

Item #2:
Continued Report Of August 5, 2014 PCZBA Meeting
Special Use Permit For Long Grove Senior Care, IL 53



August 20, 2014

David Lothspeich
Village Manager
Village of Long Grove
3110 RFD
Long Grove, Illinois 60047

Re: Long Grove Senior Care facility (Long Grove Road at Il 53)
ESI Project No. 04-026-018 BG 465
Preliminary / Concept Engineering Plans

Dear Mr. Lothspeich:

A review of the Long Grove Senior Care facility (located at Long Grove Road and Il 53) preliminary plans has been conducted. The review included the following:

- Meeting with Jordan E. Glazov (Realtelligence LLC) and Michael Caldwell (VSEI) and Joseph Chiczewski (ESI) August 19, 2014 at the request of Michael Caldwell
- Preliminary Drainage Report Long Grove Senior Living (Care) prepared by VSEI #: 140314 received 8/5/2014
- Long Grove Senior Care Living Population Equivalency Evaluation prepared by VSEI Dated July 29, 2014 received and 7/30/2014 and 8/5/2014
- Preliminary Engineering Plans for Long Grove Senior Care pages 1-5 prepared by VSEI Dated July 23, 2014 received and 7/30/2014 and 8/5/2014
- Right Turn Lane Access for Long Grove Senior Care pages 1-2 prepared by VSEI Dated July 23, 2014 received and 7/30/2014 and 8/5/2014
- Wetland Assessment Report prepared by DK Environmental Services, Inc. dated October 27, 2013 received 7/15/2014
- Memorandum regarding Long Grove Senior Living - Domestic Water / Sanitary Flow form Michael Caldwell to Jordan E. Glazov dated July 3, 2014 received 7/11/2014

These review comments are limited to the accuracy of the information provided and based on these submittals being preliminary in nature. All comments are subject to the final engineering review subject to the approval of the Village Board for the land use and overall plan.

These comments are confirming prior verbal comments to Village Planner Hogue prior to the most recent Plan Commission Meeting (August 5) as well as the meeting with Jordan E. Glazov (Realtelligence LLC) and Michael Caldwell (VSEI) on August 19, 2014.

In general the overall concept site layout appears to be reasonable subject to the following comments and final engineering:

- 1) The detention basin indicates a bounce of 7 ft (high water elevation vs normal water elevation). As noted previously it is recommended that a bounce of no greater than a 4 ft bounce is preferred. However there are no ordinances that specifically limit the bounce to 4 ft and other relatively recent developments have been approved with similar bounce therefore this is found to be acceptable.
- 2) The access is currently shown limited to right in right out access. Approval of this restricted access as currently shown is NOT recommended. It is recommended that full protected left turn access is provided to the site. Based on the meeting on August 19 it is understood that the developer has agreed to work with the adjacent property owner to obtain full access at the signalized intersection of Long Grove Road and IL 53. Such an access location is preferred as it would reduce the number of access locations required for development of this corridor along IL 53, would provide full access (left and right turns), and would provide access at a signalized location.
- 3) Currently the sanitary sewer is shown as a pressure tap into the adjacent forcemain under the jurisdiction of the Village of Kildeer. There are key issues related to the sanitary sewer including
 - a. the available capacity in the Kildeer extension (subject to prior agreement between the Villages of Long Grove and Kildeer) and
 - b. the location and type of connection
 - c. the material

In regards to the available capacity the calculations provided appear to be reasonable and the capacity to be available. Please note that the Long Grove / Kildeer agreement allows for 900 Population Equivalent. To date, approximately 7 PE have been previously allocated (i.e. "Kroll" and "Dvorak" extensions), leaving 893 PE available. Based on the estimates for usage with this facility (approximately 110 PE) and the estimates for potential other nearby residential uses, there appears to be sufficient capacity to serve this facility and remaining residential properties that would likely be serviced by this sewer.

In regards to the location and type of connection this is not approved as currently shown. Rather this should be revised to a gravity flow line (or combination forceman / gravity line) that ties into the existing Lake County Public Works system near Shiloh Road (which is still subject to the capacity limitations of the agreement between the Villages of Long Grove and Kildeer. Such a connection would be better for maintenance issues and would provide for significantly improved potential for future connection of adjacent residential properties (potentially under a recapture agreement similar to that previously established for prior extensions of this same system)

In regards to material, a directional bore as verbally proposed (at the Aug 19 meeting and via email from Jordan Glazov on August 21, 2014) is acceptable and the material will need to comply with the requirements of Lake County Public Works since they will have jurisdiction of the sewer upon completion.

- 4) As a point of clarification about the application of the 80/150 rule described in Article

IV/E/6 applying to the wetland under jurisdiction by the USACE (i.e. WOUS not IWLC).
The 80/150 rule does not apply to WOUS; however, the buffer regulations defined in
Article IV/B/1/i(1) do apply and must be addressed in the final design.

These comments do not address land use or lot coverage or similar land planning issues.
Additionally tree removal must be addressed by the Villages Forester. Any revisions related to
comments by other jurisdictional agencies (IDOT, LCPW, IEPA, IDPH, ACOE, etc) will require
further review.

Please call me at (630) 420-1700 if you have any additional comments or questions.

Sincerely,
ESI Consultants Ltd.

Joseph Chiczewski P.E.
Village Engineer

cc: File
B. Cross PEI



September 1, 2014

Mr. Dave Lothspeich
Village Manager
Village of Long Grove
3110 Old McHenry Road
Long Grove, IL 60047

**RE: Long Grove Senior Living Facility
Landscape Plan Review #2**

Dear Dave,

As requested, I've reviewed the latest plan revisions, submitted 8-25-14, for the Long Grove Senior Living Facility. The following comments summarize this review.

There are 4,338 inches of protected trees in above average or better condition (conditions 3 and 4 on the inventory listing as defined in the Landscape Narrative dated July 30, 2014) proposed for removal from this site. The inventory listing also shows 98" of protected trees in average/fair condition (condition 2) being removed for a total of 4,436 inches of protected trees in average or better condition being removed.

The landscape plan shows the installation of 261 trees measuring 3" in diameter for a total of 783 inches. The current plan shows 159 of these trees are protected species and 102 non protected species. The previous plan had shown 56 protected species and 205 non-protected species. This is an improvement from 21% protected species originally proposed to now 61% protected species. Some of the non-protected species proposed are conifers to screen the property lines. They will have to be situated so that they will provide screening but also get established and thrive amongst the deciduous woodland adjacent to this property. If screening of this property is an issue, then the Village may consider allowing these inches to count towards the mitigation requirements.

The plans also call for the installation of 365 nursery whips, or seedlings, within several reforestation pockets. All 365 of these whips are protected species. In my previous review, I had asked for maintenance of these whips to be included in the Tree Care Management Plan and this has been addressed in the revisions dated July 2014 by SavATree.

Please see table below for summary of existing and proposed protected tree caliper inch quantities:

	Condition 2 Trees (fair/average):	Condition 3 & 4 Trees (above average or better):	Totals:
Total Existing (caliper inches):	1074	6584	7,658
Total Removal (caliper inches):	98	4,338	4,436
Proposed Planting (caliper inches):	n/a	n/a	783
Difference (Partial Waiver):			3653

In summary, the developer is planning to replace 783 inches of 4,436 inches (17%) of protected trees planned for removal on the site. In my opinion, it is not possible to install 4,436 inches of new trees on this site per the proposed development for this site. I believe that the 261 trees proposed for installation on this site is an acceptable quantity given the site constraints of the new development, without damaging the remaining existing trees that will be preserved. Perhaps some of the sizes could be upgraded, depending on what is available in the nurseries. The non-protected species that are included in this plant list are acceptable in terms of species diversity and quality. As I understand, if there is not enough planting space on a site for mitigating trees, a fee in lieu of planting can be paid to the Village. The developer has asked that the costs of the non-protected species, whips and long term maintenance of the wooded areas be included towards the mitigation of the trees being removed.

Based on the best forest management for the trees that will be preserved on this site, I feel the landscape and management plan that the developer has presented is acceptable. Although not previously discussed with the developer, a potential option for consideration would be to work with the developer to restore the park district owned property located at the SE corner of Old Hicks and IL 53 (east of the senior living facility). I do not know the condition of the trees and /or property but suspect that it is in similar condition as the petitioners property. There may be an opportunity to improve the ecological condition of this site by removing invasive and maybe planting some of the protected trees that are being proposed for removal from the petitioners property. Both sites are part of the old Long Grove and share wetland, etc. and the restoration of the park district site would further minimize the impact of the planned development on the environment and this may be a tangible way of helping to offset the negative impacts.

Sincerely,
URBAN FOREST MANAGEMENT, INC.



Todd R. Sinn
Senior Forester



September 2, 2014

Mr. George Guderley
Permits Technician
Illinois Department of Transportation
201 West Center Court
Schaumburg, Illinois 60196-1096

Re: Project: Long grove Senior Care, Long Grove, Illinois
Location: IL Route 53, @ Long Grove Road
VSEI #: 140314-PSPC

Dear: Mr. Gallenbach:

On behalf of GART Partners, Vanderstappen Surveying and Engineering, Inc. (VSEI) is requesting a review of the proposed access to the Long Grove Senior Care development as indicated on the enclosed plan. The purpose of this request is to determine the access point to the development. Please note, the Village of Long Grove Planning Commission has indicated that access to the development shall be at the Long Grove Road/ IL Route 53 intersection.

Two possible access points are shown on the enclosed plan: the Village preferred access; and the alternative access adjacent to the GART Partners controlled property.

Enclosed are two copies of the proposed access plans, dated September 2, 2014.

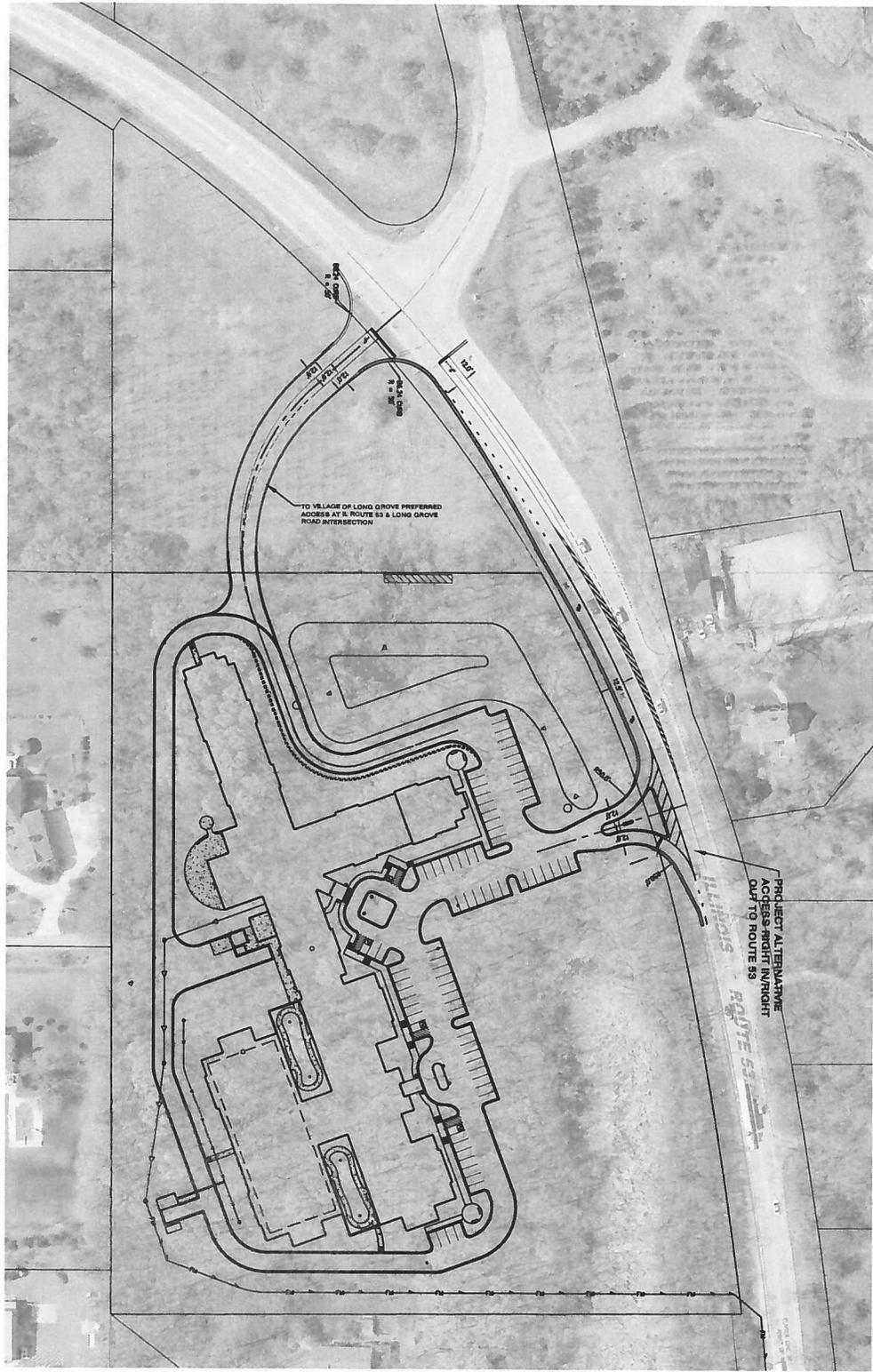
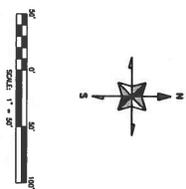
Should you have any questions or comments with regard to this matter, please contact me.

Sincerely,

Vanderstappen Surveying and Engineering, Inc.

Michael Caldwell, PE CFM
Civil Engineer

cc: Jordan Glasov, Gart Partners



ELEVATION EQUATION
 FOR USE AND B.S. TO CORRECT AND SPOT
 ELEVATION DATA FOR ROAD 53

Designed By
 MJC
 Checked By
 BTE
 MJC
 7/23/2014
 Job Number
140314
 Sheet Number



LONG GROVE SENIOR CARE
ILLINOIS ROUTE 53, LONG GROVE
LONG GROVE ILLINOIS
FUTURE PERM. FULL ACCESS W/FULL PROP.

REVISIONS		DESCRIPTION
DATE	NO.	
8/26/2014	1	PER VILLAGE ENGINEER REVIEW
9/2/2014	2	ADDITIONAL RTE 53 ACCESS

David Lothspeich

From: Heidi Locker-Scheer [hlockerscheer@sbcglobal.net]
Sent: Tuesday, August 26, 2014 5:12 PM
To: David Lothspeich; Underwood, Angie & Aaron and amanda
Subject: Fw: Memory Center

Fyi as it doesn't appear that you were copied...
Heidi Locker-Scheer

From: "Caroll McIntosh" <shortswing@comcast.net>
Date: Tue, 26 Aug 2014 13:43:01 -0500
To: <sborys@wolfemate.com>; <george.yaeger@gmail.com>
Cc: <hlockerscheer@sbcglobal.net>; <chuck.cce@comcast.net>; <chris.page@att.net>
Subject: Memory Center

As I have attended some presentations and discussion on the proposed Memory Care and Assisted Living Center to be built just off old 53 in Long Grove, several more thoughts have come to me afterward.

At the zoning meeting, the petitioner was very, very convincing and led me to believe that this would be the only good use of this property. That looks like it could be true, and I would not be one who want to build a house on this property. At village meetings, there were further presentations and other people spoke, which had me thinking more. I have the impression that petitioner is willing to spend a fair amount of money to landscape in a manner often thought to be better than natural forest. He seems to present an attractive architectural look and has addressed what have been presented as problems.

However, I have several concerns. I don't think I heard his initial presentation to the zoning board, so I don't know if this was covered. Who will actually operate the Memory Care Center? Do we know? And if the petitioner, has he done other same-type operations? I know that he has been developing for 40 years (he said so in conversation). But what of this same type of care center and in which communities? Have we heard from those towns or cities as to how he has performed and whether they are satisfied with the build-out and operation? That seems to be important, as once this is built it is Long Grove who must "live with" the results. If not the petitioner, who will get the certificates and operate the facility? That must already be planned.

Next, the road traffic issue is very difficult for me, as for others. Human nature is what it is, despite road signs and planning for it to be otherwise. The "pork chop" entry design (if that ends by being the final result) relies on a stop sign for a right turn. I, like most all of us, regularly see blatant disregard for right turns on both red lights and at stop signs. Truckers seem rather better than many cars. But the next close way, despite petitioner's claims, is to turn right onto Checker Road and proceed to either Schaefer or Arlington Hts. Rd in order to find the way back to Lake Cook. Checker is not designed for truck traffic and has no shoulder for the many bikers and walkers who use it. To avoid that use, would the Village be able to post a no truck traffic sign? That would not help with additional car traffic from this facility, however.

Also about traffic, petitioner has presented traffic use as very low. I think there is more overall traffic than has been shown, altho it might be low at rush hour, there would be considerable traffic all day, and perhaps at night. Trucks have to bring in food and medical supplies, laundry and other dry supplies would be coming in, trash removal would be more frequent, and landscaping vehicles would be more numerous. Some of these, like any ambulance calls, would probably happen at night or very early morning. That curve on 53 is not conducive to such traffic. Also presented was information that at other facilities the local assessors valued next-door properties more highly. While that may be true, do the sales figures when homeowners actually wanted to sell reflect that same? That information was not given to us.

Lastly, in terms of the trees....there are many, and I have been to the end of the private road at subdivision next to property and there are many big old trees there. Small replacements are not the same. And despite some being diseased or old, that is the forest cycle and many creatures make their homes/feed on what we consider unattractive specimens.

Thank you for considering my comments.
Caroll McIntosh, 2562 RFD, Long Grove