The average size assisted living unit across the country is less than 650 S.F. Units below 650 square feet retain the institutional structure will not alter the essential character of the locality.

Variation #4 – Minimum distance from building wall to paved area

A variation from Chapter 28, Section 5.1-8.14 Minimum distance from Building Wall to Paved Area.

The zoning requires a 12' minimum distance from a building wall to paved area. The new buildings (Resident Fellowship Hall, Assisted Living and Memory Care) are located adjacent to the existing skilled care and commons building for interconnectivity. The building circulation for both staff and residents is to be continuous between the buildings. The proposed buildings are uniquely located within the existing campus ring road (to facilitate this connectivity) and around the existing west pond. There's a limited amount of open space to place the new buildings and unless granted, the new buildings cannot yield a responsible return if only as used under the conditions allowed by the code. Some portions of the parking lot to the east of Memory Care and the Skilled Care drive to the northeast of the Memory Care encroach into this minimum setback distance and will not alter the essential character of the locality if granted.

The variation request for encroaching on this minimum distance is based on the following conditions:

- a. There is a uniquely minimum amount of space for the proposed buildings to fit in the space available to maintain required connectivity of the buildings.
- b. Landscaping on the west side of the Memory Care building (Between building and parking lot) will be increased.
- c. Landscaping will be added to the northeast corner of the Memory Care building between the building and the adjacent sidewalk / skilled care drive.

End of Variation Requests