Concerns Expressed by Neighbors and Plan Commission

- Parking spaces
- Traffic, IDOT
- Ingress/egress: safety & headlight projection
- Sanitary sewer capacity for Mardan and Country Club
- Storm water flooding of Wynncrest
- Water usage, water table recharge
- Tree removal, screening Route 53 frontage
- Need for and appropriateness of senior living in village, at site
- Alternative use, e. g., single family, retail
- Alternative site, e.g., Gymer property
- Effect on property values
- Benefit to Long Grove

LGSC

Number of Parking Spaces

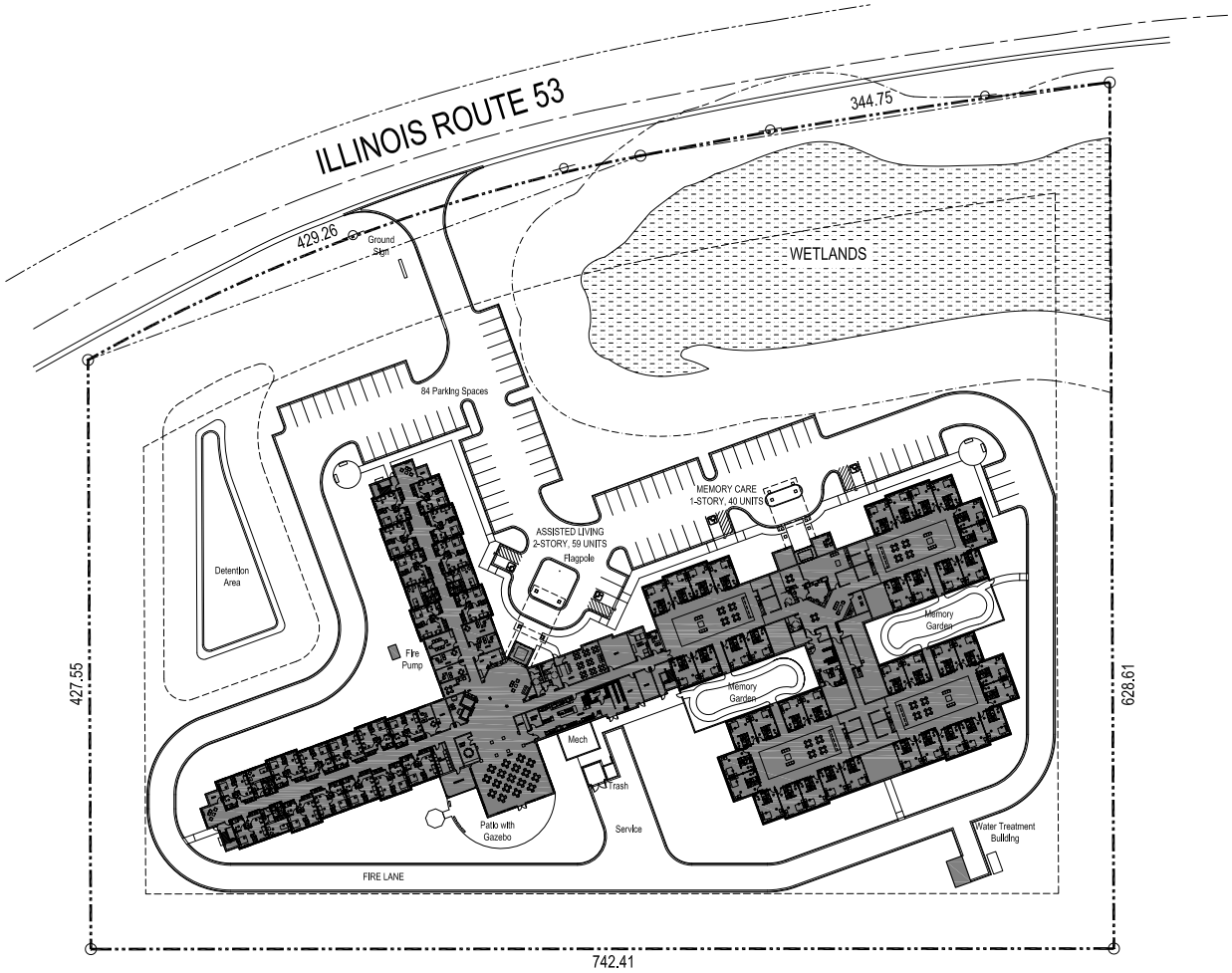
Concern: Too few parking spaces (65)

Response: Parking spaces increased to 84, per Plan Commission recommendation

LGSC

LONG GROVE SENIOR CARE

ILLINOIS ROUTE 53, LONG GROVE, IL



CHEMATIC DESIGN.
14 GLEASON ARCHITECTS, P.C.

13-025

GLEASON ARCHITECTS, P.C.

9 Heartland Drive, Unit A Sugar Grove, Illinois
one: 630-466-8740 Fax: 630-466-8760

N

OVERALL SITE PLAN

SCALE: 1" = 40'

LGSC

Increased Traffic

Concern: Additional traffic causing congestion

Response: KLOA Traffic Study, April 8,2014:

- "Under existing conditions, all intersections analyzed within the study area operate at an acceptable level of service."

- "**With the addition of the development-generated traffic all of the intersections are projected to continue to operate at acceptable level of service**. Sufficient reserve capacity is available along the roadway system to accommodate additional growth in the area.
  As such, no roadway improvements are required to accommodate the traffic generated by the proposed development."

LGSC

Estimated Site Traffic Generation

Due to the age and declining physical abilities of the residents of assisted living and memory care facilities, many residents do not own a vehicle and, therefore, do not drive. The main generators of traffic at these communities are employees and visitors. However, the peak visiting periods generally occur after 6:00 P.M. on weekdays and on weekend afternoons. Similarly, the employee shifts for these developments generally begin and end outside the commuter peak periods. Therefore, it can be seen that these developments generate a limited amount of total traffic and peak hour traffic. The number of peak hour vehicle trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in the *Trip Generation Manual*, 9th Edition, Published by the Institute of Transportation Engineers (ITE). Below is the estimated peak hour and daily traffic to be generated by the proposed development.

Weekday Morning Peak Hour: In = 9; Out = 5; Total = 14

Weekday Evening Peak Hour: In = 10; Out = 12; Total = 22

LGSC

IDOT Approval

Concern: IDOT approval of curb cut

Response: IDOT required by law to allow curb cut if no other access available

LG SC

(605 ILCS 5/4-210) (from Ch. 121, par. 4-210) Sec. 4-210

Except where the right of access has been limited by or pursuant to law every owner or occupant of property abutting upon any State highway shall have reasonable means of ingress from and egress to the State highway consistent with the use being made of such property and not inconsistent with public safety or with the proper construction and maintenance of the State highway for purposes of travel, drainage and other appropriate public use.

LGSC

Ingress/Egress Safety

Concern: Safety of left turn in and left turn out, both requiring crossing traffic

Response: Access revised: **Right-In /Right-Out ONLY** with deceleration and acceleration lanes

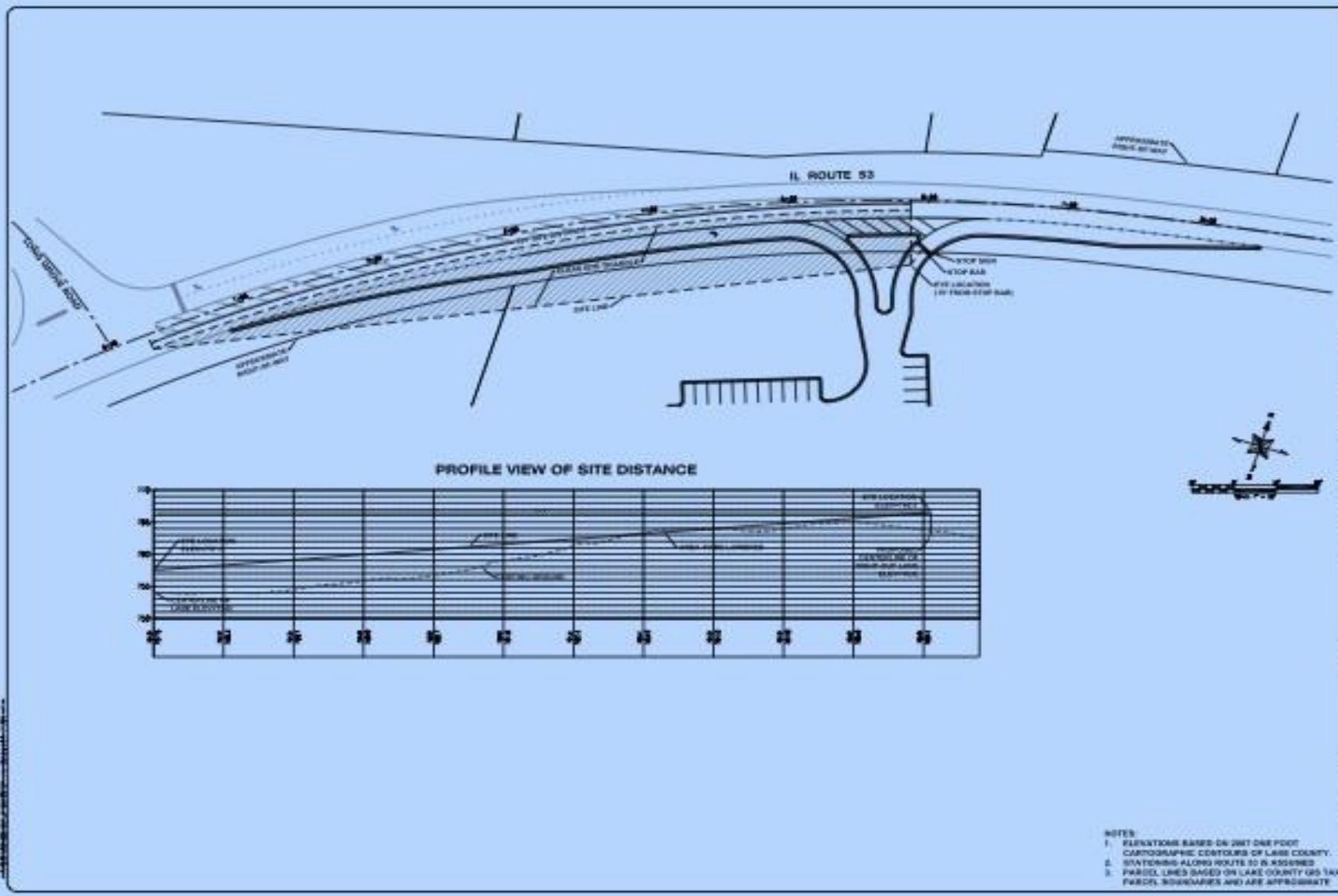
LGSC

Headlight Projection

Concern: Exiting cars' headlights shining onto properties across RT 53

Response: Entry/exit revised to "pork chop" design

LGSC


IL ROUTE 53
PROFILE VIEW OF SITE DISTANCE
RIGHT TURN LANE ACCESS
LONG GROVE SENIOR CARE
ILLINOIS ROUTE 53
LONG GROVE, ILLINOIS
INTERSECTION SITE DISTANCE
VSEI
140314
EXB-2

LGSC

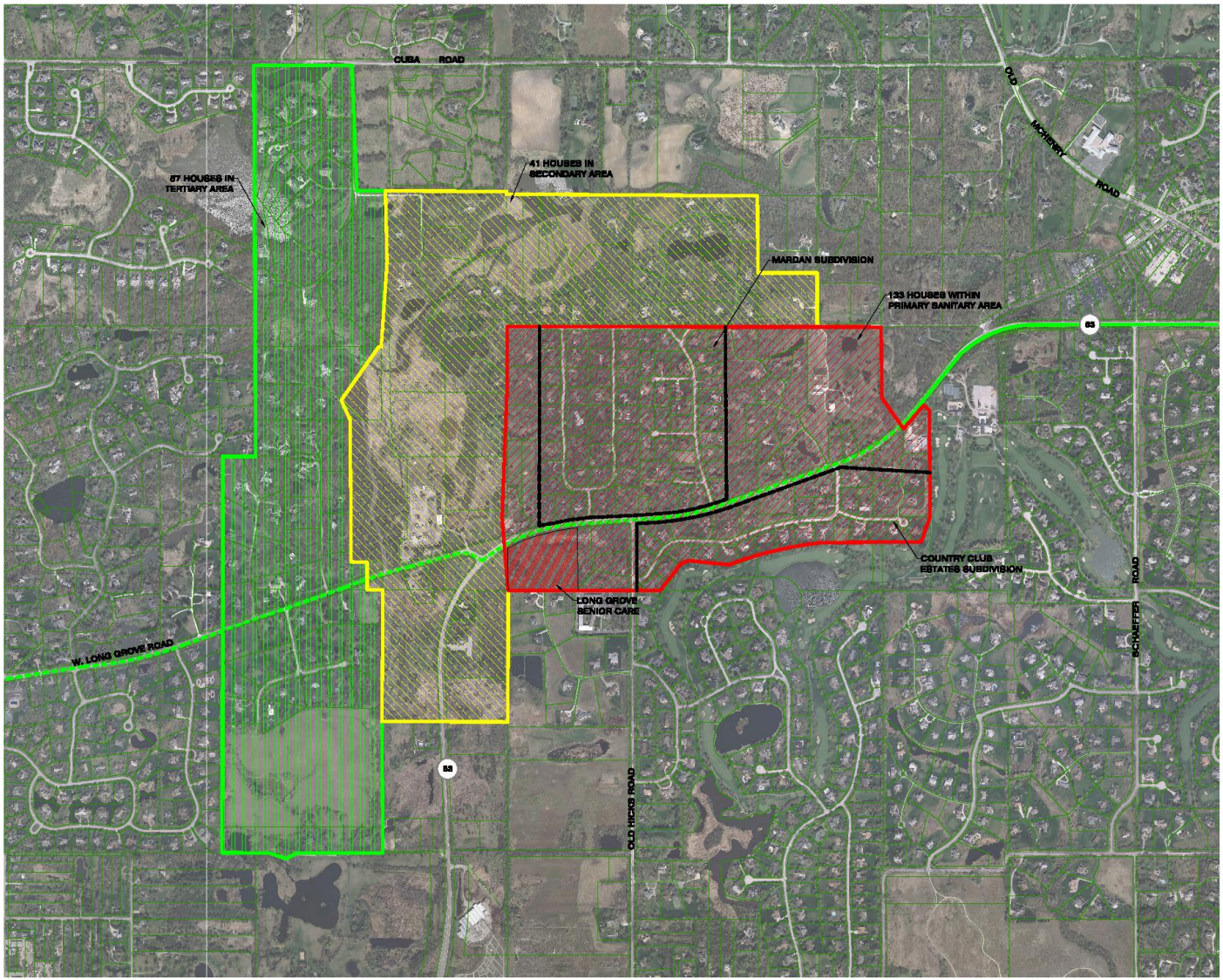
Sanitary sewer capacity for Mardan and Country Club

Concern: Sewer capacity for Mardan and Country Club will be used up

Response: Sewer has sufficient capacity for Mardan, Country Club, and LGSC:

Primary Service Area for VLG Reservation:	
2 VLG Homes currently connected (2 X 3.5 PE) =	(7 PE)
131 Mardan & Country Club Homes require (131 X 3.5 PE) =	(459 PE)
Secondary Service Area for VLG Reservation:	
41 Secondary Area Homes =	(144 PE)
Total PE Allocated for Primary & Secondary Areas =	(610 PE)
VLG Reservation in RT 53 Kildeer force-main =	900 PE
Residual PE Available =	**290 PE**
LGSC: 100 LGSC residents + 65 staff/day =	110 PE
Excess PE Available =	**180 PE**

LGSC



N
S

500' 0' 500' 1000'
SCALE: 1" = 500'

LEGEND	
	VILLAGE OF KILDEER PRESSURIZED MAIN
	VILLAGE OF KILDEER/LAKE COUNTY GRAVITY MAIN
	PRIMARY SANITARY SERVICE AREA
	SECONDARY SANITARY SERVICE AREA
	TERTIARY SANITARY SERVICE AREA

P.E. USAGE	
SANITARY AREA	P.E. (POPULATION EQUIVALENT)
PRIMARY	
EXISTING HOMES CONNECTED (2):	7
HOMES NOT CONNECTED (131):	459
PROPOSED (LONG GROVE SENIOR CARE):	110
SECONDARY	
EXISTING HOMES (41):	144
TERTIARY	
LARGE LOTS: SEPTIC EXPANSION AREAS AVAILABLE, UNLIKELY TO CONNECT.	
TOTAL P.E.:	720
AVAILABLE P.E.:	900
SURPLUS P.E. AFTER LIKELY DEVELOPEMENT:	180

REVISIONS

DATE	NO.	DESCRIPTION

POPULATION EQUIVALENT (P.E.) ANALYSIS
LONG GROVE, ILLINOIS
LONG GROVE SENIOR CARE
EXHIBIT

VSEI
Vandenkappen Surveying & Engineering, Incorporated
1111 Lake Cook Road, Suite 200, Wheeling, Illinois
(847) 537-4310 www.vsei.com

Designed By	MJC
Drawn By	BTE
Checked By	MJC
Date	7/29/2014
Job Number	140314
Sheet Number	EX1

LGSC

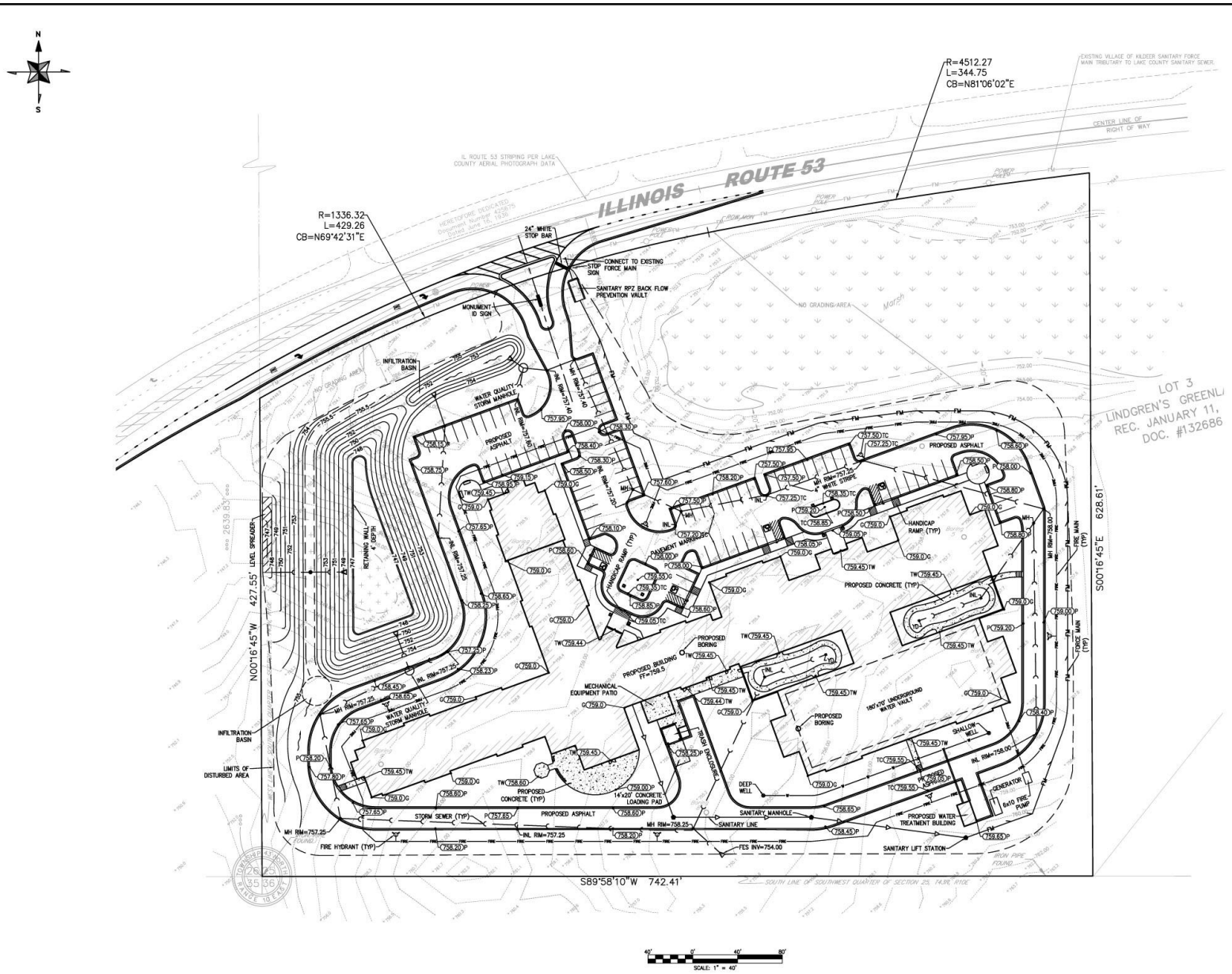
Storm water flooding of Wynncrest

Concern: Storm water from LGSC will flow into Wynncrest

Response:

- LGSC Drainage and Grading Plan is designed to preclude water in 100 year storm event from flowing into Wynncrest
- LGSC Drainage and Grading Plan will correct any presently existing 100 year storm event from flowing into Wynncrest
- **LGSC will guarantee no 100 year storm event water flowing into Wynncrest or will pay for restoration**

LGSC



ELEVATION EQUATION

PER LSSI, ADD 8.05 TO CONTOUR AND SPOT ELEVATION DATA FOR NAVD 88

REVISIONS

DATE	NO.	DESCRIPTION

LONG GROVE SENIOR CARE
ILLINOIS ROUTE 53, LONG GROVE
LONG GROVE ILLINOIS
GRADING AND UTILITY PLAN

VSEI
Vanderstappen Surveying & Engineering, Incorporated
1316 North Madison Street, Woodstock, Illinois
(815) 337-8310
www.vandersine.com

Designed By: MJC
Drawn By: BTE
Checked By: MJC
Date: 7/23/2014
Job Number: 140314
Sheet Number: C4

Water usage, water table recharge

Concern: LGSC water usage will effect water table from which neighbors ‘ wells draw water

Response: LGSC domestic and primary fire supply from deep well will not effect neighbors’ wells

Concern: LGSC impervious surfaces and detention pond will diminish shallow water table recharge

Response: Grading and Detention pond will be designed to maintain existing recharge

LGSC

Tree removal, screening Route 53 frontage

Concern: Too many trees to be removed; Rt 53 frontage screening should be enhanced; LGSC not complying with Tree Removal Ordinance

Response: LGSC's Arborist and Landscape Architect drafting tree preservation, reforestation, and forestry management plan to be approved by village's Arborist

LGSC

Need for and appropriateness of senior living in village at site

Concern: Village does not need more senior living

Response: Promatura market study and Village's Consultant report state need for senior living; most suburbs have multiple senior living communities

Concern: Senior living not appropriate at site

Response:

- Senior living is a form of residential use
- Senior living is low intensity use
- LGSC will be screened from neighbors
- Contiguous property is similar use, per special use permit in R-2 zone
- Senior living is permitted special use in R-2 zone
- LGSC meets all criteria for special use

LGSC

Need for and appropriateness of senior living in village at site

Business Districts, Inc. the Village of Long Grove's Economic Consultant:

"If only 3% of the Long Grove residents older than 80 years and residents whose parents are nearing that age need to enter assisted living, the 100 rooms (of LGSC) would be completely occupied."

LGSC

ProMatura
ANSWERS TO THE AGE OLD QUESTIONS

"The overall market opportunity for additional assisted living and memory care appears strong. Even if all projects that are currently in some form of planning are developed, the market opportunity remains sufficient to support an additional assisted living and memory care community.

"The average age of the existing 26 properties within the 10-mile market area is 22.5 years old."

LGSC

Opportunity 5-mile Area

Table 1.1. Market Opportunity in the 5-Mile PMA-2014

1.	2.	3.	4.	5.	6.	7.	8.	9.
Housing Segment	Age Segment	Inc ome Segment	Market	Demand Outside of PMA	Demand	Number of Competitive Units	Turnover in Competitive Units	Market Opportunity
Assisted Living	75+ Households	$35,000+	3,659	30%	276	174	95	182
		$50,000+	2,472		154			60
Memory Care	65+ Population	$35,000+	17,495	30%	171	119	60	111
		$50,000+	13,406		121			61

5-Mile Market Assisted & Memory = 414

Opportunity 10-Mile Area

Table 1.3. Market Opportunity in the 10-Mile Market Area -2014

1.	2.	3.	4.	5.	6.	7.	8.	9.
Housing Segment	Age Segment	Inc ome Segment	Market	Demand Outside of PMA	Demand	Number of Competitive Units	Turnover in Competitive Units	Market Opportunity
Assisted Living	75+ Households	$35,000+	14,167	30%	1,104	973	529	574
		$50,000+	9,569		616			86
Memory Care	65+ Population	$35,000+	62,238	30%	635	342	172	463
		$50,000+	47,127		446			274

10-Mile Market Assisted & Memory = 1,397

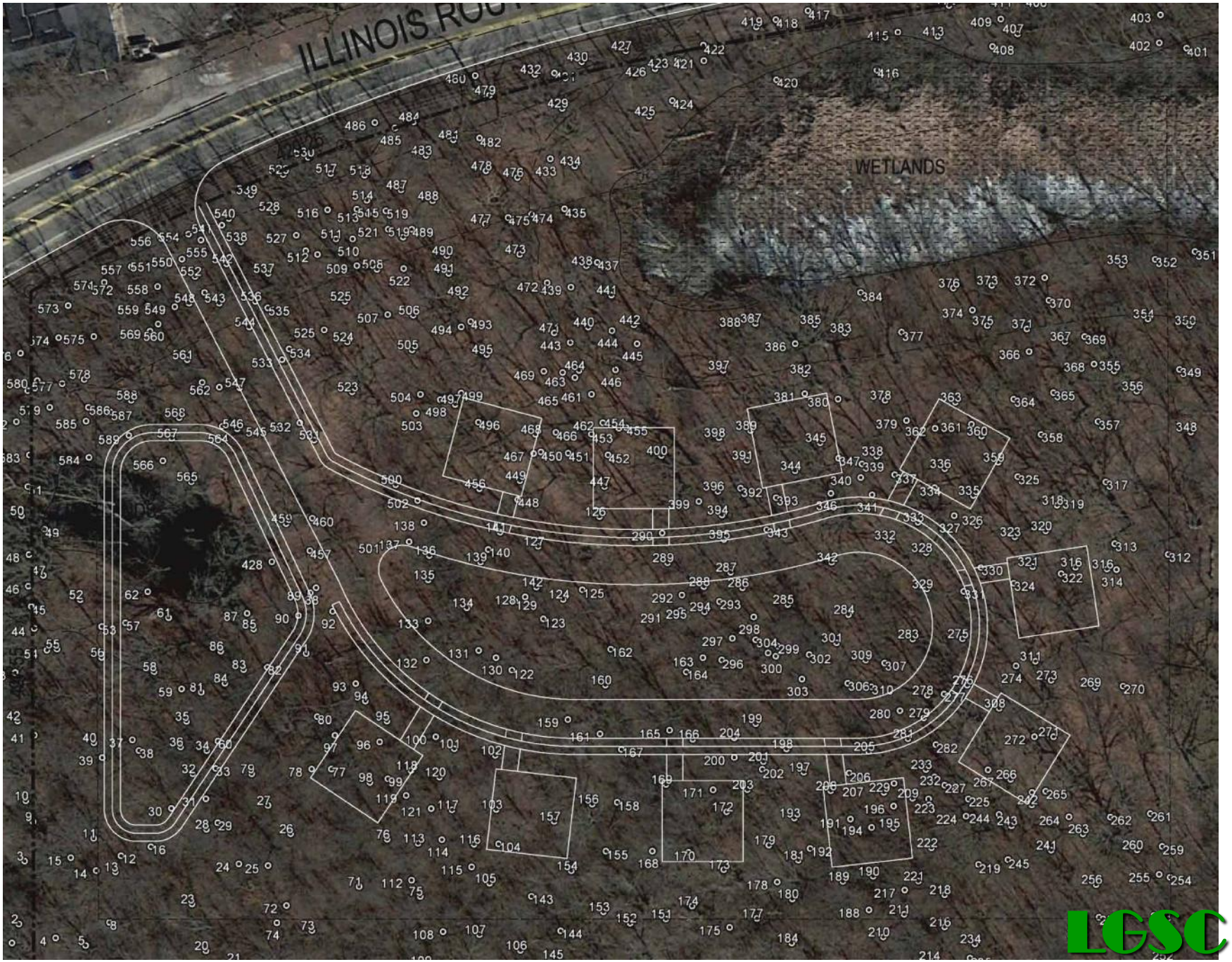
Alternative use, e. g., single family

Concern: Single family use would be better use

Response:

- 2-acre single family: not financially feasible to develop; not financially beneficial to village, taxing bodies
- 1 acre single family: requires 75% of tree removal as LGSC; not financially feasible to develop; not financially beneficial to village, taxing bodies

LGSC


ILLINOIS ROU
WETLANDS
LGSC

LGSC v. Real Estate Taxes

- **LGSC** estimated real estate tax, per Assessor = **$400,000**

- **10 SF Homes** estimated real estate tax = **$150,000**

LGSC

Alternative use, e. g., retail

Concern: Retail use would be better use

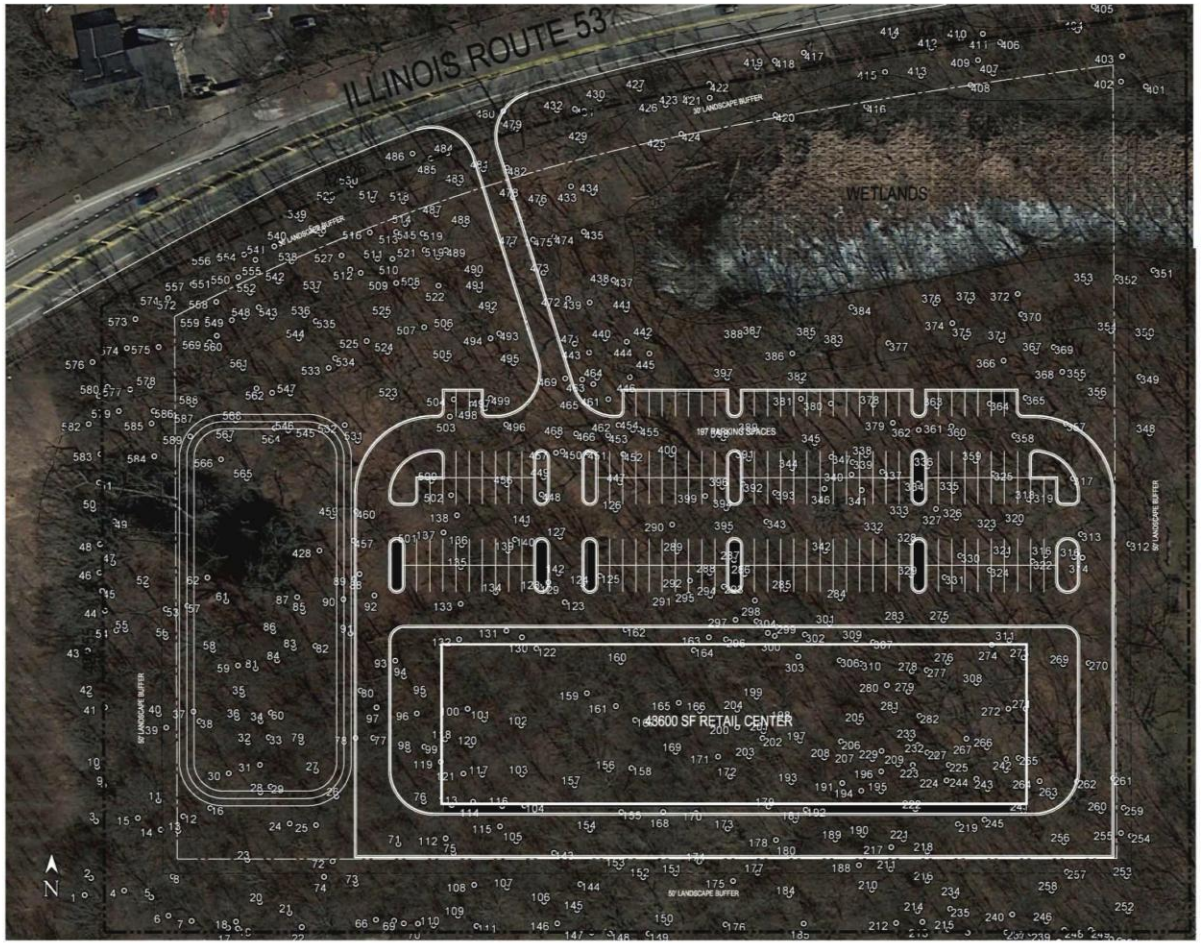
Response: Retail is not feasible at site

- Retail use would not accept one right-in right-out access/egress
- Retail use would require complete removal of all tree coverage along Rt. 53 to provide full visibility
- Retail use of 40,000sf would require 197 parking spaces
- Retail traffic would be much greater than LGSC and for longer hours
- Retailers uses need to be clustered near other retail uses
- Retail requires bright parking lot lighting to late hours
- Retail requires a large amount of lighted signage at entrance and on building
- Retail generates substantial noise
- Retail requires numerous deliveries and trash removal
- Retail is not in keeping with adjacent uses
- Retail is not allowed in R-2 and would require re-zoning

LGSC

LONG GROVE SENIOR CARE

ILLINOIS ROUTE 53, LONG GROVE, IL



C DESIGN.
SON ARCHITECTS, P.C.

.SON ARCHITECTS, P.C.

d Drive, Unit A Sugar Grove, Illinois
466-8740 Fax: 630-466-8760

TREE SURVEY / RETAIL CENTER

SCALE: 1"=40'

LGSC

Alternative site, e.g., Gymer property

Concern: Gymer Property would be better site for senior living

Response:

- Gymer site is impacted by Menard's traffic, noise
- Gymer property is too far from LG Historic Downtown to provide benefit
- Gymer sight will be impacted by RT 53 Extention

LGSC

LGSC

Effect on property values

Concern: LGSC will have negative effect on property values

Response:

- Comparable suburban senior living communities have no discernable adverse effect on neighboring property values
- LGSC is a low intensity use: insignificant traffic, minimal lighting, minimal noise
- LGSC will be screened from adjacent properties
- LGSC architecture blends with LG architecture

LGSC

Benefit to Long Grove

Concern: LGSC will not benefit VLG

Response:

- LGSC addresses severe shortage of senior care
- Visitors to LG Historic Downtown; Village's Consultant's report: "The employees, residents, and visitors to this facility would frequent local businesses and thereby increase Village sales tax revenues."
- Real estate taxes; Village consultant's report: "The assessed value of the property is expected to increase 100-fold…."
- Best Forest Management Practices Plan

LGSC