STAFF REPORT

TO:	Long Grove PCZBA
FROM:	JAMES M. HOGUE, VILLAGE PLANNER
DATE:	7.30.14
RE:	PCZBA REQUEST 14-06; **CONTINUATION** - Consideration of a Special Use Permit within the R-2 District with zoning relief requested including parking and floor area to provide for development of the property as a senior living center ("nursing home") with Memory Care and Assisted Living Facilities on the property.

Item: PCZBA PETITION 14-06

Status: Application received 6/3/14. Filing fees & Escrow submitted 6/3/14. Referral by Village Board not required. Publication occurred on 6.13.14 and is therefore timely. Continued to the August 5th Regular PCZBA Meeting.

History: The property is located on the south side of Route 53 between Mardan Drive and Long Grove Road. The property in question consists of approximately 10 acres of land area. This property is vacant and presently zoned under the R-2 District Regulations.

Proposal: Petitioners are seeking a Special Use Permit within the R-2 District with zoning relief requested including parking and floor area to provide for development of the property as a senior living center ("nursing home") with Memory Care and Assisted Living Facilities on the property. As proposed the facility would contain 100 units. The proposed structure is a two story building with 94,323 sq. ft. of floor area. The facility would be divided into 40 memory care (Alzheimer's/Dementia Care) units and 60 assisted living units. No reclassification of the property is required or requested as "nursing homes" are considered special uses in the residential districts.

UPDATE

At the July 1 PCZBA Meeting the PCZBA opened the public hearing for consideration of a Special Use Permit for nursing home (100 units) to be located on approximately 10 acres of property situated on the south side of Route 53 between Mardan Drive and Long Grove Road.

At that hearing numerous residents were present and expressed concerns (see draft meeting minutes of 7.1.14) regarding the proposal. The hearing was continued to allow the petitioner an opportunity to meet with residents and address these issues. The petitioner has re-submitted materials included in the packet which seek to address this issues. A power point presentation will be presented at the 8.5.14. A hard copy of this presentation is included in the packet for consideration by the PCZBA prior to the meeting.

This updated report serves to identify the issues raised at the July 1st meeting (as identified in the draft meeting minutes) and note the petitioners response to those issues.

Stormwater/Drainage/Wetlands –

The petitioner has submitted a preliminary drainage report prepared by Vanderstappen Surveying & Engineering dated July 29th 2014. This is attached for the consideration of the PCZBA.

As proposed a stormwater detention pond would be located on the west side of the property in a wetland area (Wetland A") which will be mitigated. This is an isolated wetland of Lake County and subject to the Lake County Watershed Development Ordinance (WDO).

Per the engineering report 2.22 acre feet of detention is required for this project. 2.03 acre feet will be provided for in the detention pond and .20 acre feet will be provided by capacity created in the stormwater piping system to be installed on-site. Per this report, conditions of the County Watershed Development Ordinance (WDO), which is the standard adopted by the Village, will be satisfied.

This report has been forwarded on to the Village Engineer for evaluation & comment.

Need for the Facility -

The petitioner has submitted a "Snapshot Market Analysis" prepared by "ProMatura" in June of this year. This report is attached for the consideration of the PCZBA.

This analysis has been reviewed by Bridget Lane, Economic Development Consultant for the Village, who indicates that the findings are "*consistent with my earlier comments that there is sufficient market. It probably more elegantly makes my point that new residents choose a facility, move-in, and stay so having new product is competitively advantageous.*"

The report prepared by Ms. Lane, for the Long Grove Senior Center and dated June 20th 2014, is included for consideration by the PCZBA.

While there appears to be a need for such a facility based upon market analysis it does not address the question of the appropriateness of such a use at this location and the character of the area concerns raised at the public hearing by a Wynncrest resident.

Sanitary Sewer/ Kildeer Forcemain –

Per the intergovernmental agreement with the Village of Kildeer, the use and capacity available on the Kildeer Sanitary Forcemain is governed as follows;

1. 900 P.E. Connections. Properties within Long Grove, in Long Grove's sole discretion, shall be permitted to tap into and utilize the Kildeer sewage transmission main up to an aggregate amount of 900 P.E., at no cost, payment, fee, or expense except as specifically provided herein notwithstanding any existing or hereinafter adopted Kildeer ordinance which provides for any other costs, payments, fees, or expenses.

The petitioner has submitted a graphic which identifies the theoretical boundaries of the service area with potential to connect to the Kildeer forcemain.

This graphic breaks the service area into three sub-areas, a primary area (in red), a secondary area (in yellow) and a tertiary area in green. This graphic assumes a P.E. of 3.5 for single family homes and a total P.E. of 110 for the proposed senior center (1.1 P.E./ studio unit).

Based on this evaluation the primary, secondary, proposed Senior Center and two existing dwelling already on-line consist of 174 single family dwelling units with a total P.E. of 610 and an additional 110 P.E. for the Senior Center. The tertiary area was not calculated into the P.E. due to the large lots platted in this area and availability for septic expansion.

In short, based upon this analysis, the existing dwelling and senior center would utilize 720 P.E. of the 900 P.E. allocated on this line for properties in Long Grove per the intergovernmental agreement. This leaves a surplus of 180 P.E. potentially available on this line for other sanitary sewer connections.

As a side note IEPA uses the following table for P.E. estimates for residential sewer connections;

"The following design criteria should be used in estimating the population equivalent of a residential building:

Efficiency or Studio Apartment = 1 person
1 Bedroom Apartment = 1.5 persons
2 Bedroom Apartment = 3 persons
3 Bedroom Apartment = 3 persons
Single Family Home = 3.5 persons
Mobile Home = 2.25 persons"

As such, the P.E. estimates submitted by the petitioner appear to be "good numbers". Existing use and total capacity of the sewer line has not been submitted however.

Additionally, the Commission should note that the distribution of the P.E. for the forcemain is at *"Long Grove's sole discretion"* meaning the allocation of the 900 P.E. is a policy decision reserved for the Village Board no recorded or otherwise documented service areas exist for the distribution of the 900 P.E.

Tree Preservation/Requested Relief -

The petitioner has submitted a tree inventory for the site which identifies trees deemed to be in the "3 & 4" class of tree in terms of health and condition of the trees. More protected species tree will be removed for the site than can be replaced on-site. Cash in lieu of trees is an option, but an expensive option in this case with an estimated cost of $600,000 plus.

The petitioner proposes a landscaping, tree replacement and a tree protection/ forest management plan which will serve to enhance the overall health of the trees on-site. The goal is to create healthier trees on site through a forestry management plan than what exists in the natural "wild" state today. The petitioner estimates a cost of approximately $440,000 for landscaping, tree replacement and forestry management. The goal is to implement the tree preservation ordinance through better forestry management and ultimately create healthier trees through better management in lieu of the actual tree replacement.

The tree preservation ordinance does not provide for such latitude in tree replacement which is ultimately a policy decision for the Village Board and in particular the difference between the actual tree replacement cost and the proposed landscaping, tree replacement and management plan.

This proposal is being reviewed by the Village Arborist as well.

Access Constraints/Issues

The petitioner has modified the site plan to permit right-in/right out access to the site. Acceleration and deceleration lanes into and out of the site on Rt. 53 are also proposed. Additionally, the developers are proposing to IDOT that a U-turn be permitted at the traffic signal at Long Grove Road to allow west bound traffic the opportunity to "double back" and make a right hand turn into the facility.

This modification is proposed to ease concerns about access to the site, particularly site lines and left hand turns onto the site from Rt. 53 as well as to mitigate headlight glare onto adjacent residential properties to the north.

Nothing has been received from IDOT regarding access to the site as originally proposed and now modified.

Landscaping

The petitioner has submitted an extensive landscape plan for the property consisting of the both protected and non-protected species. This is submitted for consideration by the PCZBA an requires AC review as well.

No pathway system for pedestrian access is proposed for the site aside from the access drive to service the facility.

The Village Arborist is reviewing this plan as well.

Parking

At the July public hearing, the PCZBA indicated that proposed parking seemed inadequate given the nature and location of the proposed land use.

The Village Code does not specify a parking standard this specific uses. Parking therefore defaults to the general standard of 5 spaces per 1000 square feet of floor area or 472 spaces for the proposed use. Given the nature of the proposed use this amount of parking appears excessive.

Petitioner has requested relief from this standard and now proposes 84 total spaces (80 regular stalls & 4 handicapped spaces) on-site as opposed to the 65 spaces originally proposed. Units proposed for the facility are comprised of all studio/one bedroom units.

The petitioner has submitted a revised site plan which identifies 84 parking spaces for a ration of .84 spaces per bed/unit.

Research by staff per the Senior Housing Trip Generation and Parking Demand Characteristics" indicates parking of .03 to .05 spaces per bed (including employee, visitor and resident parking) is a typical "peak demand" for parking this type of use. This exceeds the anticipated maximum "peak demand" for parking in this instance and is consistent with the parking ratio for the Harbor Chase Senior Center.

Aquifer Recharge/Water Supply

The petitioner has not submitted any new information with regard to this issue.

Property Values

The petitioner has compiled data which indicates residential property values for homes adjacent to a similar facility were not negatively impacted by such a land use.

This table is included for PCZBA consideration and is based on properties adjacent to and in the vicinity of the Sunrise of Buffalo Grove Senior Center.

Alternative Sites & Land Uses

The petitioner maintains that single family residences at a two acre density are not feasible on this site and would result in more trees being removed from the site.

Additionally, the petitioner maintains that this use more beneficial to taxing bodies (excepting the Village which does not have a property tax) than single family homes.

The petitioner also contends that retail land use is not feasible at this site for numerous reasons contained in the powerpoint presentation packet attached.

Commercial use at this location is not supported by the Village Comprehensive Plan or current zoning of the property.

The Geimer property has also been ruled out by the petitioner based on noise generated by Menards, no benefit to the downtown due distance and impacts from the proposed Rt. 53 extension to this site.

Issues for PCZBA Consideration

The following issues are noted per staff review of the proposal. This list may not be all inclusive as further issues may arise as part of the public hearing process.

- Use of property as a "nursing home" instead of the a single family residential use and character of the area concerns ;
- Consideration of relief from the parking requirement to allow 84 spaces;
- Consideration of relief from the maximum floor area requirement to allow a structure of 94,323 square feet.
- Referral of signage, landscaping, lighting, and building elevations to the August 18th AC meeting;
- Consideration the adequacy of proposed sewer, water and stormwater infrastructure for the facility services to the facility;
- Benefits of the modified access to the site;
- Comments, concerns and/or recommendations on the landscaping, tree replacement, & management plan proposed by the petitioner in lieu of straight tree replacement.

The Commission is reminded that as a Special Use necessary and reasonable conditions may be placed on proposal to help to mitigate any "externalities" associated with the project.

Respectfully Submitted,

James M. Hogue

James M. Hogue, Village Planner