

# DRAFT

## PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING  
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS  
PLAN COMMISSION

## COMMISSION

RE: THE MOORINGS - 811 EAST CENTRAL ROAD - PC# 15-012

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Plan Commission Meeting taken at the  
Arlington Heights Village Hall, 33 South Arlington Heights  
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the  
30th day of September, 2015, at the hour of 7:30 p.m.

## MEMBERS PRESENT:

JOE LORENZINI, Chairman  
LYNN JENSEN  
TERRY ENNES  
BRUCE GREEN  
JOHN SIGALOS

## ALSO PRESENT:

BILL ENRIGHT, Deputy Director



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CHAIRMAN LORENZINI: All right, good evening. I'd like to call this meeting of the Plan Commission to order. Would you all please rise and recite the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Bill, roll call please.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, first item, next item on the agenda is approval of minutes from September 9th, 2015. There's five on the agenda to approve. Any corrections or comments or approval?

COMMISSIONER GREEN: I'd like to make a motion to approve.

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you.

COMMISSIONER ENNES: I need to abstain from the first four, I was on vacation.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER JENSEN: And I need to abstain from the last one.

CHAIRMAN LORENZINI: Okay, thank you. All right, the next item on the agenda is the public hearing. We have two public hearings tonight. There's quite a few people here, so if I can just explain the way this works?

The first thing we'll do, we'll have the petitioner come up and describe the project. Then we'll have the Staff report from Bill. Then each Commissioner will go around and ask questions from the Petitioner or from the Staff. Then after that, we'll open it up to the audience for questions or the public for questions. Then we'll come back for final questions and a final vote. Now, we'll do that for each of the public hearings.

So, the only thing I ask, we certainly encourage people to speak if they wish, but we would just ask you to keep your comments to this project that we're discussing and not to something, you know, that happened 20 years ago or somewhere else. So, with that, let's get started.



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Bill, have all the proper notices been given?

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: Okay. Is the Petitioner here?

MR. PEPPERS: Yes, we are.

CHAIRMAN LORENZINI: Would you please come forward and anybody else who may be testifying? We'll swear you in. Raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Has the Petitioner read the recommendations or exceptions in the report?

MR. PEPPERS: Yes, we have, Mr. Chairman.

CHAIRMAN LORENZINI: And do you agree with them?

MR. PEPPERS: We agree with all the conditions.

CHAIRMAN LORENZINI: Okay, very good. Thank you. Okay, would you like to give us a brief presentation?

MR. PEPPERS: Yes, thank you very much. For the record, my name is Nicholas S. Peppers of the law firm Storino, Ramello & Durkin, 9501 West Devon, Rosemont, Illinois, the attorney for the Applicant, Presbyterian Homes, Case No. PC 15-012, regarding the planned unit development amendment for The Moorings project of Arlington Heights.

First of all, I'd like to thank the Plan Commission for scheduling this meeting. I know it's not your normal night. We all have busy schedules. I'd like to thank you for finding the time to have this meeting. I'd like to thank Staff, especially Bill Enright here for helping us navigate through the Staff process to turn this forward to you.

We are here pursuant to proper notice and publications which we have given Bill. We are here tonight seeking an amendment to Ordinances 85-154 of The Moorings planned unit development which as been amended seven or eight times since then to permit the following:

- \* The demolition of certain villas and sheltered care facility;
- \* Construction of the new fellowship hall to serve The Moorings residents;
- \* Construction of the new one-story memory care and four-story assisted living facilities.

Along with that, there will be five variations, which we'll touch on during the presentation, but quickly they are, excuse me, to permit:

1. A three-story courtyard without a 12-foot emergency access;
2. Building walls within 12 feet of paved surfaces in a few isolated locations;
3. A parking variation of a total of 43 spaces. We are providing 538 spaces. According to code, and we'll get into that, 581 will be required.
4. A height variation of three-and-a-half feet for the assisted living building only from 45 feet to 48.5 feet; and then



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5. A minimum dwelling unit size for one-bedroom assisted living units from the required 650 to 585, and the studio units from 550 to 481.

We'll get into detail as you see the plans on all of those and touch upon our reasons why we think these variations appropriate.

Prior to tonight's meeting, we did meet with Plat & Sub as some of you may recall back in November 11th, 2014. We received a positive recommendation. After that, we did have two meetings with Design Commission, one conceptual in April and then a formal one in August 25th. We did receive Design Commission recommendation with a couple of recommendations, conditions, excuse me, which was one of the conditions in your report in your report which we'll agree to abide by.

Also, on September 9th, we did host a neighborhood meeting for not only the residents of The Moorings but also those within 250 feet, some of the noticed are the people who you'll see tonight, where we introduced the project, fielded questions, and told them that we'd also be here again tonight and they would have an opportunity to get onto the record whatever comments and concerns they have, which brings us before you tonight. The Applicant, consultants, and its experts have worked hard, as you'll see from this presentation, to bring forward a rather complete and detailed presentation of the project.

In a minute I'll introduce our planner Scott Freres of Lakota Group, our architect Craig Kimmel from RLPS Architects, and then Mike MaRous our expert appraisal, to walk through the project and discuss the variations that are listed before us. But you know, we are mindful of the time that this Commission has tonight. I know you read your application packets and you've already seen this project. So, we will be efficient in our presentation tonight. However, to the extent that we miss something, you need us to address something, we're always prepared to go back and to address those concerns. But we intend to be as efficient as possible tonight.

Before I introduce Scott to go and start on the project, I'd like to introduce Todd Swortzel, the president and CEO of Presbyterian Homes, to make a couple of opening remarks, and then I'd like to get to our presentation. Thank you.

CHAIRMAN LORENZINI: Could you please state your name, spell your last name, and give an address for the court reporter?

MR. SWORTZEL: Sure. My name is Todd Swortzel and it's spelled S-w-o-r-t-z-e-l. My address is 3200 Grant Street in Evanston, Illinois.

I just want to thank you tonight. I'm excited to be here and to present this project to you. We have a great team working on this and Presbyterian Homes is excited to serve the residents of this community.

We've been in Arlington Heights since 2000, 15 years ago, when we purchased The Moorings. This is the first major



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change that we've made since we've been the owner, but we think it's essential for us to be able to serve seniors in the future. The residents, current residents of the community also are very excited and looking forward to what's being presented to you tonight, that they can benefit from it as they live in the community.

So, I just want to thank you for your time this evening. I know that you're in a hurry but I appreciate the time you're giving us to consider this. Thank you.

CHAIRMAN LORENZINI: Thank you. Okay, anybody coming up, please state your name, spell your last name, and give your address.

MR. FRERES: Mr. Chairman, my name is Scott Freres, I'm the principal of Lakota Group, 212 West, I'm sorry, 116 West Illinois Street, we just recently moved, Chicago, Illinois 60654.

Thanks very much for your attention this evening and your consideration. We do have a presentation before you, it will be brief and concise. I want to reiterate what Nick said, and that is we have a whole host of our experts with us. So, I'm the planner and Craig is the architect and Mike is the appraiser, and we're going through the bulk of the presentation. Should you have any questions with regards to engineering and parking, we have all of our folks with us this evening, so thank you very, very much for your time.

If I can get this to be over here, I'm going to just jump ahead a little bit. I'm going to organize the presentation briefly around an introduction to the project, the mission, the services that Todd already talked about, but our goal here today is to talk about an amendment to the PUD, reinvestment in The Moorings community. That's the program that's before you. The specifics, the details of it, you'll see in just a minute.

As Nick alluded to, there are five variation requests that are part of this proposal. You will see each of those reiterated throughout the presentation, talked about and answered in terms of how we responded to all of those. Again, they include the number of parking spaces, access lane to the courtyard, distance from building wall to paved area, minimum dwelling size units, and building height.

A little bit of history, briefly, on The Moorings, a lot of the community knows that it was previously the Magnus Farm. It had an open space feel to it, a character that many people in the community remember. In 1950, the use changed to a nursing facility. In 1986, a PUD was created by a separate entity. In 2000, Presbyterian Homes acquired the property and began a long-range plan of how to reinvest in it in moving forward into the future.

In 2005, the first visit before the Arlington Heights Board came through with improvement to the villas that were added to the campus. You will see those in just a moment. Here we are again 10 years later looking to reinvest again for the future of The Moorings campus as we change and look for an amendment to the PUD.

The topics, briefly, and I'm not going to hit on



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these in any detail, but I think they're important, and they're important because we wanted our neighbors and friends and our own folks within the community to understand that we looked at context and character and connectivity in service to the site in a lot of different ways. It is important to understand all of those really in the framework that we are one site within the Village, we were on a major roadway, Central Avenue, centrally located within the community. We're serving a broad audience, and while our audience is focused within the Arlington Heights community, it's a bigger picture that we're looking at and that it's important to start up high at 30,000 feet. As we do that, as we focus down, we realize that we're also part of the neighborhood. The neighborhood is a very important component to us because the campus was developed very much in mind with understanding the relationships to the homes and businesses that surround us.

Our site is zoned R-1 Institutional Zoning. It sits within essentially a residential, a hole of a donut of a residential area. On our south and on our east, we have our friends in Mount Prospect, on the north and on the west is Arlington Heights. So, we're cognizant of what's happening from the zoning and land use context perspective. Then there's the visual context of what that area looks like. As we drive down the roads, as we walk through the neighborhoods, as we talk to our neighbors, we need to understand the character of those homes and those businesses that surround us and the scale of those. So, it's not just about the use, it's about the three dimensions of that use, how big is it, what does it look like, what is the architecture, what are the materials, we need to be cognizant.

We did this study really as an effort to say we understand what's next to us. We care about what's next to us. We knew it was important take care of those that are around us in terms of screening and buffering and making sure that our uses are compatible as we move forward with developing the site.

These pictures generally give you a sense of the scale and character that primarily are one, maybe two-story, in some areas, single family residential, nice homes, well taken care of around the site, homes on Douglas, homes on the south that stub up into our property that really are part of the neighborhood. There are no through connecting streets, so we are an isolated entity, but we do realize that we have access points with regards to fire lanes that are part of our campus as well. Some of these pictures just give you the sense of that.

So, the internal, understanding our campus from within. We have a series of buildings that are focused around the core center. At the core area is the main heart of the campus. It's where all of the services and facilities are that bring everybody together. It's kind of the main street of the campus.

Surrounded by the campus, you'll have not only the entrance areas, you come in off of Central, a very nice entrance, well-landscaped, very simple, set back in terms of the character of driving back into the site. Very pastoral feeling as you drive through the



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campus on the drive with our ponds and our walkways and the pedestrian areas. You can see the cottages and villas, which are our single family product around the center.

In the center of our site is our independent living or our commons, that main street area. It's the taller component of our site. It's the four or five-story building that sits in the center of the site. Flat roof, here is a sense of it, here is a little picture that gives you a sense of the scale and the character. Bigger building but set back in and broken down in terms of size so it doesn't have a great impact in terms of the overall scale of it.

Here is the sense of the architecture and the scale of the building, just to give you a sense. It's a flat roof structure. It has balconies, it has some green space that surround it, the main entry comes in from the north.

Immediately adjacent to that and connected to that is our skilled care area and our service areas. This is where all of the trucks and loading come into the site. It comes in right near where you see that circle where that round barn is. That skilled care is a connected component of that. Pictures here show really two to three-story buildings in some areas. The scale and the character is a little different. It's got a roof form on it but an older scale, older architecture, older character as well to it.

Then far west of the main complex of buildings is our sheltered care building. This is a much simpler scale building, rather innocuous with regards to architectural style and the character, but nonetheless an important component surrounded by a little bit more parking in terms of the feel of the site and a three-story building in terms of the character and scale and brick facade. Here we are again with the picture. Important to see these because it's important to understand the context of what we're building here.

The last component of our existing site are our cottages. There's two different styles of cottages. There are the original cottages highlighted in yellow. They are essentially highlighted by a duplex or a quad, a four-building. They have garages that come off the front and there are outdoor living spaces off the back. The scale, again older, dated architecture, good quality, taken care of, nice landscape around, good buffering around the perimeter of those areas. They face the loop drive, that's part of our loop drive system.

Back in 2005, as we mentioned, we came in with our first plans to bring reinvestment back to the property. The goal was to really rethink that architecture of that and kind of that cottage style architecture of the villa, that it has some peaked roof forms and it has a little portico or front entrance and has a nice outdoor patio space, and a much more accentuated landscaping, again building on the beautiful grounds and character of the site that's already there.

It gives you a sense of the existing plan, and it's important to know that we have an existing circulation system and we're working within our existing circulation system as part of the



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plan that we're proposing to you this evening. The circular ring road drive accesses the main access off of Central, and then there are two stubs that are fire lane. One is off of the north to Central and one is off of the, excuse me, the west now back to Douglas. Both of those are really the access points for record purposes.

We also have the building entries, and why we show this is very important, Craig will get into it in just a bit, these building entries are important. They define the place so that people come in there and people know where the entrance is for the different types of uses are. As we add on, as we build, we have to redefine those entrances, and that connectivity between those buildings is critical to the flow and efficiency of the campus and those who live there. Here's the service areas that show how we're using it and where you're coming in to service these existing buildings.

We have a pedestrian network that's very well defined in the campus, heavily used, nicely landscaped that circumnavigates the entire property on the inside of the ring road system, it goes around our pond areas. It's certainly an important component for both the recreation, fitness, and just general enjoyment of the outdoor spaces, another key component that we are going to work with as we move forward in our proposal. What are we doing? Very simply, we are expanding in two key areas that we talked about before. One of those areas was the sheltered care area that I spoke of. I'm not sure if this, Bill, if this thing works. Oh, there, it does work a little bit.

This is our existing skill care. Where our sheltered care was in this location, and then we had some quad building of these villas or cottages that flanked along the western edge of our existing circulation drive or ring road.

What are those uses that we're putting in there? Briefly, the first component is a resident fellowship hall, a one, maybe two-story in terms of scale of building. Really the core area, the link, the bridge, the connection between where we are now, bringing it into this assisted living and connecting it back to the main street. It is the bridge that builds those beautiful architecture, defining architecture, and starting to frame that on that critical open space that everybody gets a value out of.

The second piece is the assisted living. Assisted living is a building that's broken down into many forms to create variety to break down the architecture, to add scale and interest, and make what would be a long building a very interesting building that's broken into different pieces, and addresses the road and our adjacent internal neighbors very nicely. Again, a four-story building, residential architecture, Craig will talk about this in a minute.

Now, the last building to the north, one to two-story building is our memory care unit. Again connected to assisted, connected to the fellowship, connected because of the need to bring those services and focus on that. But what happens with that building is it creates a spectacular cloistered courtyard space that you see in



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green in between A and C. We'll talk about that with regards to landscaping and how that works and how we address one of our variations that's related to that.

Just to give you a sense of the scale and character, you can see that what's important in this picture before Craig comes on up is the fact that the architecture, I can see you back over there, the architecture of the old building and the architecture of the new building, very important to see that we're respecting the materials that are there but we're moving to a different form, more detailed, more character, more residential in feel. Very, very critical and important for framing that pond and we're making a spectacular open space element that everybody within that community could enjoy. With that, I'll turn it over to you.

MR. KIMMEL: Hello, I'm Craig Kimmel with RLPS Architects. The address is 250 Valleybrook Drive, Lancaster, Pennsylvania. It's great to be here.

CHAIRMAN LORENZINI: Spell your last name?

MR. KIMMEL: Kimmel, K-i-m-m-e-l.

CHAIRMAN LORENZINI: Thank you.

MR. KIMMEL: It's great to be here. As we start to look at how these buildings start to frame views and how they start to define themselves architecturally, we really look at these buildings as kind of a bridge. They kind of work against some of the tall volumes of the independent living structures that are four and five stories. Also, we're also anchored against the cottages which are one stories. So, we're really looking to try and blend some of those features between the two buildings to create kind of a transition if you will between the most institutional part of the campus to the most residential.

So, as we start looking at what that translates into as we look at sections, one of the things that was pretty paramount for us is that we definitely wanted the new buildings to not sit taller than the existing buildings. So, if you look closely at this slide, and I apologize for the scale, you can see the dotted line that kind of runs across the top of the tallest of our buildings. So, we're sitting about five feet lower than the height of the existing structures as we kind of work our way from center to edge of the campus, and really in both directions.

As we blow up into a kind of larger scale, some of the other things that we're kind of relating to are this separation distance from the property lines. That was really important to us as we started looking at how this building kind of situated itself between the pond that existed really in the center of the campus and the cottages and villas that sit on the perimeter. So, that existing building height was critical to us as was that separation distance, and we really worked hard to try and keep this building as tight to that core as we possibly could.

As we start looking at sight lines from the property, in this graphic it's actually from a person standing 45 feet



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in off of the property line actually on Douglas where you can start to see those visual lines where they're trying to keep the scale of the building back far enough that it really has fairly minimal or negligible impact on anybody's view scape that exists down Douglas Avenue. There are a few exceptions to that and we'll talk about that as we go through the presentation.

As we start looking at this campus then, one of the things that was really paramount as we started looking at trying to reinvent the sheltered care, because the assisted living building is really a replacement facility for sheltered care that is basically coming down as part of this process, so we needed to build the assisted living building not where the sheltered care was because people are living there. So, we needed to be able to transition them into a new building and then go back and reinvent a portion of the site that the sheltered care existed on. So, as we look at that and we start looking at how that circulation inside the building works, for an assisted living resident, for a memory care resident, it became really critical that we kept those as tight to the core, to the main street that Scott talked about as possible and not allow those to start moving away because the frailty level of these residents are such that we really want to minimize travel distance so that they can really continue to enjoy life, take part in activities that are really germane to having them have a fruitful existence in these different levels of care.

As we move upstairs or on to the lower level, you can see the green is basically a service loop and the yellow is the public loop. So, we're really on this floor kind of crossing them but trying to keep them isolated, creating that loop between the basement of memory care and the health center component so that we really have the ability to service all of these buildings very well. That really becomes critical in terms of just quality of care for the people that are going to be living here.

So, the first building we'll talk a little bit about is resident fellowship hall. It is kind of the core. It becomes kind of the symbolic center to the whole campus. It is kind of the religious center to the campus. It is the one space in the new construction that is being served by all, or that is serving all levels of care. So, the healthcare residents come to this building as do independent living and the assisted living and memory care. So, its location as central is really critical to its success and use as a building that really brings the whole community together. This is just an image of what that looks like from across the pond, and just an enlargement of that as well. So, it really becomes the focal point architecturally and becomes really that center piece that starts to define in a way what The Moorings at Arlington Heights will become.

Assisted living is directly adjacent to that. It is basically a three-story building that falls out of grade as you move to the south. We are working with some grade changes, so as we move to the south the building does fall out because it's really critical for seniors that everything is on one level. So, that became a fundamental



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kind of defining element as we started positioning these buildings vertically on the site, which also kind of lends to the building height variation that we'll get into in a minute.

The character of the buildings was really critical as we looked at bringing masonry into the bases of the building, introducing different building material characters. The Design Commission really had very minor comments after we got through the process of working with them, really I think had great comments and ultimately really applauded kind of the design of the building. Just a blowup of the front entry porte-cochere.

One of the variations is really the unit size for the assisted living, and that exists in the one-bedroom and also in the studio. You'll see in the variation, the delta is about the same in both unit types, and really that is primarily a result of the fact that people aren't spending all day in these units. They are not really apartments. This is a building that is IDPH, so it's a space where residents sleep. They do spend some time there but a lot of their activities, all of their dining, their laundry services, living room spaces are all provided in more of a congregate area on each floor. We basically have divided the building up into neighborhoods, so each neighborhood is about 14 to 15 residents, and they each share their own activity living space.

So, when we start looking at the size of the unit, it really isn't like a typical dwelling unit. It's a little bit different because of the way people who are in these kinds of facilities live. They really live a lot of their day outside of their actual dwelling unit.

Same thing really exists for the studio. We only have three of these and they're actually designed in a way that they can be combined with a one-bedroom to create a two-bedroom as an option. But basically the same exact situation occurs here. We really don't have cooking in these units. We basically have a small area similar to what you would have in a hotel room where you may have a microwave. But there's really no cooking in this, and all of that meal preparation is done by staff and is done outside the actual dwelling unit. Just an example of some of those common spaces that we've done in other similar communities.

So, when we start looking at memory care then, we're really looking at a building that's one-story. It is set up as a neighborhood of 20 residents, but it is a little bit unique in terms of its care because it's really addressing the specific needs of a specific population. As Scott mentioned, the inside of the building, the courtyard side is really where all of the activity is, it's where all the life of this building is. So, when we look at the building from this side, it's kind of the front in terms of the formal front; but in terms of how the building actually lives daily, it's really the back of the building. So, when we look at the parking and the proximity of the parking to the building, it's really not the front. People are spending their entire days basically on this side of the



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building which is really the courtyard.

So, we've got great outdoor gardens, opportunities for them to interact with nature both physically and also on days when it's not nice to be outside. They certainly have the ability to view that. And all of the social spaces associated with this building are aligned along this edge, so you've got your living rooms, dining rooms, activity, TV rooms even, all kind of participate on the garden side of the building. Scott?

MR. FRERES: I want to switch for a second and put my landscape hat on. We have quite a campus landscape planned. Our focus is really on a couple of key areas with regards to the site. You've seen it all in the pictures so I won't get into it in any detail. But there's a couple of key landscape components. One of the foundation plantings and how we address plantings around the building, certainly we want to make sure safety and security is always important, but these buildings are going to have a really nice landscape package at their foundations as a component of this plan, and also providing a full access point from sidewalks along those spaces.

As I mentioned before, we have a courtyard. The courtyard, in the image that you saw before you, both are part of a discussion under variation number three. It has the distance from the building wall to paved areas that created the two areas you see highlighted. While we don't meet the standard, we have, I would say, accentuated the landscape area in those and buffer to those areas to the extent that we've really softened it and created a really beautiful environment in that space. We believe that alleviates any kind of concern for that distance offset in those areas.

Then also with regards to the site and circulation, as you look at all of this, we think about how the building is centrally located and contiguous. Everything is part of a loop system here. You can see the path that goes around the pond, we'll talk about that in a second. You can see the access that comes into the -- oops, sorry. There we go. There you go, thank you.

The cloistered courtyard is one of the highlights you've heard talked about, and it really is a space for people to gather. It's going to be programmed for a lot of different uses, whether there's events out there, the open lawn that's there for tent uses, the small area in the south meditation yard off of the chapel space, the memory garden. Again, getting people out into those areas and utilizing it with regards to our seasonal variations and temperature, we want to make this space as attractive all year round and provide seasonal interest for people just to look at them from within the buildings.

Again, landscaping around the building, thinking about the building as a whole, that building, the assisted living building really addresses the pond, and the pond acts as the key component. While we've landscaped on the west side, we'll talk about that a little bit more in specifics in just a minute, the pond side offers a great opportunity to really focus those views, that walkway



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space which is also our fire lane, I'll talk about that in just a second, but to really accentuate the views to that water space. Really that water space is important in terms of the edge and the condition and how we treat it, making sure we stabilize it, we naturalize that pond as with the landscape character that's part of it.

Circulation is another component that's important. As I mentioned before, our pattern and movement for traffic space is the same as it is today with the exception of the little area that you see right here which is really our drop-off area just as an access to the, controlled access into the --

CHAIRMAN LORENZINI: We can't see your pointer.

MR. FRERES: Okay. That's the, if you look in the building, you'll see our little drop-off space. That really is the entry point to the assisted living. That's where that corridor starts and where that access moves up to the memory care area. It also serves our parking lot, which we'll talk about in just a second. We have our circulation in terms of pedestrian and how we've taken what we have and tied it to the rest of the system that's already out in place.

Lastly, as I've mentioned, the wider path that you see around the pond is in fact a pathway but it's also providing that emergency fire access lane all the way around the back side of the pond up against all of our buildings. That comes into play really in this conversation, the access to the courtyard, we're talking about variation. While we don't have road access into that courtyard, we have easy access with regards to foot traffic and the wide pathways to get in there does not eat it off. It is accessible, and we believe reasonably accessible for fire and emergency from both the south and from the north. Again, looking at how that circulation works with regards to fire access, there is easy access from all vantage points to the buildings.

Parking. Briefly, there are two areas or three areas that are highlighted in yellowish, kind of ochre color. There is one to the very north that's a small surface parking lot. There is another surface parking lot immediately to the west of that memory care building. The box that you see on the south is actually underground parking that's within the basement or the lower level of the assisted living. Those are the new parking components that are servicing these buildings in addition to all the parking that's already existing on the campus today. To give you a sense of the scale and how much is there, we've numbered the total parking that's provided as part of those buildings.

When we talk about parking, we also have a variation that we are working around, and we can get into all the specifics of the variation, but suffice it to say at the end of the day we're about 43 short. I use the number 43 as opposed to the 40 that's in there because of the unit count discrepancy with beds, 73 beds versus 70 units. We just want it to be apples to apples with regards to that shortage.

But the real component behind here that strives to



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emphasize why the shortage is there is the relationship of parking as the ordinance defines parking for the resident fellowship hall, the amount of parking necessary. This building that we've talked about is for our residents and it is internal to our campus. It is utilized by our residents. It's already existing on the site, and as we've tracked it and we've managed it over time, we've realized there's very little parking demand that comes from the outside world to use that with regards to a daily basis. There may be special occasions but very rarely. We believe it's justified in terms of the overall package to reflect less parking demand for that particular area. The same with regards to the balance of parking for the AL units, and the Staff report nicely describes the lessened demand for that parking that really is in effect through half of a parking space per unit or less as more realistic with regards to the standards.

I want to show you in the aggregate, the important component in the aggregate is that shortage of 43. If you look at the bottom, you see the total parking on campus, and what we are starting with and what we are ending up with at the end of the day, we've added about 18 spaces overall in the campus. So, we're really trying to let everybody understand that we're removing some units, we're adding some units, but at the end of the day it's a very negligible increase. I think it's seven total units that we're adding to the whole project, and that extra parking kind of reflects that in terms of what we're doing. Ultimately, we're adding more units of people who don't drive cars, so we're not adding those who are driving, we are adding those who don't drive. That's an important component to consider in that variation request.

A little view across the site from our neighbors along Douglas Avenue, it's important to recognize and important to address some of the concerns that we've heard from our folks along Douglas, particularly with regards to key views into the site. And I want to have a little discussion with you to make sure that you know, that we have met with families, walked with them, we understand their concern and we're working towards solving that. We've got some images here this evening that we believe are very important for you to see.

The first and one of the most open views into the site is along that access road up to Douglas, our fire lane to the west. This is a view looking from in, out back to Douglas to our neighbors. This is another view looking back out. We've walked along the whole coastline of Douglas looking back in. This is what we see along Douglas looking back into our site, our white picket fence which is really kind of the hallmark on the edge of our site, looking back at our cottages or our villas that are there.

What you can't see behind there is the existing three-story sheltered care that's behind there. It gives us a sense of scale and the existing vegetation that's blocking it and that's important. This is showing you really where that line is of the existing building. So, the building that's going in today is of less height, less in terms of height of that same area in that same place.



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These views, two and three are important views, very open views into the site. While we recognize that there is, it kind of blurred out on me a little bit, but this is a view looking from number two which is looking back into the site, what we're trying to highlight here, and I wish I could point and show you that in the background, we're looking from Douglas now, in the background you can begin to see the top of our four-story new assisted living building, you can kind of see it, that it's tucked back in there. This is extrapolating the existing imagery by taking pictures from a vantage point, we're putting it in those pictures and then we're dropping in, in real time our building location on the plan so you get a sense of that. It's important, because what we're showing here is that we're not hiding every inch of the building but we're making a concerted effort to defer and block those views because those views are open today back into our site as well even with the existing mature vegetation.

AUDIENCE MEMBER: Can I ask a question while you've got these pictures up?

CHAIRMAN LORENZINI: Excuse me, we're going to have to wait.

AUDIENCE MEMBER: I mean you've been talking for a half hour.

CHAIRMAN LORENZINI: Well, that's, sometimes --

AUDIENCE MEMBER: I've got places to go, too.

CHAIRMAN LORENZINI: Sometimes this goes to midnight, sir. We've got to follow our procedure, I'm sorry.

AUDIENCE MEMBER: Yeah, I'm not buying a place there, so you know.

MR. FRERES: Number three, which is a key access point into the site again, as we've talked about, here is the existing view and there is the building. We recognize that that building is a four-story building in the background and that distance was talked about by Craig. What we want to show is the idea that we believe we can bring landscaping into the foreground and begin to break down that view. What it's not showing is that there's landscaping against the building. The view that's there today has very few parkway trees on our property. So implementing larger parkway trees immediately, bringing evergreens in the corner, and that photo is a little bit washed out, but bringing evergreens in on that corner, we're going to break down the view of the building. We don't expect it to go away but we do believe we can make a substantial dent in it and we will continually work with the lining those buildings to make sure that the views are blocked.

Last view here, if I can just do this back to the aerial view overlooking the whole site. And Craig, I think that might be your discussion of building height on the aerial that we talked about a little bit about before. There you go. Yes, I'm going to let you talk about that.

MR. KIMMEL: All right, thanks. So, just a point of clarification, and I missed this earlier so I apologize.



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CHAIRMAN LORENZINI: Could you give your name again for the court reporter?

MR. KIMMEL: Craig Kimmel, K-i-m-m-e-l, again. In terms of the assisted living building, just kind of related to that 40 versus 43 on the parking, basically what we're proposing is 70 one bedroom apartment assisted living units and three studios. So that gets us to the 73 units total, so that's just out of clarity. It is possible that you could convert three one-bedrooms and three studios into two-bedrooms, in which case you'd have 67 one-bedrooms and three two-bedrooms. That ends up being 70 units but still 73 beds. So, if we think about it in those terms, I think 73 is really the appropriate number. So, I just wanted to kind of get that into the record.

As we look at the building height issue, one of the things that we were really concerned about as we started looking at the design of this as well as the architectural character was really, you know, the reality that we have to screen the equipment that exists on the roof. So you can see in this graphic which is a section cut through the assisted living building, that there is almost a story of roof that basically is being used to completely conceal the mechanical equipment that basically sits in a well that's in the center of the building. So as we start looking at that building height issue, the 48 foot 6 versus 45, really it just has to do with where it falls on that slope of that screen in essence that's providing an architectural character to the building but also really providing a function to hide that equipment that exists up there.

As we start looking at some of the building height, oops, let me just back up a little bit here. Some of the things that I just wanted to touch on in terms of why the building is kind of the way it is. When we start looking at those neighborhoods of 15, we have an elevator in each of those neighborhoods that allows a resident to go a very short distance horizontally, to get an elevator to go down to some of the social spaces like dining and activity spaces. So, by spreading the building out and lessening its height, it really starts to be counterintuitive to serving the population that we're serving. So, we're trying to keep the hallway lines very minimized and allow them to very easily move horizontally to get to all of the functions in the building that allow them to live a full life.

I think as we, we touched base on this section a little bit before as it relates to the scale, and I think those photos really kind of show it very well in terms of that separation distance. You know, in terms of the overall variation, we're about 280 feet I think minimum here from the front face of a building to the nearest point of our four-story building. At that closest point, we've actually reduced the height of the roof so that it actually is lower than the other parts of the building to try and be sensitive to that. When you start looking then at the overall length of the building from the front of the house to the more typical condition, which is along that access drive, your dimension actually goes from 283 to around 330 feet. So, we're basically a football field away from the face of the



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houses along Douglas to the point where you actually see the building face that's kind of angled going away, so it does vary depending on where you take that measurement.

I think with that, I'll jump back forward here to storm water.

MR. FRERES: Always an exciting topic, storm water. We're almost at the end, we'll move along quickly. It's important to understand storm water, our understanding of it and our management of it and our concern for it is of utmost importance. We are not asking any variations to the ordinance. In fact, we're meeting or exceeding all of them. The most important thing is that we're meeting those that are established by the MWRD, which have changed and become more restrictive and more focused and highly regulated. We are also recognizing that above and beyond that, we have your own Staff that's managing and watching what we're doing from the IDPH as well.

So, all those components are built into the thinking also built in to the thinking, that was interesting. Almost at the end now, we're almost at the end. There you go.

(Pause for technical difficulties.)

MR. ENRIGHT: Do you know what slide you were on?

MR. FRERES: If we go into that we can get pictures there. Any one of those is fine when we went off. There you go, perfect. Does it go out when we go into slide show or no? No, it's fine. There you go, thank you, Bill.

An important component is reducing runoff, it's the most important thing as our engineers will tell you. The key component is making sure that we reduce it, an hour of the storm at a hundred-year peak and a one percent storm event, a 16 percent reduction in the amount of water that's coming off of that site being held and managed there. That's the most important thing to takeaway from this is to understand that we're holding it, managing it to a greater degree than what it is right now. We're also applying the best management practices we can with regards to runoff, capturing it, underground holding, as well as just recirculating it and using our own water recapture from our ponds to our irrigation.

Those are the key components that will be utilized throughout the site as a part of this plan. Just to give you a sense of how we look at it from a brief perspective, our site is 41 acres. The project area is about just shy of eight acres in terms of that. But when we balance the two existing conditions versus the proposed conditions, we're obviously increasing our impervious surface and we are, you know, aware of that and we're making sure that we're balancing our landscaped areas. By the end of the day, we're reducing that runoff and that's the keynote. The bottom note in there is we're reducing the runoff rate, even though we've increased the amount of impervious, we're reducing that runoff because the rates in the rules as part of MWRD are so much more restrictive.

So, what's the takeaway? The most important takeaway for our neighbors to understand again is that reduction in the



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runoff, the time in terms of the runoff and the volume, the reduced time and concentration of how we're holding it, and we are managing the requirements of all of these agencies above and beyond those requirements. From a physical standpoint, what you see is that the pond is bigger. We're actually adding to the pond, we're bring the pond a little bit farther to the south. It's not evident in the slide, but we're bringing it a little bit further south to get a little bit more potential and compensatory storage capacity.

I'll turn it over to Mike.

MR. MaROUS: Good evening, Michael MaRous, I'm the President of MaRous & Company, 300 South Northwest Highway, Park Ridge, Illinois.

CHAIRMAN LORENZINI: Spell your name please?

MR. MaROUS: M-a-R-o-u-s. Simply, I have been appraising real estate for 39 years and actually have done probably 50 appraisals in the Village of Arlington Heights. Actually I've worked for the Village for almost 20 years in various valuation and land use issues.

What was done here was to look at the proposed project, look at the benefits, look at the potential negatives, look at the expenditures, and look at its existing use and the proposed use, and look at its potential impact on property values. Over the last few years, we've actually done studies for senior projects in Lake Forest, several in Evanston, one in Highland Park, and one in Grayslake. We have prepared a report that has been submitted to you and I'll briefly summarize what was done.

It basically was per your ordinance to study what I just suggested and to determine if there was any negative or any impact to the surrounding neighborhood. As part of that, considered studies in similar situation with similar demographics, similar type use at modern high quality senior facilities throughout the metropolitan area. Clearly, the proposed development is providing significant investment, upgrades in landscaping, similar in height, building mass and appearance to the previous development, and the amount of anticipated traffic is comparable.

When we look at impacts, we look at the normal potential issues such as lights, such as traffic, such as noise, such as change of use. In this instance, we looked at basically comparisons of sale and resale in the immediate neighborhood and it actually reflected strong increase. Then we looked at a matched pair analyses of properties approximate to the senior facility, and we did that for the subject area, we did it in Northbrook and we did it in Cary. The finding was there was no measurable impact on the value of the residential properties adjacent to the senior and assisted living facilities.

In the matched pair, again we're trying to find a similar house with similar physical characteristics, similar amenities, similar age, close to the project, and one in a similar neighborhood, similar characteristics, and then I look at the transactions, make an



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analysis, and then come to a conclusion to see if there was any impact. And really briefly, in my analysis of this project, and again it's detailed in the study that was prepared, I found no negative impact, and in my opinion it will be a very positive impact for this neighborhood. Thank you.

MR. PEPPERS: If you'll indulge me, I just want to conclude, I have a few concluding remarks. As you can tell, Presbyterian Homes has made a strategic commitment to invest what would be north of \$70 million dollars into this project to rejuvenate the facilities that are out there right now and realign those with the needs of the seniors for now and in the future. As you have seen, the proposal is to demolish those dated structures that don't serve those needs and instead will result in, after all is said and done, of only seven new units to this project.

Presbyterian Homes has really taken and undertaking a substantial time and money to bring these experts to you, as you could tell from this extensive presentation. And we've really prepared a project sensitive to the neighbors, sensitive to the existing facilities, and really centralized these buildings to minimize those impacts. This isn't a cornfield development where we're going right up on the boundary line, or like what we did in downtown, lot line to lot line and having impacts on everyone.

This is very well thought out, well designed and architecturally enhanced and landscape enhanced project as you can tell. Finally, we had Mr. MaRous prepare his report, testify and to evaluate the variations that we're requesting. Again, his conclusion was that there was no materially negative impact on the surrounding property owners. We've used Mr. MaRous in a variety of projects and he's an expert in the area.

We do have a team here. We have others who have not spoken that are available to answer any questions you have. We respectfully request that you provide a positive recommendation to the Village Board, and if you have any questions or comments, we are available. Thank you very much.

CHAIRMAN LORENZINI: Thank you. Okay, so one gentleman was a little, you know, sometimes these meetings go long. So, the next thing Mr. Enright's going to do a Staff presentation, the Village's Planning Department viewpoint. We'll all be asking questions, and then we'll open it up to the public for questions. So, it's quite a long process. Mr. Enright, please, the Staff report?

MR. ENRIGHT: Chairman and members of the board and the public, I'll be very brief. The Petitioner has done a very thorough presentation, so I think it will be more important to hear from the public and the deliberations among the Planning Commission. However, the developer has submitted a very thorough application addressing traffic, parking, engineering, architecture, site planning, and landscaping. It's been thoroughly vetted by all the departments of the Village; the Police, Fire, Engineering, Public Works and Planning. We've worked with the developer to come up with the best plan feasible



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for the project.

We see this as not just a very important investment by the Presbyterian Homes in their project but also an important investment in the Village of Arlington Heights. The Moorings has been a great neighbor of the community for years, even prior to Presbyterian Homes taking over ownership. They continue to be a great neighbor. It's an excellent project. I've driven through there numerous times and around the site numerous times over the last 30 days to observe the lay of the land a little closer. We are fully in support at the administrative level of the PUD amendment and the various variations that go with that.

With respect to the recommendation for approval, Staff suggests a few fairly minor conditions of approval. One of which is, condition number one, that there is an Ordinance 85-154 which approved a PUD amendment back in 1985 to the site, and that was regarding the requirement to install a traffic signal on Central Road if warranted at the property owner's expense, if it was warranted in the future. As part of this petition, Eriksson Engineering did a very thorough analysis of not only parking, but the traffic circulation and traffic impacts of the development which would increase very marginally if at all with this project because they're only adding a net seven units.

And the warrant study for traffic signal at either of the entrances on Central Road was not met, so there is not enough traffic coming to and from the site to warrant a traffic signal there. However, that condition should stay in full force and effect as most conditions do from previous ordinances. Therefore, that's a condition, just to alert the property owner, that condition, that there is a signal warrant in the future they would have to install it and maintain it and pay for it.

Secondly, the Petitioner shall work with Village Staff on possible relocation of additional trees on site. There may be a few trees that possibly could be relocated on site. They're doing an excellent job. There's a lot of landscaping, mature landscaping and new landscaping that they're proposing with this development, so it's quite exceptional. We want to work with them on the possibility of saving a few more if feasible. Having said that, they are planting over 100 new trees on site.

The third condition would be compliance with the Design Commission motion. This went through the Design Commission review process, which is a seven-person group, appointed citizen group. They made a recommendation to approve the architecture with a few minor conditions of approval in August of 2015.

Fourth, as the developer alluded to, approval of an MWRD permit, that's the Metropolitan Water Reclamation District, which is the overseeing agency for storm water control in the region. The Village will have to review that in addition to the MWRD Agency as well as the Village of Mount Prospect because this eventually ends up in their public system, the storm water from this site.



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Fifthly, a landscape and tree preservation bond, which is a normal requirement as required prior to the issuance of a permit.

Then we have a normal kind of a catchall number six, compliance with all Federal, State and Village codes and policies.

With that, I would conclude Staff's presentation, but of course we're available to answer any questions on the project.

CHAIRMAN LORENZINI: Thank you, Bill. Do we have a motion to include the Staff report into the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: Thank you. All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Okay. Next, we'll go to the Commissioners for questions. Commissioner Sigalos, would you like to start?

COMMISSIONER SIGALOS: Yes. I've got to tell you, after that very excellent detailed presentation, you've really answered all the questions I had regarding parking and the variance of the size of the units and so forth. The only question I had, is this, I understand this is phase one of a multi-phase project? Overall project?

CHAIRMAN LORENZINI: State your name, spell your last name, and your address please.

MS. TOLAN: Hi, I'm Nancy Tolan, T-o-l-a-n. Also 3200 Grant Street in Evanston.

The phasing of this project is really as was described. We have a sheltered care building that's currently occupied. So, the intent is to construct a resident fellowship hall and assisted living simultaneously, and then relocate residents from sheltered care into assisted living, and then construct memory care.

COMMISSIONER SIGALOS: Okay, so this project, this \$70 plus million project is what's before us now but there is no future down the line phase two, phase three further developments of this site?

MS. TOLAN: There are not future plans to develop. There is good practices and understanding, you know, of how we manage our land moving forward. But we do not have projects planned beyond these two phases, yes.

COMMISSIONER SIGALOS: That's all I have. I think it was an excellent presentation.

CHAIRMAN LORENZINI: Thank you, John. Commissioner Jensen?

COMMISSIONER JENSEN: Yes, I think you've done a wonderful job of fleshing out what you brought before the Plat & Sub Committee, and so I'm very pleased with the presentation. I think the Staff work is very good.

My only comment was that I did not find your market study to be real helpful. You had 22 pages, two slides, a title page and a page summary and a lot of graphs, and I'm used to looking at



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a lot of graphs. They didn't mean very much to me in general. The vacancy rates were helpful. So as you bring this before the Board, you might want to reconsider what you want to put in front of them in terms of a market study because I found this to be a distraction.

But other than that, I'm very supportive of the project. I think it's a great project, a great project for the community, and I think it will serve The Moorings community well.

CHAIRMAN LORENZINI: Thank you, Lynn. Commissioner Ennes?

COMMISSIONER ENNES: While I didn't have the benefit of the Plat & Sub Committee, my compliments to the Petitioner for a very well thought out comprehensive plan. We see a lot of proposals and very few them are as detailed as this. So, my compliments to you on that.

I do have a couple of questions. In regard to the seven additional units, will those seven additional units provide housing for seven people or 14 people? Whoever might be able to answer it.

MR. KIMMEL: Seven.

COMMISSIONER ENNES: For seven.

MR. KIMMEL: Yes, they're individual occupancies.

COMMISSIONER ENNES: Okay, so we really have a net improvement in parking.

MR. KIMMEL: Yes.

COMMISSIONER ENNES: Okay. Once the project is completed, do you know what the lot coverage ratio is going to be for parking and buildings? I'm not looking for an exact number, just --

MR. ENRIGHT: Well they do meet code, I know that and they do have it in their submittal somewhere.

CHAIRMAN LORENZINI: Come back up to the mic please.

MR. FRERES: Yes, 17 percent per building. Yes, per building. I don't know if you want me to go all the way over to --

COMMISSIONER ENNES: No, that list is very long, it's just very long.

MR. FRERES: It's very long. It was on that slide where I showed the existing and the proposed --

COMMISSIONER ENNES: Okay. I might kill your name, Mr. Swortzel?

MR. FRERES: Scott Freres.

COMMISSIONER ENNES: Okay, I'm sorry. While you're up, your slide on the Douglas Avenue view number two.

MR. FRERES: Okay. Let's bring that up real quick.

COMMISSIONER ENNES: Actually, your architect may, if he's the one who prepared this directional view to show the height for the lot line, might be better able to answer this. Okay, and please forgive me, I am not an architect and it amazes me sometimes when we see this type of, ah, view number two.

MR. KIMMEL: View two, there you go. Yes.

COMMISSIONER ENNES: Okay. Sometimes when we see these



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and I go back and look at the properties after they're developed, it seems like the buildings are so much higher than what I thought these drawings were. So, my question to you is what do you do when you prepare a view like this? Because you've got to --

MR. KIMMEL: How do we generate the view? Okay.

COMMISSIONER ENNES: What are you doing to make sure that that's what the height is going to look like from the lot line?

MR. KIMMEL: Well, what we do is we're using a software program called Revit, so we're building the building, the proposed building and the buildings around it three dimensionally.

COMMISSIONER ENNES: Right, okay.

MR. KIMMEL: So, that gives us a height and a depth and the general character of the building. We're also modeling the topography, the site grading, so we know how the building is sitting on the site. We then take the photograph and we know where the photograph, the point at which it's taken, so within the computer-generated model we position a view from that point that the photograph was taken. Then we basically superimpose the photograph on the computer image and we make a little bit of adjustment because they're not always exact. So, in this case where you have foreground buildings, you can actually use the edges of foreground buildings to basically make sure that your view and your height and your angle are basically as comparable in the model as they can be to the original photograph. They're not, these are not perfect, I mean they can't be perfect.

COMMISSIONER ENNES: But I'm not going to come out later and see that the building is half the size of the white ridge line around that cottage?

MR. KIMMEL: No, no. I mean there is a little bit of margin for error in this because you're working with a photograph that in its very nature distorts the image a little bit through the lens that it's being taken from.

COMMISSIONER ENNES: One last question.

CHAIRMAN LORENZINI: Excuse me, leave these images up, okay?

COMMISSIONER ENNES: I don't know if this is really a statistical term that you use in laying out something like this, but what is the effective setback of all the buildings on your perimeter? Or maybe not effective, what is the shortest distance from one of your building improvements to the street?

MR. KIMMEL: I think, the closest distance I think is the 283-foot dimension.

COMMISSIONER ENNES: The 283 goes to the house on the other side of the street, doesn't it?

MR. KIMMEL: No, 283 is to the property line I believe.

MR. ENRIGHT: Well, I calculated, I think it's less than that. The closest point of the assisted living building to their west property line, and the property line is, you know, inside of the curb line by about 15-20 feet because they've got a parkway, is about



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165 feet to the closest point to the property line.

COMMISSIONER ENNES: Okay, which is considerable.

MR. ENRIGHT: But then you've got another 66 feet of street right of way which is the street and a parkway on the other side.

COMMISSIONER ENNES: Okay. That's all I have, thank you very much.

CHAIRMAN LORENZINI: Thank you, Terry. Commissioner Green?

COMMISSIONER GREEN: In the Plat & Sub, I was impressed by what was brought to us. After seeing the finished product, kudos to all the planning and the architect for what they've done and I think it's a great project. I look at this view here and I know that the building is going to be back there, but the most impressive part is that it's a 41-acre site and to be that far away from a sight line is a great project.

The Moorings has always been a real, what I think a real topnotch project within Arlington Heights for many years. I had the privilege of working on that project back in 1985. So, I'm pretty familiar with it for a long time. Good job, guys!

CHAIRMAN LORENZINI: Thank you, Bruce. I have a question for the architect, if you could come back please? So, this view I'm looking at right here, the new building, that is the new building in the background?

MR. KIMMEL: It is the new building in the background.

CHAIRMAN LORENZINI: Okay, and that's the view from sight line two?

MR. KIMMEL: Sight line two.

CHAIRMAN LORENZINI: Now, can we go back to the aerial, Bill, that shows sight lines one, two and three, where they're taken from? A couple of slides back. Okay, now, let's go to the sight line, the sights have three before and after you do the planting.

MR. KIMMEL: Okay. Go forward.

CHAIRMAN LORENZINI: Okay, so that's the new building there?

MR. KIMMEL: That is the new building.

CHAIRMAN LORENZINI: If it was built today with the existing trees, that's what it would look like?

MR. KIMMEL: Correct.

CHAIRMAN LORENZINI: On the next slide, it shows the trees planted?

MR. KIMMEL: Yes.

CHAIRMAN LORENZINI: Okay. How long in the future after those are planted is that view?

MR. KIMMEL: Ten years to get full maturity of the street trees.

CHAIRMAN LORENZINI: Okay. All right. Mr. MaRous?

MR. MaROUS: Yes.

CHAIRMAN LORENZINI: I'm sorry, I hope I don't murder



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your name.

MR. MaROUS: MaRous.

CHAIRMAN LORENZINI: MaRous. You said there was no substantial impact to the property values. Just give me an example of what would impact, not that this is going to, but let's say there was a project that would impact the property values, what type of things would they have to do to cause an impact to the property values?

MR. MaROUS: Waste transfer station.

CHAIRMAN LORENZINI: No, but with a facility like this.

MR. MaROUS: Oh, a facility like this?

CHAIRMAN LORENZINI: What could they possibly do to decrease the value of the homes?

MR. MaROUS: I think looking at this view right here if it was the main entrance and if it was wider and it accommodated all the truck traffic, the garbage trucks, et cetera, maybe have a standing area for cabs or other transportation that was sitting and parked on Douglas.

CHAIRMAN LORENZINI: Okay, that's good enough. All right, thank you. All right, that's all I have.

So, we'll go on to the public comment portion now. So, let me just ask the question, all those who want to make a statement or ask a question, would you please raise your hand? Okay, and may I ask, the yellow buttons, what do those say? I love?

AUDIENCE MEMBER: The Moorings.

CHAIRMAN LORENZINI: The Moorings, okay. Thank you. All right, so let's start on my right, your left side of the room. We'll start in the first row and then go to the next row and the next row. Does anybody on the first row want to speak? Please come forward, state your name, spell your last name please and give your address.

### **QUESTIONS FROM AUDIENCE**

MS. JOHNSON: Margaret Johnson, J-o-h-n-s-o-n, The Moorings resident, 811 East Central Road, Arlington Heights, Illinois, Apartment 415. I'd like to share my thoughts, which are the thoughts of a resident and who loves to live at The Moorings.

So, good evening. I'm Margaret Johnson, a resident at The Moorings since 2000. In a couple of weeks, I'll have been there 15 years, anyway as God would bless here, yeah, right.

I'd like to share with you how the buildings that you are now currently reviewing would be a benefit to The Moorings residents and to the neighborhood. Two of the buildings I'd like to share a few thoughts on are the new assisted living building and fellowship hall. First, I would like to point out, and I do, that The Moorings with its beautiful, well-kept grounds are not only a blessing to those who live there, but also to its surrounding neighborhood. The improvements that are listed are needed to modernize the assisted living homes for today's residents, but also to keep The Moorings in



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demand for generations to come.

The Moorings has, I'm nervous.

CHAIRMAN LORENZINI: It's okay, you're doing fine.

MS. JOHNSON: A successful Moorings maintains a successful neighborhood, always as beautiful as you see here today. The Moorings is a continuing care facility that's offering health and services to independent, assisted, memory, and healthcare. For some independent living residents, assisted living is going to become necessary. The design, the additional space and accommodations of the new building allow each one to truly continue to live in a very comfortable home.

The building is beautiful in my opinion. Inside and outside in its design, you create a perfect balance to the community and also to the grounds. Add the landscaping and trees, flowers, the greenery, a pond and even some swans, and as you look out the window you see a paradise garden. Truly a very special place to call home. I believe that the assisted living building and all the plans that you're reviewing were designed with the good of everyone in mind.

Now I'd like to share a few thoughts on fellowship hall, something I hold very close to my heart. The Moorings residents are men and women that come from all walks of life. They're very talented, very kind, very caring. They're people of all faiths, coming together, respecting one another, and they're the soul of the community. Fellowship hall would be the heart, it would be the center of community life.

The Moorings has a well developed and dedicated spiritual life group under the guidance of two chaplains. As a member for many years, I with others help serve and befriend many. I was so moved by those suffering major illness and end-of-life issues with no special place to go. It's become clear to me that a sacred space was absolutely needed so they can share and pray with their family and their friends and their loved ones. They needed a quiet and a peaceful place to be with family, friends, and also for themselves.

In addition to these individual needs, fellowship hall's location and the first that we've ever had a space large enough with easy access for everyone, would allow one to invite and to welcome the community as a whole to share in many, many programs. Some of these programs would include worship services, concerts, bible studies, memorial services, lectures, holiday celebrations and much more. We look forward, the residents, to the fellowship hall completion knowing it will be the center of community life, for in our coming together we create and we deepen friendships, we strengthen the community as a whole, and it helps us to grow in unity and in love which is good for each and every person that lives there.

I give thanks to all who have worked on this plan, and I thank you for your work and your discernment. I with the rest of the residents look forward to these plans becoming a reality. Thank you so much.



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CHAIRMAN LORENZINI: Thank you very much. Anybody else on first row who want to speak? Yes, ma'am, come forward. State your name, spell your last name please, and your address.

MS. BECKER: Vivian Becker, B-e-c-k-e-r. I'm one of the more than 450 residents of The Moorings. This became my home when I bought into it six years ago. Being part of this community makes me already then a homeowner and a taxpayer in this Village, and I see myself living here until the end of my days. I feel that this planned development at The Moorings will improve my investment in the community, in The Moorings itself, plus in the Village of Arlington Heights.

This continuing care senior facility is already a great asset to the Village. And any additional developments to the campus can only be more beneficial to the entire neighborhood. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on the first row who wish to speak? Okay, the second row, anybody? Yes, ma'am, come forward please. State your name, spell your last name please, and your address.

MS. FEELEY: My name is Eileen, E-i-l-e-e-n, Feeley, F-e-e-l-e-y. I'd like to focus on the assisted living. As each of us lives another day, we not only get older but we sometimes get more frail. Moving to a place like The Moorings provides a safe, secure place where all we need is available to us.

As a total community, people at The Moorings become each other's friends and neighbors. They've lost their lifelong friends, they've lost members of their family, and they begin to be a new family for each other. Then someone recognizes that they need more intensive support, so they graduate into the assisted living property which is a plus as far as their physical care is concerned, but it is not a plus as far as their mental capacity because the units presently in the assisted living area were not designed to be that. They were meant for a more health-oriented lifestyle.

So, presently, I have a neighbor across the hall. That neighbor turned 99 years old. At that point in time, she moved to assisted living. You'll notice I approached the podium slowly because right as she moved I broke my ankle. So, it's not possible for me to walk the great distance that presently exists between the independent living where she and I both were and the assisted living where she is.

We also have a World War II nurse in her 90's, obviously someone who has crossed the ocean dozens of time caring for the wounded. It's a little difficult to live in such a small space. It's not even possible for three of us to sit and converse. If we move to a generalized area like the living rooms that are available, it's difficult for her to go that far.

Geriatrics has researched this type of facility. One of the things that they've discovered and recommend is that people keep their own belongings. Now, every man has a favorite chair and every woman has a favorite gewgaw that they're not willing to give up.



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Presently, both can't be kept. You can only keep the barest amount of your clothing because there's not a lot of closet space. You can keep perhaps one or two pictures, and we all have pictures of births and weddings that are very important to us. So, we really would like to keep those.

As you look at the new drawing and you see Building B connected to the fellowship hall area, you can see that if my friend and I wanted to meet, each of us would only have to go half the distance that it presently takes us to visit each other. So, this would be a tremendous help to those who have suddenly become separated from the new family they just generated and now are separated from.

I think that the recommendation to enlarge the space is in line with current geriatric research. I think the fact that Arlington Heights offers such really great medical services is a plus for The Moorings. I would hope that as your family ages, they would come to join us at The Moorings.

CHAIRMAN LORENZINI: Thank you. Anybody else on the second row? Yes, ma'am.

MS. HORSWILL: I am Jane Horswill, H-o-r-s-w-i-l-l. I live at 1042 South Moorings Drive, Arlington Heights, Illinois 60005.

I'm here to talk about the memory center and I can hardly wait until that gets built. It sounds wonderful. I come before you this evening as a person who once spent 32 years in the medical health profession. I now live at The Moorings in a villa, which is considered independent living. My husband is now in the memory center with dementia. We have had the feeling that we would never grow old, but unfortunately old age creeps up on everyone, and so we moved to The Moorings for continued care.

Everyone in this room will eventually get old if one does not have a fatal accident before becoming elderly. Most of you will need care at some point. The Moorings offers independent living, assisted living for more care, rehab department, and a memory center for those who have Alzheimer's or dementia. As of now, there is still no cure for these diseases.

Have any of you gone to one of these retirement homes or have a loved one in a home? The Moorings definitely needs to modernize its facilities that more and more elderly need to have care.

Alzheimer's disease was rare a few years ago. Now, Alzheimer's disease is the second highest cause of death in the USA.

With memory loss on the rise, there needs to be a larger memory center. The new space will provide a more overall home-like environment for the residents. The residents will not have to share their dining room and activity space. Memory care and assisted living is not just an investment in The Moorings and in its current and future residents; it is an investment in the community.

If you have to think about a retirement home, would you not like a nice place to move to in your later years? Think about it. Thank you for listening.

CHAIRMAN LORENZINI: Thank you. Anybody else on the



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second row? Okay, we can just continue. Come forward, ma'am, but let me just ask a quick question. Everybody in favor of this project, would you please raise your hand? Okay. That just gives us Commissioners an idea. I still want you, if you want to come up and speak in favor, that's fine; or if you want to speak otherwise, that's fine. But this kind of gives us an idea of what you mostly are feeling. Yes, ma'am, your name and address, and spell it.

MS. BAUMGARTNER: My name is Charlotte Baumgartner, and I live at 753 Crescent Drive. I've been a resident of The Moorings for 11 years. As a nurse, I know how important exercise is to keep one's body healthy and fit. However, only in the last two years have I experienced the personal value of exercise and it changed my life.

We really need an appropriate dedicated space for our exercise program. Our locker room will become more than one shower, one toilet, and nine lockers. Right now, the limited space discourages residents from attending water aerobics or our arthritis class. The cardio and strength training class sometimes is 15 minutes less due to another event scheduled in the same room.

The assisted living residents exercise in the TV and activity room. We have no fitness space now that realistically fits the culture we live in. We have two women in their mid-90's in our chair cardio strength class, and another 100-year-old woman in our chair yoga class.

I believe The Moorings continuing care community is an asset to the Village. I would like to be assured that soon new residents and our present residents will be encouraged to exercise in an adequate beautiful space designed for keeping us healthy and fit throughout our lives. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on the third row? Anybody on the next row? The next row? Anybody else on this side of the room?

Okay. Let's cover this side of the room. Anybody on the second row? Oh, I'm sorry, sir, come forward. State your name, spell your last name please and your address.

MR. HINES: Excuse me, my name is Dave Hines. I live at 108 Hatlen Avenue, Mount Prospect which is the street east of Audrey, so two blocks over from The Moorings.

Just a couple of concerns. I don't really have a problem with The Moorings itself. As a neighbor or a unit, again I'm two blocks over so I can't speak to the adjoining neighbors, we flooded three times at our property. We flooded once in '87, I think it was a 500-year rain. We flooded in '89, I think that was a 200-year rain. I may have the numbers reversed, I don't remember. And we flooded in 2011.

The first flood was due to a construction dike breaking. If you look at Audrey, there's a swale that comes down. We're directly behind that swale. Where the mud came over, we have pictures of the mud. My neighbor had 36 inches in his basement, I had 18, and it went on down fast at Hatlen Avenue.



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My concern is, with the flooding, three issues. Construction, flooding while the project is going on, I want to make sure there's adequate dikes that won't break during torrential rains. We have the sewer concerns from elderly neighbors who aren't here right now. I understand that Mount Prospect and Arlington Heights share a sanitary sewer system. So, I know we're only talking about adding seven people, but I want to make sure that there is not additional usage or usage that hasn't been worked out with the Village of Mount Prospect in addition to Arlington Heights also.

Then the third would be the storm and the sanitary, I'm sorry, the storm water runoff. It sounds like you can compensate for it with a 100-year rain, but I'm more concerned with the higher rains than that. I know you have some underground trenches, I don't know if those are connected underneath the parking lots that release them at a slow rate. So, that's my concern with the flooding during and when the project is complete.

I understand from a previous meeting, and maybe you can just clarify this later or address it, that the project was supposed to start in 2016 and it was going to complete in two-and-a-half years. Then I also have a question about how is the project being funded? So, I'll turn the microphone over to whoever wants to answer.

CHAIRMAN LORENZINI: Okay. As far as flooding goes, the overall detention of the area is being improved. So, it's going to help whatever flooding occurs or has occurred, and they meet all of the requirements. But now you do have a legitimate concern about during construction. What happens if something goes wrong? Bill, could you or somebody answer that?

MR. ENRIGHT: Their engineer would have to, you know, I don't know all the particulars of how they're phasing the construction with respect to when they're going to start the detention versus the buildings. But I'm assuming that's --

CHAIRMAN LORENZINI: Well, I think the question is during construction, how do you ensure you don't increase the chance of flooding, where you at least keep it where it's at now?

MR. ENRIGHT: Well, hopefully one of the first things they would do would be to enlarge the facilities that they're going to enlarge, the west lake. But they'll have to testify to that.

CHAIRMAN LORENZINI: Can somebody --

MR. RENNER: Mike Renner, vice president with Eriksson Engineering.

CHAIRMAN LORENZINI: Would you spell your last name please?

MR. RENNER: Renner, R-e-n-n-e-r. Address is 145 Commerce Drive, Grayslake Illinois.

The question that you had asked is how do we mitigate any flooding or issues during construction. Although the details haven't been worked out quite yet, we will have to comply with the Village of Arlington Heights requirements for any sediment and erosion control during construction as well as MWRD. There will be a



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plan that is created that will include such things as sediment traps and erosion control fence.

All of this will be, for the most part, contained centrally to our campus. There is very little area affected, really isn't any construction that is taking place outside of the ring road with the exception of there is one sewer connection. But all the heavy duty construction is going to be taking place internal to the ring road where we can actually manage that. We'll probably put up a curtain adjacent to the pond to keep all of the erosion out of the pond. But there will be soil and erosion control elements that are placed on the property.

CHAIRMAN LORENZINI: Okay. The other question that I heard was we're making the storm water situation better by retaining more of the water, making the pond larger. But what about the sanitary? Where is the sanitary going? Is this going to make the situation, well, there's only seven more units so I don't know how bad it could make it.

MR. RENNER: That change to the sanitary is a small increase to the system. So, I don't think there's any concerns for capacity to downstream receiving sewer. We will have to comply with MWRD, the Village of Mount Prospect or Arlington Heights in connecting to that downstream sewer. We'll have to prove capacity.

CHAIRMAN LORENZINI: I think the last question was start and finish of the project and financing.

MR. SWORTZEL: The dates that he mentioned were correct. The plan start date is spring or early summer of 2016. The duration is going to be two to two-and-a-half years. Because it's a phase project, we need to complete the fellowship hall and assisted living before we are able to remove the existing sheltered care building and build memory support. So, it does create an extension of the construction period to two-and-a-half years.

The project will be financed through normal financing that we will do with investor investment, probably through municipal bonds.

CHAIRMAN LORENZINI: Okay, thank you. All right, anybody else on this side of the room have questions, comments? Okay. All right, if that's, yes, sir, did you have something? Please come forward. State your name, spell it for the court reporter please, and your address.

MR. BABICZ: Hi, my name is Ted Babicz and I am at 1124 South Douglas Avenue in Arlington Heights, Illinois.

CHAIRMAN LORENZINI: Can you spell your last name please?

MR. BABICZ: Babicz is B-a-b-i-c-z. I'm here as one of the concerned neighbors for the 1000 and 1100 block South Douglas Avenue in Arlington Heights. I'm looking forward to your support as far as the Planning Board to take a good hard look at some of the concerns of the residents and alternatives that we will present here to you.



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We attended the meeting, fellow residents and I attended the meeting with The Moorings as far as neighbors on 9/9/15. They presented their expansion of the properties, which they've all talked about tonight.

Just a little background, I was there in 1987 and part of the overall Douglas Avenue organization that worked with the Village as well as The Moorings which at that time I think had another name for the property, Lutheran General property. We came to a successful agreement, all parties being there, and the project took off.

Today, The Moorings is integrated within a quiet neighborhood on all sides of the property with residents owning single and two-story homes. Some of the residents who have been on Douglas for a short period of time, they're improving their homes; a lot of us have been there ten plus years.

What you have here is a new institutional building being introduced, you know, on the Douglas Avenue side. It's a residential side of Arlington Heights. What's there today works, single-family villas within the homes surrounding the neighborhood. In my particular case, that is my view of the new Moorings project. I live directly across from that. I also have six neighbors that will also share in that view.

One of the things that, you know, taking a look at, I was very surprised taking a look at the documentation that was sent to us on Friday, September 25th, I was clearly surprised that there was a great concern for businesses, homes, the church, North and Central Avenue into the east and south Mount Prospect residents. Douglas Avenue didn't even have a, I'm sorry, did not even get a simple honorable mention when all these considerations and documentation have been put together.

I did review the detailed drawings. I uncovered some disturbing information in Drawing A.102, partial ground floor plan, Area C. Something that we're not talking about here is the use of that building on that corner to be, number one, a loading dock and a disposal for garbage. There is a compactor within that building. So, what we're going to get is we're going to get noise from the loading dock. It's going to be an open thoroughfare with trucks, semi-tractor trailers, automobiles, pollution increase, noise at all times of the day and the evening. Garbage guys like to come at 3:00 a.m. in the morning to take the garbage and move it away from the property.

A question I also have is will they use Douglas Avenue as an entrance, you know, to this docking area? The trash compactor that's located next to the proposed dock will produce garbage smell, maybe, you know, an infestation of bugs and rodents. Again, I still look at the, you know, the 3:00 a.m. visits of where the beepers are. I've been in many hotels and that type of thing within some of the areas throughout the United States and that's generally when they do their business. That's my experience.

This document location, if you look at it in



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reference is number two, that view number two there is directly across. It's within 150 feet of Douglas Avenue, and to me that's a major concern. There's going to be noise and pollution from all that's there.

I did meet with the Village Planning Department, Latika Bhide and her manager Bill Enright. We reviewed some of the drawings. We took a look at various components of the project and the like. We saw a lot of nice layouts, and one of the things I did not see or failed to see is what you're looking at here. I did ask Bill, Bill agreed that it was reasonable to ask The Moorings folks to put these drawings together with a perspective looking from the Douglas side of the street.

So, from that point, I met personally with Nancy Tolan and the landscape architect, Scott Freres of the Lakota Group, and we did walk Douglas Avenue. I walked Douglas Avenue with these folks to take a look at the property, properties of Douglas Avenue and with respect to the properties in The Moorings property. We also went inside of Moorings and we took a tour from the facilities, trying to get somewhat of an idea of what it looked like.

So, in regard to that, we talked about why the building being where it is and their, you know, their rights or their, I heard the message that this location best suited their needs. They wanted to provide the right services according to market needs and remain competitive. I also got my question why to which, you know, they presented their reasons why they want the project to be where it is.

We left the meeting with an agreement to work together with the Village, with The Moorings folks as well as the residents of Douglas Avenue. On Monday, September 28th, I received an e-mail from Nancy with the superimposed layouts of the property which included pictures and renderings of the proposed buildings from the Douglas residents' view. I was mostly interested in resident view number three because I'm across the street from that view location. Very concerned to see the mass and the height of the assisted care building, let alone the color scheme. There's a lot of red buildings there, the color scheme is totally different and it kind of sticks out.

From the rendering itself, number two, the gentleman that lives at 1116 South Douglas is the one that directly would be looking in that area. He took one look at that drawing and says, hey, there's something wrong with it. It appears that the new buildings, and I appreciate, Terry, I appreciate your comment about there's a building growing after it's been built. He says that kind of looks like it's been positioned in the middle of the property. I'll show you, I'll share something a little farther down here where I came up with some calculations.

I asked Nancy to take a look and to check, you know, to check and see if all of this was done correctly. She said the proposed building images were generated from the site plan from photos taken within the last week, so I'm certain that these are accurate and



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positioned correctly. If one looks at the photographs, you can plainly see they are generated by Google Maps and dated August 2012. Images from Google Maps are panoramic views that are somewhat distorted, therefore, giving a not-so-true image.

I secondly asked Nancy for the dimensions from the Arlington Heights properties on Douglas Avenue to one of the curbs that is on Moorings Drive which would be on the east side. She came back with those numbers and I went through and I calculated using basic trig.

CHAIRMAN LORENZINI: Excuse me, let me just ask a quick question. Who's Nancy?

MR. BABICZ: I'm sorry, Nancy.

CHAIRMAN LORENZINI: Oh, okay, that's all right.

MR. BABICZ: I'm sorry, Nancy Tolan. I took, I just simply took the dimensions for the buildings, what was given to me by Nancy Tolan, and did a calculation and find that there's probably about 24.6 feet that are missing from that view. Just basic, simple trigonometry using 9.63 as the dimension looking up, and taking the buildings that are, the villas that are there, I've added, I've actually added height to that. If I lowered it down to where it was, I'd probably get a bigger dimension there. So, there are some missing views out of that height, there's a big difference.

As you can tell, I'm not in favor totally of the proposed project along Douglas Avenue. The Moorings have been great neighbors. They keep up the property, they cut their grass, the fencing around the property is great. The neighbors, you know, when they come to walk on our side of the street, they have all been very pleasant and the like. We never had any problems with them.

I know The Moorings wants to survive, answer the needs of the baby boom aging generation and older. We want them to remain strong and to be a good neighbor and to keep up their property. There is a saying, "We do not plan to fail; however, we sometimes fail to plan." This is a golden opportunity to plan to do the right thing for all parties.

I have a question for Craig Kimmel. There was a meeting that was held in November 2nd, 2014. I'll use what you stated at that meeting. He said that they would be introducing two new apartment buildings with 45 units and 41 units. He explained that the buildings would be connected to the common space on the first floor. He also said that there would be another four-story apartment building on the back end. So, I mean that's something that, are they going to, is there a plan?

CHAIRMAN LORENZINI: Well, let's finish your comments, and then we'll get their response.

MR. BABICZ: All right. So, what I'm asking is that, the folks from The Moorings, to take a re-look at the picture renderings. Please use current pictures and not Google to give true projections of the building for numbers one, two and three. Maybe one, it's the same level, that's, you know, okay, fine, but the thing is



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that, you know, you use a straight projection, great, but people always look around. So, you know, that's one of the components.

Incidentally, in the drawings with your dimensions, the Douglas properties have a distance of 30 feet from the building to the property line, the street is only 24-foot wide between the curb. Ultimately, I would ask that the new proposed buildings be relocated somewhere else on the property. If not, rethink the height of the project to two floors and redistribute the remaining assisted living units to other areas of the project in the campus. To use one example is the Autumn Leaves complex, you folks probably have worked on it. It's simple, it's elegant, and it's a single story.

Take a look at the redesign of the new buildings. To match the existing buildings that are out there, most of all, I mean even for villas as well as the five solid structures you have in place today are all red. You know, we're introducing new colors and it really sticks out as far as the drawings themselves.

I'm going to ask what are the traffic patterns going to be within The Moorings? Specially with semis, trucks, all the rest of that. How will they be entering and leaving the property? Will they be exiting on or through the emergency entrance off of Douglas Avenue?

If this project goes through, I as well as the residents of Douglas Avenue are requesting that the emergency exit or entrance on the 1100 block south of Douglas be permanently closed. It is, since 1987, there has been no emergency equipment to my, my neighbors', nor The Moorings' Nancy Tolan's knowledge, by the Police Department and/or the Fire Department using this entrance. It's been used mainly for snow removal and for the entrance to The Moorings lawn service. This closed area could mask whatever you're seeing here, because we have a nice little view here from the trees, would mask the view totally of the new structures that are there. I wish that you gentlemen would consider that.

In the current proposed drawings in the south assisted buildings, the details, there's a garage and laundry facility. Garages need ventilation, they have noisy fans. Where are those fans going to be located? People really need to make sure that you take a look at that. They shouldn't be on the Douglas Avenue side, they should be into The Moorings side, or venting somewhere through the roof through that access area that they have planned.

Soiled laundry from the patients' beds should be very smelly and where does the stink go? I'm hoping that the fans exhaust that and will either go into The Moorings courtyard or up above. The question is, you know, does The Moorings really need underground parking? Could it be located to another surface parking area? Can the extra floor space be used for assisted living or the residents?

Again, I go back to The Moorings, the drive, the thoroughfare, you're 150 feet of the residential section of South Douglas Avenue, you know, and I go back to the noise and peace of the



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neighborhood.

The initial project for the assisted living building will take two years, or two-and-a-half years as I heard tonight. The balance of the project will take another three years to the total of, reading some of the documentation, five years for the total project. Can we be reassured that there will be no construction workers, no cars, no trucks or equipment on South Douglas Avenue? This was promised by The Moorings staff. You know, then we ask that, we'd like to see that, you know, in writing if possible.

Then again what we also look at is we need to ask the question of what's in it for the Douglas residents for the pain and suffering and dust, dirt, noise and disruption? We went through The Moorings' 1987 project and it was very, very disruptive, very dusty. Part of the flooding problems that we had in 1987 was due to berming on the property.

This project was worked on without any knowledge of the residents on the periphery of The Moorings property. We were introduced to it on September 9th, which was late in the game in the approval process. We're asking for our voices to be heard and our requests given thought and consideration for all parties. We look forward to working with each and every one of you. Thank you.

CHAIRMAN LORENZINI: Thank you, sir. Bill what's the relation, you made those comments for those concerned about pickup time and traffic and whatnot. Does anything we're doing here violate any city codes?

MR. ENRIGHT: No, and there will be no entry or exiting to Douglas Avenue. This is strictly a fire lane. We can certainly investigate with our Fire Department whether or not they would like to keep that open. It's only accessible, in theory at least, to the Fire Department but not for everyday traffic.

CHAIRMAN LORENZINI: But is it needed for code in any way for fire access?

MR. ENRIGHT: It's part of the original PUD so we would have to look to see whether or not it's necessary. There are two egress and ingress points off of Central that are pretty far apart. So, it probably would not be required by code but we would have to investigate that with the Fire Department, because if we could properly close it off, if The Moorings was amenable to that, there could be additional landscaping there along that fence line. So, it's something we will certainly investigate with the Fire Department prior to this moving forward to the Village Board.

CHAIRMAN LORENZINI: All right. A lot of the other comments dealt with the design and layout and whatnot, and that's been approved by the Design Commission. To have to redesign this project at this point, I think we're past that.

My other concern is there's a lot of statements made about the accuracy on the views given. Would you like to address that? Would somebody like to address those in any way?

MR. KIMMEL: Yes, I think one of the things that is a



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little bit deceptive about the site is it is not flat. So, as you move south on Douglas, the grade does drop and it equally drops as you move south from what is the entry to assisted living down past this view, down around the base of the building. So, the elevation of the building does change as you move around the building.

In addition, the roofline, and I mentioned this a little bit earlier, where the building bends and is closest to Douglas, we have reduced the roofline so that view and view two where the building has a little bit lower perception is also because that is not the same ridge line as the view that's on the screen right now. It is lower by, I think about five feet. So, that does make up for some of that delta. It does not kind of translate to 26-and-a-half feet, so I'm not sure; the methodology that we used for all of the views is basically the same. I know that this photograph was definitely not a Google image, it was just taken, I think, Scott, a week ago? So, I'm not positive about image two and whether that was a Google image or not.

CHAIRMAN LORENZINI: Okay. We're certainly going to come back to the Commissioners to ask follow-up questions. But is there anybody else in the audience?

COMMISSIONER ENNES: If I could, one of the questions that was raised was in regard to garbage pickup. Bill, aren't there limitations on when haulers can remove waste from institutional properties?

MR. ENRIGHT: Well, not necessarily institutional but it's generally 7:00 to 7:00. But sometimes they come a little earlier, sometimes a little later, but everybody gets their garbage picked up, I mean there's garbage trucks all over.

COMMISSIONER ENNES: I abut an institutional property, and for a couple of months we had a problem with that. We talked to them, they got their hauler to quit coming in so early.

CHAIRMAN LORENZINI: Sir, did you have a comment? State your name, spell your last name please and give your address.

MR. PHILLIPS: Name is Robert Phillips, P-h-i-l-l-i-p-s, 1136 South Douglas. My question is do you anticipate any displacement of staff parking on Douglas which occurred when you repaved your parking lot recently? We had staff sitting outside our houses early in the morning on the way to work, not a very comfortable feeling, near my house, my wife, people sitting in their car.

CHAIRMAN LORENZINI: Yes, Nancy, come forward. First, let me ask, Bill, is there any restrictions on parking on that street?

MR. ENRIGHT: I don't believe there are any right now, but certainly the Plan Commission could make it a condition of the approval if you wanted to limit any, you know, any sort of parking on the street for --

CHAIRMAN LORENZINI: But how do you, if we did that, how would you distinguish between residents' guests and The Moorings?

MR. ENRIGHT: It's difficult but let's hear from the Petitioner. They're going to have to submit as part of the permit



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where they're going to park everybody. Their peak parking is about 65 percent of their onsite parking right now so they do have ample parking to accommodate a lot of people right now for, and that's my understanding, that they'll be able to accommodate their contractors.

CHAIRMAN LORENZINI: So, part of the permit is to accommodate parking?

MR. ENRIGHT: Well, part of their permit is to give us a plan for how they're going to accommodate and how they're going to phase construction to address all those types of issues.

CHAIRMAN LORENZINI: And that's up to Village's approval?

MR. ENRIGHT: Absolutely, the permits get approved by the Village, yes.

MS. TOLAN: Thank you. I apologize to the neighbors. There was a period of time where we were resurfacing our parking lots, and during that period of time those were not available for parking. But we do have ample parking on our site for our guests and residents and staff. I'm not aware of any other time except for when we were resurfacing the lots when parking was an issue. It is our plan to have all staff parking on the property when we are under construction. We will also manage construction traffic to and from the campus off of Central Road. Obviously we will park on the property or we will provide satellite parking and busing for our workers. So, we will not be parking on Douglas Avenue.

CHAIRMAN LORENZINI: Okay, thank you. Anybody else from the public? Yes, ma'am. State your name, spell your last name please, and give your address.

MRS. PHILLIPS: Jan Phillips, P-h-i-l-l-i-p-s, 1136 Douglas. Very clear what the benefits are to The Moorings residents this proposal will bring as well as financially no doubt to The Moorings organization. Unfortunately, those quality of life The Moorings residents gain and the organization gains financially are inverse for us, I would say, in spite of what the findings and their group shared. No doubt if anyone on the board were to live directly across from this, I think you'd have a hard time arguing that property values would not be impacted, considerations set for buyers of your property to begin with are negatively impacted, and just the overall feel of your neighborhood from what has historically been a very residential, lovely place to look at across the street from The Moorings because of the way they've maintained the property prior. But this building and its size, scope and placement is very concerning to our way of life and our financial benefits for our property.

Trees are great, they don't work miracles. They've got to grow. As you can clearly see on slide three here, this is opting to use cheap new trees and not place more mature trees in there. So, ten years was the figure from the organization themselves to get us to the next view of view three.

Number two, we unfortunately live in Illinois where trees are barren for a very good section of the year. So, it



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will address the problem in some seasons but not all. So, I think my final I guess ask to the group would just be to weigh not only the benefits to The Moorings residents, not only the benefits to The Moorings organization, but to those people who live across the street on Douglas so you can find a more balanced solution that benefits everyone. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else? Okay, if not, we'll close the public portion of the hearing and go back to comments. Lynn, would you like to start?

COMMISSIONER JENSEN: Well, I would like to ask about the property valuations if I could. You used the technique of paired matchings. Is that the state of art in doing this kind of a valuation? You did five or six paired matchings?

CHAIRMAN LORENZINI: I'd just ask that everybody repeat their name just for the court reporter.

MR. MaROUS: Michael S. MaRous. Yes, that is the analysis that is used.

COMMISSIONER JENSEN: Is that state of the art?

MR. MaROUS: Yes, it is.

COMMISSIONER JENSEN: Okay, because it is, it still has a certain anecdotal element to it. I mean you're taking a couple of pairings, you're obviously selecting one and you're pairing it with something you could select a lot of different ways. So, is there anything you can assure us about the objectivity of how you pick and pair the matches?

MR. MaROUS: An attempt to find properties that have the most similar characteristics meaning age, appeal, design, square footage, modernization, location, anything that may have an impact, due to flooding, due to say a forced sale, a foreclosure would not be utilized. Looking for arms length transactions and also, you know, similar market periods because I think we're all aware most of the transactions from probably 2008 to 2012 were down considerably. So, even if we used during that time period, we'd try and use two similar properties during similar market periods. So, no, it's an art, it's not a science, it's not perfect.

COMMISSIONER JENSEN: Sure.

MR. MaROUS: But the other things that are looked at are, you know, the economic and the benefits, the amenities to the community, the infrastructure that it provides. I think you heard the \$70 million investment which also means jobs, which also means permanent jobs there, which also means higher real estate taxes, which also means in this situation significantly upgraded landscaping. I think we've all seen major facilities that haven't been modernized and what the negative impact that is to a neighborhood.

COMMISSIONER JENSEN: Okay, thank you.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: Mr. MaRous, I also have a valuation question.

MR. MaROUS: No problem.



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COMMISSIONER ENNES: Would you be a designated appraiser?

MR. MaROUS: I was awarded the MAI designation in 1980, which is the highest designation in the world, yes.

COMMISSIONER ENNES: Okay. When you did these paired matchings, you looked at comparable properties away from the subject and adjacent to the subject in comparison?

MR. MaROUS: Yes, the target is close to the subject, control is away. Yes.

COMMISSIONER ENNES: Okay. Did you, were you able to find paired sales where you had a property adjacent to the subject and sold before the change and then sold after the change? Were you able to do any comparisons like that?

MR. MaROUS: Which is called the sale-resale. We have looked at that. We had seen it and none of those were included in the study.

COMMISSIONER ENNES: It's a very difficult thing to find. I just wanted to know if they were included in your review.

MR. MaROUS: Well, and it also comes to a matter of timing such as this instance where there is an announcement of the project, so that's kind of the pre-project which is one period, then during the construction, and then what I would say a little bit of a maturation of one or two years. So, you have to be real careful as to how you compare your periods.

COMMISSIONER ENNES: Okay. Thank you, that's all I have.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: Just a comment. I think all my questions have been answered, but the emergency exits are something that are required by and requested by the Fire Department. I can't imagine that they would look back on this and say we don't want to be as safe as we are currently. There might be other ways to treat these entrances in and out. There might be an opportunity to put some partially landscape pavers and things. They just have to be able to get through the gates. These are breakaway gates, I assume that when they hit these things, they would hit them and just they break away with the fire truck in. So, I wouldn't hold out a lot of hope that these things are going to go away. That's just been my experience.

CHAIRMAN LORENZINI: Thank you. John?

COMMISSIONER SIGALOS: I really don't have any further questions at this point.

CHAIRMAN LORENZINI: I just have one question. Is this the before or after with the landscaping?

MR. FRERES: Before.

CHAIRMAN LORENZINI: So this is what it would look like after the trees are planted?

MR. FRERES: Yeah, that's outside. It's important to recognize it, because this is today.

CHAIRMAN LORENZINI: So, those are the existing trees?



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MR. FRERES: Those are the trees in 10 years and it's important, somebody may have mentioned that they're small and not significant. The trees that we would intend to put in here are six to eight-inch caliper trees, big trees. A, because we're committed to moving some of the trees that are on the site, we're going to try and find someone to actually move them which would make a big impact. Two, if we put bigger ones in, in 10 years they will be a full size. Most trees take 25 to 30 years.

CHAIRMAN LORENZINI: Even putting six-inchers in there would take 10 years?

MR. FRERES: Yes. There is in the foreground, you can see off the side of the railing, on either side of the entrance, there are some evergreens in there. We recognize that those trees will lose their leaves and we want to make sure there's a secondary line of defense.

CHAIRMAN LORENZINI: Okay, thank you.

COMMISSIONER JENSEN: I'd like to make a valuation question again. We've had both in the e-mail that Mr. Babicz sent and what Ms. Phillips raised, that they said it's obvious it would decrease the value of the property. Do you have anything for this Commission to consider that would be supportive of that statement? Because we do have what has been stated as the state of the art in making this kind of valuations. So, I'd like to know, is there something we're missing that you're aware of that would be evidence to support your assertions?

MR. BABICZ: No, I do not have any other data or --

CHAIRMAN LORENZINI: Can you come up so we can hear?

MR. BABICZ: Again, Ted Babicz, 1124 South Douglas Avenue, B-a-b-i-c-z. No, I do not have any data. It's strictly speculation. When we do have a project of this type, people are going to look at it and they're going to look at it negatively, especially when it's under construction. I probably will not be able to sell my property for a reasonable value for the next five years. So, it's going to make that portion very difficult.

COMMISSIONER JENSEN: Well, is the duration of this, is this five years or is it two-and-a-half years?

MR. KIMMEL: Two-and-a-half.

MR. BABICZ: That's phase one.

MR. KIMMEL: No.

CHAIRMAN LORENZINI: If you're going to speak, come up to the mic please.

MR. KIMMEL: There are two phases to the project. The first phase is approximately 15 months, the second phase is approximately 15 months. The total duration is 30 months.

CHAIRMAN LORENZINI: When will these trees be planted?

MR. KIMMEL: These trees would potentially be planted --

MR. FRERES: Right away.

MR. KIMMEL: They're going to be one of the first things done if we're going to be transplanting trees.



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COMMISSIONER JENSEN: Okay, thank you.

CHAIRMAN LORENZINI: All right, anything else? Any other comments?

COMMISSIONER SIGALOS: If I could just make a comment, just for the residents on Douglas or on adjoining streets. Four or five years ago, a similar facility, Lutheran Home, came to the Village and wanted to build a large addition right in a very residential neighborhood. They had similar parking problems and the residents had parking problems on the streets and they had concerns about the mass of the addition and what that would look like. I've got a number of personal friends that live right across the street from the Lutheran Home, down the street from the Lutheran Home. Now that that addition has been completed, they have absolutely no concerns at all. It blends in very well with the neighborhood and they've done an excellent job there with their landscaping and so forth.

So, I kind of liken that to what this building will look like and this is set back much farther off the street than the Lutheran Home petition request. That's my only comment.

CHAIRMAN LORENZINI: Any other comments, recommendations?

COMMISSIONER GREEN: I'd like to make a recommendation.

**A motion to recommend to the Village Board of Trustees approval of PC #15-012, a 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 two-story resident fellowship hall
- B) A new four-story assisted living building
- C) A new one-story (with basement) memory care building
- D) Demolish the existing sheltered care building
- E) And demolish two quad villas

**And the following variations:**

1. 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.
2. 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 seven feet from a paved area instead of the required 12 feet.
3. A variation from Chapter 28, Section 11.4, *Schedule of Parking Requirements*, to allow 538 parking spaces where 581 is required, a variation of 43 spaces.
4. 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.



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5. A variation from Chapter 28, Section 51.-8.10, *Dwelling Standards*, to allow assisted living units to be 588 square feet in area where 650 square feet is required for one-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.

This 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 presentation bond is required prior to issuance of a building permit.
6. Compliance with all federal, state, and Village codes and policies.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER JENSEN: I'll second that.

CHAIRMAN LORENZINI: Roll call vote please.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, you received a unanimous approval. This is just a recommendation to the Board of Trustees. The Trustees have the final approval of this project. Bill, is there a date this is going to go to the Board of Trustees?

MR. ENRIGHT: Monday night, October 19th at 8:00 p.m. in this room.

CHAIRMAN LORENZINI: Thank you. Congratulations and good luck with everything! Thank you all for attending.

There is one other hearing we have to go to, so if you're going to continue to talk, would you please go out in the hallway and we'll move on to the second hearing? If you would like your plans back, you can have them.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 9:40 p.m.)