VILLAGE OF DOWNERS GROVE
Report for the Village
8/3/2021

SUBJECT:	SUBMITTED BY:
Planned Unit Development Amendment - 200 Village Drive	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval of an amendment to Planned Unit Development #32 for Oak Trace Senior Living Community at 200 Village Drive.

STRATEGIC PLAN ALIGNMENT

The goals for 2019-2021 include *Strong and Diverse Local Economy* and *Steward of Financial, Environmental and Neighborhood Sustainability*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

Oak Trace completed the construction of Phase I (approved in 2017) in compliance with the Village Council approved plans. There is a large berm with dense landscaping along the north and east lot lines adjacent to single family houses.

In the spring of 2021, Village staff was made aware of concerns from Darien Club regarding lighting associated with Phase I and landscape screening around the Com Ed utility box. Staff examined light levels along the property line and found an instance where light levels were not in compliance. To address this deficiency, Oak Trace installed opaque panels on two sides of a street light to limit the light facing the Darien Club. This action resulted in the light levels at the property line being in conformance with Village regulations. Additionally, Oak Trace purchased and installed blinds within stairwells that face the Darien Club. Due to the type and use of the building, lighting in the stairwell must remain on at all times. Oak Trace is unable to screen the Com Ed box due to Com Ed access requirements.

BACKGROUND

Property Information & Development Plan

Oak Trace, commonly known as 200 Village Drive, is a 38.77 acre Senior Living Community located at the intersection of Fairview Avenue and 66th Street. Oak Trace is a licensed Continuing Care Retirement Community (CCRC) under the Illinois Life Care Facilities Act. The property is currently zoned R5A/PUD,

Residential Attached House 5A/Planned Unit Development. The applicant is seeking an amendment to their PUD to facilitate the completion of a campus redevelopment plan.

Development History

The first building, the Healthcare Center, on this campus was originally constructed in 1972. Later in 1994 the 5-Story Residential Living Apartment building and cottages were completed. At that time the maximum height at the existing campus was 53 feet. In 2007, Oak Trace was granted approval for a new four-story skilled nursing and assisted living building and a new four-story independent living building with underground parking. However, these improvements were never constructed.

In April 2017, the applicant received approval for a planned unit development amendment to improve the Oak Trace campus over three phases and to establish a maximum building height of 68 feet, 5 inches.

Phase 1, which was completed in May 2019, included the demolition of both the original Healthcare Center and 27 existing residences in multiplex cottages. This phase included the construction of a new 4-story Healthcare Center that houses a new physical therapy/occupational therapy gym, new dialysis center, a new nursing unit, assisted living apartments and memory support assisted living suites.

Phase 2 was intended to include construction of a new 5-story Residential Living Building consisting of 160 apartments with an overall height of 68 feet, 5 inches. To prepare for construction of this facility, the applicant demolished 12 existing cottages, the "red barn", a maintenance garage and various site utilities in early 2020. In March 2020, the permit for construction of this phase of development was nearly complete. However, with the onset of the COVID-19 pandemic in 2020, the applicant suspended plans for this Phase.

The petitioner is now seeking an amendment to the Planned Unit Development #32 (PUD #32) to facilitate the redevelopment within its existing campus. The amended Phase 2 of this development includes a new five-story Residential Living Building consisting of 145 new independent living apartments (previously 160 apartments). The five-story apartment wings are connected to the existing Healthcare Center and the existing Residential Living Apartment building through a new one-story Commons building. This new building will serve as the main entrance for the community and will house the residential living amenity space. A new underground parking garage and partial basement will be located underneath the apartment wings and Commons building.

The layouts of the new Residential Living Building and Commons building will maximize opportunities for landscaping by creating an open lawn concept. The courtyard will include a 20-foot wide fire lane of modular permeable grass pavers for use by the fire department. The southern campus entrance will be emphasized as the primary entry into the campus through widening and additional landscaping. The existing loading dock just north of the new Residential Living Building will be altered to include saw toothed alcoves that will house trash compactors, a commercial dumpster, and recycling containers. This change will allow for a single building service location that will serve the entire campus. The existing Residential Living Apartment building first floor amenity spaces will also be renovated. This phase will also include a new one-story maintenance garage in the northeast corner of the site to park Oak Trace vehicles. This garage will be screened for the adjacent neighbors with the existing berm and new landscaping.

The final phase (Phase 3) will include independent living townhomes and will continue to be a market driven phase as was approved in the 2017 Planned Unit Development Amendment. The building footprint layout for this phase has yet to be finalized and will require Plan Commission review, with Village Council approval. This phase could potentially include the new development of Residential Living Villas in clusters of 2-3 for an overall addition of 104 residential living apartments.

Compliance with the Comprehensive Plan

The Residential Areas Plan in the Comprehensive Plans identifies the subject site as Multi-Family. The Plan states that these buildings are larger and denser with multiple units present. It also recognizes that parking should be provided on-site through either a surface parking lot or parking attached to the building. Oak Trace is included in this category as it targets seniors with amenities that "may include social activities, on-site medical care and other special needs of the senior population."

Residential Areas Plan goals specific to this proposal are to:

- Ensure quality housing stock remains a staple of the community;
- Maintain the optimal balance of housing types within the community;
- Ensure adequate buffering between residential and commercial uses; and
- Encourage a diversity of housing types, sizes and prices.

The Comprehensive Plan notes that multi-family residential is a growing market within the Village and should be located along arterial streets. The proposed development:

- Is located along an arterial street (Fairview Avenue)
- Targets senior citizens through design, amenities, and medical support services
- Establishes that the existing tree canopy is important to maintain and expand with new development
- Incorporates three of the four levels of residential modernization: Renovation, Expansion, and Redevelopment. This is intended to "replenish, rejuvenate, and spur reinvestment" in the Village's housing stock
- Stormwater management is addressed in a near- and long-term approach, constructing storm sewers, water quality measures, detention basins, and appropriate landscaping

Compliance with the Zoning Ordinance

The proposed development is compliant with the bulk regulations in the R5-A zoning district and the previously approved Planned Unit Development. The amended site plan meets all zoning requirements including green space and parking, and surpasses building setbacks for the larger residential facilities. The new Residential Living Building's maximum building height will be 68 feet 5 inches, consistent with the previously approved building height for the PUD.

The proposed amendment meets the provisions of a Planned Unit Development as it proposes improvements to the property which would result in public benefits that are at least commensurate with the degree of development flexibility provided. With all the above analysis considered, the applicant's proposed amendment to PUD #32 is consistent with the Village's Zoning Ordinance.

Compliance with the Subdivision Ordinance

The Subdivision Ordinance requires Planned Unit Developments to dedicate land or provide a cash contribution in-lieu-of actual land dedication at the discretion of the Village for park and recreational purposes and for school sites. The previous owners provided a $316,000 donation with the 2007 development approval. At this time, no new park or school donations are required for Phase II. Donations regarding any Phase 3 development will be determined at the time of submittal and review for Phase 3.

Engineering - Public Improvements

The site's stormwater is managed through the existing north detention pond. Since the Village and County recently adopted the new rainfall data, additional storage volume will be required for the proposed Phase II redevelopment. This additional storage will be provided by raising the pond's high water elevation by

approximately four inches and by adjusting the control and overflow structure. The proposed Phase II design includes a net reduction in new impervious area compared to the pre-development conditions prior to 2017. As such Post Construction Best Management Practices (PCBMP) are not required for Phase 2.

The petitioner shall be required to provide updated easements over the entire stormwater system. Any additional necessary stormwater improvements shall be designed to comply with the Village's Stormwater and Flood Plain Ordinance.

Traffic and Parking

The Traffic and Parking Analyses found that there was no anticipated increases in traffic with the proposed re-design of the five-story residential living apartment and one-story commons building. The site's circulation pattern will remain unchanged.

Public Comment

During the Plan Commission meeting, the primary concerns shared by residents were over the height of the development, the setback along the southern lot line, the southern entrance being widened and becoming a perceived main entrance and light spill over. A total of five members of the public spoke on record in opposition to the proposal for aforementioned reasons. Written correspondence that was received after the Plan Commission packet was published is also attached.

Both the height and setback were previously reviewed and approved during the Planned Unit Development amendment in 2017, no additional relief is requested from this previous approval. The southern entrance was explained by the petitioner as currently serving as the main entrance. The current proposal was only meant to beautify this entrance with landscaping and updated signage. With regards to the light spill over, staff noted that the photometric plan that was submitted met the requirements of the Zoning Ordinance.

ATTACHMENTS

Aerial Map
Ordinance
Staff Report with attachments dated June 7, 2021
Draft Minutes of the Plan Commission Hearing dated June 7, 2021
Public Correspondence

VILLAGE OF DOWNERS GROVE

COUNCIL ACTION SUMMARY

INITIATED: Village Attorney (Name) **DATE:** August 3, 2021

RECOMMENDATION FROM: Plan Commission (Board or Department) **FILE REF:** 21-PLC-0013

NATURE OF ACTION:

X Ordinance

__ Resolution

__ Motion

__ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to adopt "AN ORDINANCE APPROVING AMENDMENTS TO THE OAK TRACE SENIOR LIVING COMMUNITY PLANNED UNIT DEVELOPMENT #32 LOCATED AT 200 VILLAGE DRIVE", as presented.

SUMMARY OF ITEM:

Adoption of this ordinance shall approve amendments to the Oak Trace senior living community Planned Unit Development #32 located at 200 Village Drive.

RECORD OF ACTION TAKEN:

_____

_____

_____

PUD #32 - Amendment
21-PLC-0013

ORDINANCE NO. _____

AN ORDINANCE APPROVING AMENDMENTS TO THE OAK TRACE SENIOR LIVING COMMUNITY PLANNED UNIT DEVELOPMENT #32 LOCATED AT 200 VILLAGE DRIVE

WHEREAS, the Village Council has previously adopted Ordinance No. 3456 on April 27, 1992, designating the property described therein as Planned Unit Development #32 and subsequent amendments thereto; and,

WHEREAS, the Owners have filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance requesting an amendment to the Planned Unit Development #32 to include construction of a new 5-story residential living building consisting of 145 new independent living apartments, a new 1-story commons building and a new 1-story maintenance garage for the property located at 200 Village Drive, Downers Grove, Illinois; and,

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and the Plan Commission has given the required public notice, conducted a public hearing for the petition on June 7, 2021, and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested petition, subject to certain conditions; and,

WHEREAS, the Village Council has considered the record before the Plan Commission, as well as the recommendations of Plan Commission.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

SECTION 1. That the provisions of the preamble are incorporated into and made a part of this ordinance as if fully set forth herein.

SECTION 2. That a Planned Unit Development Amendment is hereby approved and Petitioner is authorized to include construction of a new 5-story residential living building consisting of 145 new independent living apartments, a new 1-story commons building and a new 1-story maintenance garage at the Oak Trace Senior Living Facility Campus located at 200 Village Drive.

SECTION 3. That the approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of Village staff regarding File 21-PLC-0003 as set forth in the June 7, 2021 Plan Commission meeting minutes.

SECTION 4. That approval set forth in Section 2 of this ordinance is subject to the following conditions:

1. The Planned Unit Development Amendment shall substantially conform to the staff report dated June 7, 2021; engineering, architectural and landscape drawings prepared by SAS Architects and Planners, dated April 30, 2021 and last revised on May 25, 2021 except as such plans may be modified to conform to the Village codes and ordinances.

2. Phase III park and school donations will be determined at the time of an application for Phase III approval.

3. Phase III will require Plan Commission review and Village Council approval.

4. The 1-Story Commons and the new Residential Living Building shall be equipped with an automatic fire suppression system and an automatic and manual fire alarm system.

5. A fire command center shall be placed within the development in a location approved by the Fire Department.

6. All fire department connections shall be located within 100 feet of fire hydrants and shall require approval of the locations at every project phase.

7. The interior courtyard shall have a mountable curb and 20-foot wide fire lane in a location approved by the Fire Department.

SECTION 5. That the proposed redevelopment is consistent with and complimentary to the overall planned unit development site plan and with the requirements of the "*R-5A/PUD, Multi-Family Residence*" zoning district.

SECTION 6. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 7. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 8. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

_____
Mayor

Passed:
Published:
Attest: _____
Village Clerk

1\mw\ord.21\PUD#32-Amd-OakTraceHousing-21-PLC-0013



0 500 1,000 Feet

Location Map: 200 Village Drive

Project Location

Subject Property

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VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JUNE 7, 2021 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
21-PLC-0013 200 Village Drive	Planned Unit Development Amendment	Flora Ramirez, AICP Development Planner

REQUEST
The petitioner is requesting approval of a Planned Unit Development (PUD) Amendment to PUD #32 to amend the previously approved campus master plan for Oak Trace Senior Living Community at 200 Village Drive.

NOTICE
The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

APPLICANT/ OWNER: Russell Mauk
Lifespace Communities (d/b/a Oak Trace)
4201 Corporate Drive
West Des Moines, IA 50266

PROPERTY INFORMATION

EXISTING ZONING: R-5A/PUD (Residential Attached House 5A/Planned Unit Development)
EXISTING LAND USE: Multi-Family Residential
PROPERTY SIZE: 1,688,647 square feet (38.77 acres)
PIN: 09-21-102-007

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4 General Residence (Westmont)	Residential
SOUTH:	R-2 Single Family (Darien) R-4 Single Family (DuPage Co.)	Residential
EAST:	R-3 Single Family Detached (Westmont)	Residential
WEST:	R-1 Single Family Residence R-3 Single Family Residence	Residential

ANALYSIS

SUBMITTALS
This report is based on the following documents, which are on file with the Department of Community Development:

1. Project Narrative
2. Plat of Survey
3. Architectural Plans
4. Engineering Plans
5. Landscape Plan

6. Photometric Plan
7. Sign Plan
8. Traffic Study

PROJECT DESCRIPTION

The petitioner is proposing an amendment to a previously approved Planned Unit Development for Oak Trace's Senior Living Community located at 200 Village Drive. The PUD was approved in April, 1992. The property is zoned R-5A/PUD (Residential Attached House 5A/Planned Unit Development).

An overview of the development (with proposed amendments) is provided below:

Phase #1 (2017 – 2019) – Phase 1, which was completed in May 2019, included the demolition of both an older nursing facility and 27 existing residences in multiplex cottages. It then included the construction of a new 4-story Healthcare Center that houses a new physical therapy/occupational therapy gym, new dialysis center, a new nursing unit, assisted living apartments and memory support assisted living suites.

Phase II (2017 – Suspended in 2020) – The applicant received Village approval for the construction of a 5-story 160 unit independent living facility in 2017. The applicant had demolished 12 existing townhomes, the Red Barn, a maintenance garage and various site utilities in early 2020 in preparation for the new independent living apartment building. In March 2020, the permit for construction of this phase of development was nearly complete. However, with the onset of the COVID-19 pandemic in 2020, the applicant suspended plans for this Phase.

Amended Phase #2 (Current – 2024) – The amended phase of this development includes a new 5-story Residential Living Building consisting of 145 new independent living apartments (previously 160 apartments). The 5-story apartment wings are connected to the existing Healthcare Center and the existing Residential Living buildings through a new 1-story Commons building. This new building will serve as the main entrance for the community and will house the residential living amenity space. A new underground parking garage and partial basement will be located underneath the apartment wings and Commons building.

This newly proposed Commons Building will be connected to the existing Residential Living Building and Healthcare Center at the first floor and basement level. The basement level connection is intended to serve for the movement of deliveries and trash. The first floor connection will also host the residential living amenity spaces. Additionally the underground level beneath the wings of the Residential Living building and Commons building will provide an underground parking garage that will house 150 parking spaces (previously 93 spaces). Parking is further discussed under Traffic and Parking.

The layouts of the new Residential Living Building and Commons building will maximize opportunities for landscaping by creating an open lawn concept. The courtyard will include a 20-foot wide fire lane of modular permeable grass pavers for use by the fire department. The southern entrance will be emphasized as the primary entry into the campus through widening and additional landscaping. The existing loading dock just north of the new Residential Living Building will be altered to include saw toothed alcoves that will house trash compactors, a commercial dumpster, and recycling containers. This change will allow for a single building service location that will serve the entire campus. The existing Residential Living building first floor amenity spaces will also be renovated.

Finally, this phase will include a new 1-story maintenance garage in the northeast corner of the site to park Oak Trace vehicles. This garage will be screened for the adjacent neighbors with the existing berm and new landscaping. This phase adds approximately 191 new residents allowing for 40% couples and a 94%

occupancy in 145 new apartments.

Amended Phase #3 (2022-2027) – This phase will include independent living townhomes and will continue to be a market driven phase as was approved in the 2017 Planned Unit Development Amendment. The building footprint layout for this phase has yet to be finalized and will require Plan Commission review, with Village Council approval. This phase could potentially include the new development of Residential Living Villas in clusters of 2-3 for an overall addition of 104 residential living apartments.

Below is a summary of all three phases.

Table 1: A summary of the three phases and unit counts at each phase are provided below:

Description	Approved Zoning 2017 (Phase I, II and III)	Existing 2021 (Existing)	21-PLC-0013 Proposal				
			Amended Phase II 2021	Total Phase II (2021) New & Existing Unit)	Phase III	Grand Total	Difference Between 2017 Vs. 2021
Skilled Nursing Suites	62	62	**0**	**62**	0	62	No Change
Short Term Rehab Suites	32	32	**0**	**32**	0	32	No Change
Memory Support Suites	28	28	**0**	**28**	0	28	No Change
Assisted Living Apartments	66	66	**0**	**66**	0	66	No Change
Residential Living Apartments	378	218	**145**	**363**	0	363	-15
Residential Living Villas	104	0	**0**	**0**	104	104	No Change
Existing Residential Living Townhomes	0	16	**0**	**16**	0	0	No Change
Total Units	670	422	**145**	**567**	104	655	-15

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Residential Areas Plan in the Comprehensive Plans identifies the subject site as Multi-Family, falling into the Multi-Tenant Buildings category. The Plan states that these buildings are larger and denser with multiple units present. It also recognizes that parking should be provided on-site through either a surface parking lot or parking attached to the building. Oak Trace is included in this category as it targets seniors with amenities that "may include social activities, on-site medical care and other special needs of the senior population."

Residential Areas Plan goals specific to this proposal are to:

- Ensure quality housing stock remains a staple of the community;
- Maintain the optimal balance of housing types within the community;
- Ensure adequate buffering between residential and commercial uses; and
- Encourage a diversity of housing types, sizes and prices.

The Comprehensive Plan notes that Multi-Family is a growing market within the Village and should be located along arterial streets. The proposed development:

- Is located along an arterial street (Fairview Avenue)

- Targets senior citizens through design, amenities, and medical support services
- Establishes that the existing tree canopy is important to maintain and expand with new development
- Incorporates three of the four levels of residential modernization: Renovation, Expansion, and Redevelopment. This is intended to "replenish, rejuvenate, and spur reinvestment" in the Village's housing stock
- Stormwater management is addressed in a near- and long-term approach, constructing storm sewers, water quality measures, detention basins, and appropriate landscaping

The proposed development meets the goals of the current and draft updated Comprehensive Plans.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned R-5A/PUD (Residential Attached House 5A/ Planned Unit Development #32). The bulk requirements of the proposed development in the R5-A with PUD overlay zoning district are summarized in the following table:

Table 2 - Zoning Data: 2017 Approved vs. 2021 Proposed

Zoning Requirements (R5-A)	Required	Approved Zoning 2017 Through Phase III	Existing Campus (Current)	2021 Proposed Development (with Amended Phase II)
Street Yard Setback (West)	25'	24'	24'	No change
Side Yard Setback (North)	127'	353' 4"	353' 4"	178'
Side Yard Setback (South)	127'	31' 4"	31' 4"	No change
Rear Yard Setback (East)	20'	49'	49'	No change
Building Height	35'	68' 5"	68' 5"	No Change
Building Coverage	25%	17.4%	9.9%	18.2%
Unit Count	-	670 Units	422 Units	655 Units
DU/Acre	10.98 DU/Acre Max	17.28 DU/Acre	10.88 DU/Acre	16.89 DU/Acre
Floor Area Ratio	0.8	0.685	0.33	0.52

The proposed development is compliant with the vast majority of the bulk regulations in the R5-A zoning district and a Planned Unit Development is an allowable use within the R-5A zoning district. The amended site plan meets all zoning requirements including green space and parking, and surpasses building setbacks for the larger residential facilities. Floor area ratio is projected to be slightly above the minimum requirements once the townhomes are constructed as noted in the Table 3 above. In order to accommodate the total number of floors within the Residential Living Building, the maximum building height will exceed that allowed within R-5A zoning but will not surpass the tallest building currently existing on site. The requested deviation is the same as was previously approved with the 2017 PUD Amendment approval.

The proposed development meets the provisions of a Planned Unit Development Amendment as it proposes improvements to the property which would result in public benefits that are at least commensurate with the degree of development flexibility provided. With all the above analysis considered, the applicant's proposed amendment to PUD #32 is consistent with the Village's Zoning Ordinance.

SIGNAGE

An update to the campus master signage plan is part of this application. The applicant is proposing to update their two monument signs on either side of their south drive in addition to providing a new monument sign at their north entrance drive. Additional monument signs and directional signs will be placed throughout the campus. The size and number of signs associated with the development is appropriate based on the overall size of the campus and the number of different buildings within the campus that requires additional signage to assist in wayfinding. Additionally, only the three monument signs adjacent to Fairview Avenue would be visible from the public right-of-way.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The Subdivision Ordinance requires Planned Unit Developments to dedicate land or provide a cash contribution in-lieu-of actual land dedication at the discretion of the Village for park and recreational purposes and for school sites. As the proposal includes a decrease of 15 units for Phase II of the development no donation amounts are due for Phase II. Donations regarding any Phase III development will be determined at the time of submittal and review for Phase III.

ENGINEERING/PUBLIC IMPROVEMENTS

The site's stormwater is managed through the existing north detention pond. Since the Village and County recently adopted the new rainfall data, additional storage volume will be required for the proposed Phase II redevelopment. This additional storage will be provided by raising the pond's high water elevation by approximately four inches and by adjusting the control and overflow structure. The proposed Phase II design includes a net reduction in new impervious area compared to the pre-development conditions prior to 2017. As such Post Construction Best Management Practices (PCBMP) are not required for Phase II.

The petitioner shall be required to provide an updated easements over the entire stormwater system. Any additional necessary stormwater improvements shall be designed to comply with the Village's Stormwater and Flood Plain Ordinance.

The site's circulation pattern will remain unchanged. The southernmost entrance on Fairview Avenue will become the primary entrance by widening the curb cut and adding both landscaping and wayfinding signage. The existing water main will remain a private system. The Village will also require the petitioner to place all water and sanitary sewer mains and appurtenances within an updated easements. The petitioner submitted a photometric plan for the proposed development. The plan identifies the location of proposed lighting and light levels at numerous locations. The new lighting will have no visual impact on the surrounding neighbors. The new service garage will have wall pack lighting mounted to the west façade and the adjacent parking area will be illuminated by an existing pole light. The 5-story residential living building and 1-story commons building will be illuminated by additional lighting found in the internal courtyard proposed adjacent to the wings of the 5-story residential building.

TRAFFIC AND PARKING

There is no anticipated increases in traffic with the proposed re-design of the 5-story residential living apartment and 1-story commons building. The traffic and parking study found that the additional traffic volumes generated by the expansion and redevelopment could be accommodated by the area roadways and that the proposed parking supply is both in excess of the Village of Downers Grove's requirements and sufficient to accommodate the needs of the Oak Trace campus' residents and staff. The overall campus includes 517 parking spaces when 338 are required according to the Zoning Ordinance. The applicant will surpass the ADA requirement and provide 19 handicapped spaces when 8 are required. In the amended Phase II of this development, parking areas are proposed to be relocated in a new underground parking garage located below the wings of the residential living apartment. Lastly, the southernmost access point on Fairview Avenue will be widened, emphasized, and enhanced to highlight it as the primary campus

entry.

Table 3: Final Parking Calculations

Residential Style	Village Requirement	Development	Parking Required	Parking Proposed
Residential Apartments	0.6 spaces per du	363	218	369
Assisted Living Apartments	0.4 spaces per du	66 units	27	54
Skilled Nursing Suites/Short Term Nursing Suites/ Memory Support Suites	0.5 spaces per bed	122 total beds	61	67
Residential Townhomes	2 spaces per du	16 units	32	24
Accessible (H.C. Spaces)	301 > 400	-	8 H.C.	19 H.C.
		Total	338	533

PUBLIC SAFETY REQUIREMENTS

Emergency site access is currently available through the two existing main entrances along Fairview Avenue. Emergency access will be maintained through the two existing main entrances. An auto-turn exhibit showing vehicle movements for a ladder truck and ambulance has been provided by the petitioner. The exhibit clearly shows a ladder truck being able to maneuver throughout the site, while the ambulance will be able to access each of the proposed building entrances. Staff concurs with the exhibits and believes the necessary emergency access has been provided.

The Village's fire code classifies the new Residential Living Building as a high-rise because it is over 40 feet in height. As such, the Village requires the petitioner to house a fire command center, located in an area to be agreed upon with the Fire Department during the development of construction documents.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting public hearing notice signs and publishing the legal notice in the *Enterprise Newspapers, Inc. (The Bugle)*. Only one phone call was received by staff, mostly with questions about the proposed changes to the building footprint. Staff explained the proposal in detail to this resident.

STANDARDS OF APPROVAL

The petitioner is requesting approval of a final Planned Unit Development amendment to Planned Unit Development #32. The review and approval criterion for each request is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

Section 28.12.040.C.6 Review and Approval Criteria

The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

a. The zoning map amendment review and approval criteria of Sec. 12.030.I.

b. Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.
c. Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.
d. Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.
e. *Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.*

DRAFT MOTION

Staff will provide a recommendation at the June 7, 2021 meeting. Should the Plan Commission find that the request meets the standards of approval for a Planned Unit Development Amendment staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 21-PLC-0013:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Final Planned Unit Development #32 as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 21-PLC-0013, subject to the following conditions:

1. The Planned Unit Development Amendment shall substantially conform to the staff report; engineering, architectural and landscape drawings prepared by SAS Architects and Planners, dated April 30, 2021 and last revised on May 25, 2021 except as such plans may be modified to conform to the Village codes and ordinances.
2. Phase III park and school donations will be determined at the time of an application for Phase III approval.
3. Phase III will require Plan Commission review and Village Council approval.
4. The 1-Story Commons and the new Residential Living Building shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.
5. A fire command center shall be placed within the development in a location approved by the Fire Department.
6. All fire department connections shall be located within 100 feet of fire hydrants and shall require approval of the locations at every project phase.
7. The interior courtyard shall have a mountable curb and 20-foot wide fire lane in a location approved by the Fire Department.

Staff Report Approved By:



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Stanley J. Popovich, AICP
Director of Community Development

SP; fr
-att



0 500 1,000 Feet

Location Map:
200 Village Drive

Project Location
Subject Property

N

sas architects + planners llc
630 dundee rd, suite 110, northbrook, il 60062
847.564.8333
sasarch.com

Oak Trace Campus Redevelopment Project Narrative

Plan Commission Application

Project Summary / Status

Lifespace Communities ("the Owners") is proposing an amendment to the existing PUD for Oak Trace's Senior Living Community located at 200 Village Drive in Downer's Grove, Illinois. The current PUD (to be implemented over three phases) was approved by the Village of Downers Grove in 2017 to include the development of a new 4-story Healthcare Center (Phase I), a new 5-story Residential Living ("Independent Living") apartment building (Phase II), renovation of the existing Residential Living Building (Phase II), and new market-driven Residential Living Villas (Phase III). Phase I of the proposed development included the new 4-story Healthcare Center which was completed in May 2019. Phase II and III of the previously proposed development were paused due to unforeseen changes in demand within the senior living marketplace that were further impacted by the effects of the current pandemic.

The current campus is a Continuum of Care Retirement Community ("Life Plan Community") consisting of 218 residential living apartments, 16 residential living townhouse dwellings, 66 assisted living apartments, 28 memory care apartments, and 94 skilled and short-term rehabilitation suites at the completion of Phase I.

Lifespace Communities would like to propose an amended Phase II plan which will consists of a new 5-story Residential Living Apartment building and a new 1-story Commons building with underground parking and a partial basement. The amended plan adds an additional 145 residential living apartments to the community in lieu of the 160 apartments included in the previous PUD amendment. Phase II also includes the renovation of the existing Residential Living Building commons which will be similar to the previous submission.

Phase III will continue to be a market driven phase as was approved in the 2017 PUD amendment, potentially including the new development of Residential Living Villas in clusters of 2-3 for an addition of 104 residential living apartments.

In response to the change in market conditions, Lifespace Communities has re-evaluated their long-range development plans for the community, and has subsequently developed a new and improved design vision which they foresee will be more responsive the marketplace and will further enhance Oak Trace's place within the community. What follows is a detailed description of the scope of work, timing and some unique elements on campus which will aid in the owner's ability to enhance the lives of their residents.

Campus History

Lifespace DG, LLC d/b/a Oak Trace was incorporated in 2011 to acquire Oak Trace from Fairview Ministries through an auction conducted as part of a Chapter 11 bankruptcy proceeding. Oak Trace was formerly known as Fairview Village until it was acquired by Lifespace DG, LLC, an affiliate of Lifespace Communities, Inc. (Lifespace) in August 2011.

Lifespace Communities invested in the community to replace the outdated Health Center in 2018 with

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the new Healthcare Center, completed in 2019, to drastically improve the lives of their residents and make the community more attractive to prospective residents. The previously proposed phase II had commenced with their sales campaign but faced some marketing challenges including not being able to provide a covered parking space for each new apartment and the lack of several attractive amenity spaces. The Covid-19 pandemic exacerbated the marketing challenges and led to the re-envisioning of the Phase II development. The newly proposed development greatly enhances the new product by improving views from each apartment, resizing the apartments to match market demand and improve the amenities in the new and existing buildings.

Campus Phasing and Scope of Work Description

Phase I of this development included a new 4-story Healthcare Center, consisting of 66 assisted living apartments, 28 memory care apartments, and 94 skilled and short-term rehabilitation suites. This Healthcare Center also included a new physical therapy/occupational therapy gym which services the residents of the short-term rehab wing and outpatients and a new dialysis center which will service the residents of the skilled nursing facility. Phase I of the proposed development was completed in May 2019 and has received a design award and rave reviews since opening its doors.

The ***amended Phase II*** of this development includes a new 5-story Residential Living Building consisting of 145 new apartments (previously 160 apartments). The 5-story apartment wings are connected to the existing Healthcare Center and the existing Residential Living buildings through a new 1-story Commons building which will serve as the main entrance for the community and house the residential living amenity spaces. A new underground parking garage and partial basement will be located underneath the apartment wings and Commons buildings. Phase II also includes the renovation of the common amenity spaces located on the first floor and lower level of the existing Residential Living Building to bring them up to the standards of the new development.

- Site preparation for this phase was completed at the beginning of 2020 including the demolition of 12 existing residences in duplex configurations, the red barn, maintenance garage and the relocation and demolition of site utilities within the footprint of the new building.

- The Commons building is connected to the existing Residential Living Building and Healthcare Center at the first floor and basement levels. The basement connection is intended to be used primarily by staff for the movement of deliveries and trash.
- The underground parking garage will house 150 parking spaces (previously 93 spaces) in a conditioned environment with 24' drive aisles and an entry/exit at the end of each of the apartment wings.
- The buildings were positioned as to maximize the amount of landscaping around each of the buildings and improve the views. The first-floor common areas are positioned around a new centrally located open plan lawn concept providing beautiful views and enhanced resident wayfinding. The two wings of the residential living apartments are positioned to maximize the amount of landscaping to provide beautiful views and create a new open landscaped area.
- The new centrally located courtyard and new courtyard located between the residential living apartment wings include a new 20-foot-wide fire lane of modular permeable grass pavers for use by the fire department, which will be located within the 120-foot requirement to service all portions of the buildings.
- The southern entrance to the community will be widened, emphasized and enhanced to

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include a new tree lined boulevard to differentiate it from the northern site entrance, which will be re-positioned as a secondary community entrance. Each entrance will include new signage as indicated on the landscaping plans.

- The existing loading dock retaining walls will be altered to include saw toothed alcoves which will house the trash compactors, a commercial dumpster and recycling containers. This will improve operations by removing congestion in the existing two bays of the loading dock and improving operational logistics. The loading patterns, times and routes will largely remain consistent with the existing community. This scope of work will allow for a single building service location to service the entire community.
- The renovation of the existing Residential Living Building amenity spaces will be completed in conjunction with the new building in order to bring those up to the standards of the new development and offer new amenity spaces throughout the community.
- This development will also include a new 1-story 60' x 30' steel structure maintenance garage in the northeast corner of the site to park Oak Trace vehicles. This shed will be screened from the surrounding neighbors with the existing berm and new landscaping to minimize any potential disturbance to those residences.
- Phase II adds approximately 191 new residents allowing for 40% couples and a 94% occupancy in 145 new apartments.
- This phase of work is proposed to begin construction in the first quarter of 2022 after the presales campaign is completed and 70% of the apartments are sold. The total construction time is slated to take between 20-24 months.
- The previously approved Phase II master plan is included within this narrative as ***Figure 1*** in the appendix as a reference point for the benefit of the planning commission. Refer to ***Figure 3*** in the appendix for the comparison of dwelling units from 2017 versus the 2021 submission.

Phase III of this development will involve market driven Residential Living Villas or similarly scaled developments. As was previously approved, each Villa is proposed to be 3-stories, including one level of parking and two levels of residential living apartments, four to a floor.

- The size, scope and character of these buildings will be driven by the needs and desires of the community at the time of development. The floor plans and concept elevation approved of in the original PUD development will be the basis of development for this future phase. These were, however, preliminary and will require updating once the market is understood at the time of the development.
- When the Villas are needed, it is believed that they will be built in clusters of 2-3 at a time depending on the need on campus for additional Residential Living accommodations. These Residential Living Villas are not planned on being built for 5-10 years and the timing will depend solely on the demand on campus.
- The Residential Living Villas are maintaining the setbacks of the existing townhouses and will comply with all necessary zoning requirements as previously approved of in the PUD amendment of 2017. Phase III could add up to 160 additional residents if fully developed.
- The previously approved Phase III master plan is included within this narrative as ***Figure 2*** in the appendix and remains unchanged in this PUD amendment submission. Refer to ***Figure 3*** in the appendix for the comparison of dwelling units from 2017 to the 2021 submission. Refer to ***Figure 4*** in the appendix for the comparison between zoning charts from 2017 to the 2021 submission.

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Zoning and Code Compliance

The current campus is zoned R-5A (PD 32). The new zoning submission will require an amendment to the Planned Unit Development for Phase II but will remain in the R-5A zoning designation. Essentially, the Phase II development is proposing a different building configuration including 145 independent living apartments as opposed to the previously approved of 160 apartments. The proposed development also differs from the previously approved of plan, by creating a new 1-story building, which will house amenity spaces. As was previously approved, this development will be compliant with the zoning ordinance requirements, with the following exception:

- In order to accommodate the total number of floors within the Residential Living Building, the maximum building height will exceed that allowed within R-5A zoning. The requested variance is the same as was previously approved height in the 2017 PUD amendment. In compliance with all applicable zoning codes, the Residential Living Building will be required to house a fire command center, located in an area to be agreed upon with the Fire Department during the development of construction documentation.

This proposal includes a signage redevelopment plan which will provide wayfinding assistance throughout the campus. The signage plan indicated general sizes and locations of the major signs.

- Each building on campus will have its own building address. The new Healthcare Center is 250 Village Drive. The existing Residential Living building will retain its existing address and the new building will be 270 Village Drive, as was agreed upon with Village of Downers Grove staff with the last development.
- The signage plan is preliminary, but indicates the general size, location and character of the proposed signs.

Civil Engineering

The existing property drains by surface flow and pipe flow to the pond along the north side of the property. This pond provides detention for the existing property and was expanded in 2007 in anticipation for a past redeveloped plan. Since the Village and the County recently adopted the new rainfall data, additional storage volume will be required for the proposed Phase II redevelopment. The required additional storage will be provided by raising the pond high water elevation by approximately 4 inches by adjusting the control and overflow structure. Based on the proposed Phase II design, there is a net reduction in new impervious area compared to the pre-development conditions prior to 2017. Therefore, Post Construction Best Management Practice (PCBMP) is not required for Phase II. Refer to the stormwater memo for a further review of the storm sewer, detention and PCBMP.

Stormwater easements will need to be updated to reflect the proposed improvements. Below is a summary of the easements to be added or updated, if made necessary by the Village of Downers Grove.

Stormwater

- Storm water drainage easement around the proposed detention basin which is the existing pond. Easement would include language for the Village to access upon, over, and across the property to inspect the storm water drainage easement area. The easement line would be set to include at the minimum the 100-year overland flow elevation.

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- Storm water drainage easement for the 100-year overland flow route discharge to and from the existing pond. Easement would include language for the Village to access upon, over, and across the property to inspect the storm water drainage easement area.
- Storm water drainage easement for off-site stormwater sheet draining onto the Oak Trace property. There is a portion of Fairview Avenue right of way which sheet-drains into the existing conservation easement into the existing pond. The remaining portion of the property does not appear to receive any offsite flows.
- Alternatively, a blanket site easement for the Village to access upon, over, and across the property to inspect the major storm water systems and storm sewers.

Domestic Water Supply

- The existing water main and fire hydrants within the Oak Trace property are private. The water system will remain as a private system and therefore would not require easements.

Sanitary Sewer

- Existing sanitary sewer to be removed will need to have their respective sanitary sewer easements abrogated and new 20-foot-wide easements centered over all new sanitary main lines and existing sanitary sewers which did not have an easement.
- Sanitary services to buildings do not require easements.
- Conceptual plans have been submitted to the Downers Grove Sanitary District.

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Appendix

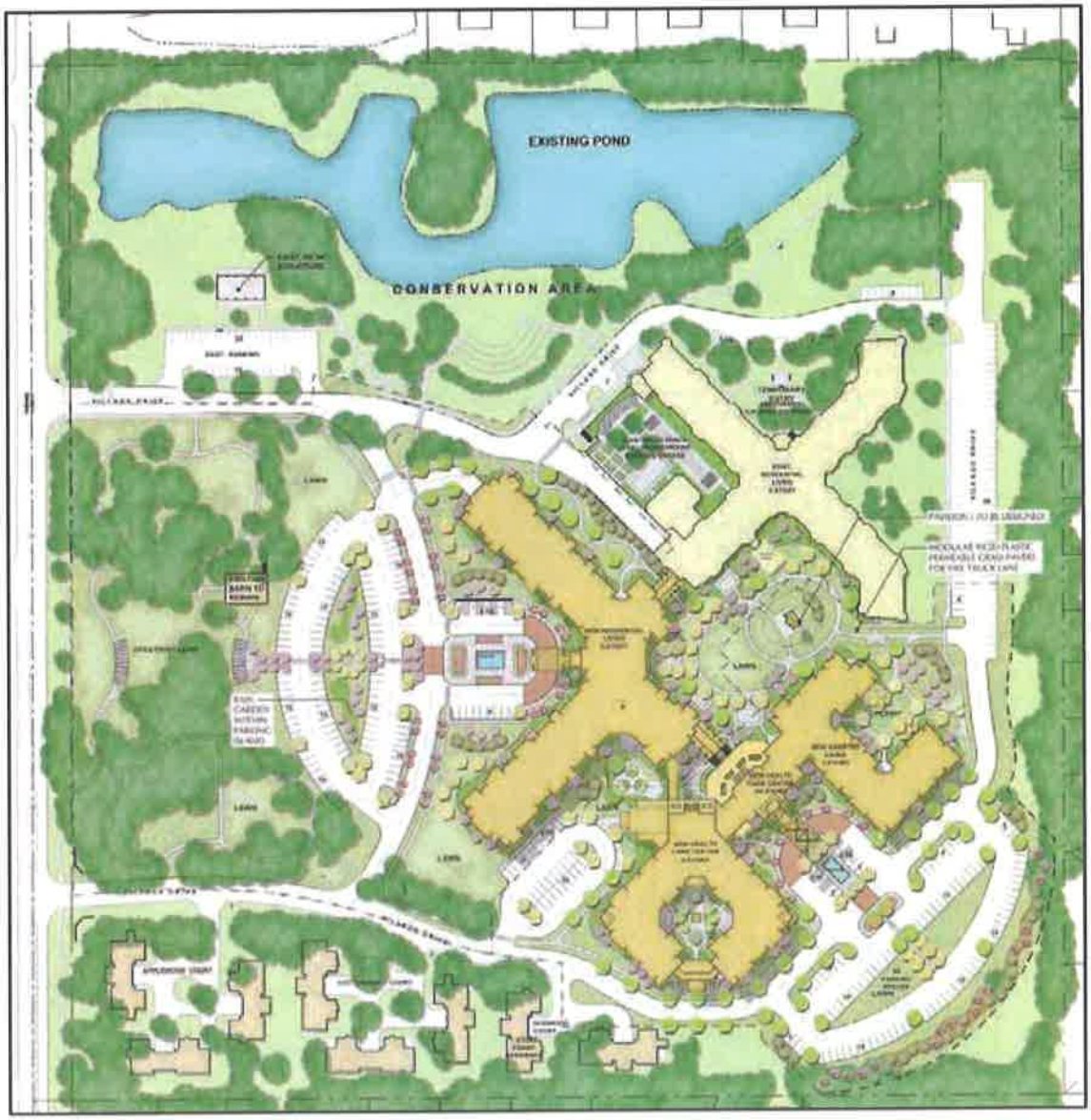


Figure 1 - Previously Submitted and Approved Phase II Master Plan – 2017

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Figure 2 *- Previously Submitted and Approved Phase III Master Plan – 2017*

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***Figure 3* – Dwelling Unit Chart – 2021 Amended vs 2017 Approved Development**

Dwelling Unit Chart						
Dwelling Unit Type	**Approved Zoning 2017 (End of Phase III)**	**2021 PUD Amendment**				**Difference (2021 to 2017)**
		Existing 2021 (Existing + Phase I)	**Amended Phase II 2021 (New Units)**	**Previously Approved Phase III (New Units)**	**Total Proposed 2021 (Exist. + New)**	
Skilled Nursing Suites	62 Beds	62 Beds	0 Beds	0 Beds	62 Beds	No Change
Short-Term Rehab Suites	32 Beds	32 Beds	0 Beds	0 Beds	32 Beds	No Change
Memory Support Apts.	28 Apts	28 Apts	0 Beds	0 Beds	28 Apts	No Change
Assisted Living Apts.	66 Apts	66 Apts	0 Beds	0 Beds	66 Apts	No Change
Residential Living Apts.	378 Apts	218 Apts	145 Apts	0 Beds	363 Apts	-15 Apts
Residential Living Villas	104 Apts	0 Apts	0 Apts	104 Apts	104 Apts	No Change
Residential Living Townhouses	0 Apts	16 Apts	0 Apts	0 Apts	0 Apts	No Change
Total (Existing + New)	***670 Units***	***422 Units***	***145 Units***	***104 Units***	***655 Units***	***-15 Units***

***Figure 4* – Zoning Comparison Chart – 2021 Amended vs. 2017 Approved Development**

Description	**Code Requirements**	**Approved Zoning 2017 (New + Exist. to Remain)**	**2021 PUD Amendment**			
			Existing 2021 (Existing + Phase I)	**Amended Phase II 2021 (New Only)**	**Previously Approved Phase III (New Only)**	**Total Proposed 2021 (Exist. + New Thru Phase III)**
Zoning Category	R-5A (PD 32)	R-5A (PD 32)	No Change	No Change	No Change	R-5A (PD 32) (No Change)
Use	Senior Living Community	Senior Living Community	No Change	No Change	No Change	Senior Living Community (No Change)
Unit Count (DU/Acre)	10.98 DU / Acre Max	(670 Units) 17.28 DU/Acre	(422 Units) 10.88 DU/Acre	+ 145 Units	+104 Units	(655 Units) 16.89 DU/Acre
Gross Site Area	-	1,687,647 SF (38.77 Acre)	No Change	No Change	No Change	1,687,647 SF – No Change (38.77 Acre – No Change)
Building Area	-	1,156,230 SF	550,960 SF	+ 324,800 SF	+304,213 SF	1,156,230 SF (No Change)
Floor Area Ratio	0.8	0.685	0.33	-	-	0.685 (No Change)
Building Coverage	32% Max Coverage	294,130 SF (17.4%)	166,750 SF (9.88%)	+74,099 SF	+100,529 SF	307,882 SF (18.2%)
Front Setbacks	25'-0"	24 Feet	-	-	-	24'-0" (No Change)
Rear Setbacks	20'-0"	49 Feet	-	-	-	49'-0" (No Change)
Side Setbacks	Greater of: 10% Lot or 5'-0" = 127'-2"	353'-4" N / 31'-4" S	-	-	-	178'-0" N / 31'-4" S (No Change)
Building Height	35'-0"	68'-5"	68'-5"	68'-5"	68'-5"	68'-5" (No Change)
Parking (Space / Bed)	Apt: .6 Space / DU Group Living: .5 / Bed AL: .4 Space / DU House: 2 Spaces / DU	527 Required 752 Provided (28 HC Spaces)	279 Required 379 Provided (12 HC)	338 Req. 533 Spaces (19 HC)	+ 145 Spaces	514 Required 654 Provided (32 HC)

Review and Approval Criteria

PLANNED UNIT DEVELOPMENT

Plan Commission Number & Title: _____

A DETAILED RESPONSE TO ALL OF THE STANDARDS SHALL BE PROVIDED, SPECIFYING HOW EACH STANDARD IS OR IS NOT MET.

Section 28.12.040.C.6 Review and Approval Criteria (Planned Unit Development)
The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

1. ***The zoning map amendment review and approval criteria of Sec. 12.030.I.***
   See the analysis of zoning map amendment review and approval criteria in separate document.

2. ***Whether the proposed PUD development plan and map amendment would be consistent with the Comprehensive Plan and any other adopted plans for the subject area.***
   See attachment.

3. ***Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.***
   See attachment.

4. ***Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.***
   See attachment.

5. ***Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.***
   See attachment.

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Oak Trace Campus Redevelopment
Planned Unit Development Review and Approval Criteria

1. ***The zoning map amendment review and approval criteria of Sec. 12.030.I. See the analysis of zoning map amendment review and approval criteria in separate document.***

   The property is already zoned R5-A/PUD (Residential Attached House 5A/Planned Unit Development). The proposed PUD amendment does not require a zoning map amendment and thus this standard is not applicable.

2. ***Whether the proposed PUD development plan and map amendment would be consistent with the Comprehensive Plan and any other adopted plans for the subject area.***

   The proposed project is consistent with the current Comprehensive Plan. The Plan identifies this area as Multi-Family within the Residential Areas Plan section. A PUD overlay shall provide the necessary tools to redevelop the property and meet some of the main goals of the Residential Areas Plan, to provide a variety of housing and dwelling unit types and to provide senior housing including multi-family residential and assisted- and extended-care facilities in convenient locations. With multiple buildings and uses on a single campus, a PUD overlay allows for a creative and modern development while addressing the key concepts of improved pedestrian circulation, safety, and senior living opportunities per the current and draft updated Comprehensive Plan. This standard has been met.

3. ***Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.***

   The proposed project meets eight of ten PUD overlay district provisions and objectives as found in Section 4.030 of the Zoning Ordinance. The proposal is consistent with the current and updated Comprehensive Plan and implements a residential area policy to provide senior living options. The proposal provides flexibility and creativity in responding to continuing changes and updates to senior living. The proposal also provides a variety of housing types and sizes while providing a mixed-use type campus with common and private spaces in addition to other spaces that are open to the public. The new buildings will be of a high-quality and will be compatible with surrounding areas as the applicant has taken great efforts to arrange the buildings so taller buildings are in the center of the site surrounded by smaller, lower buildings around the edge. The proposal also protects the existing wetland area along the north property line and provides high-quality lighting, architecture and signage. This standard has been met.

4. ***Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.***

   The proposal will result in the redevelopment of an existing senior living facility in the Village that currently serves the senior citizens of Downers Grove. The ability to modernize the facility and continue to offer a variety of housing options for a numerous seniors is a public benefit. As the population of Downers Grove ages and grows, it is important that housing opportunities are provided for our seniors which allows them to age in place and within the community. This

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standard has been met.

5. ***Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.***

Appropriate terms and conditions have been imposed on the approval which protect the interests of surrounding property owners and residents. The development calls for taller and more dense units to be located near the center of the site, while lower buildings, which would be more in scale with adjacent residential areas, would be located around the perimeter. Public safety conditions have been added which ensures emergency access and safe buildings. Additionally, this project will advance many goals and objectives laid out in several adopted documents and the conditions below will ensure that those goals and objectives are advanced. This standard has been met.

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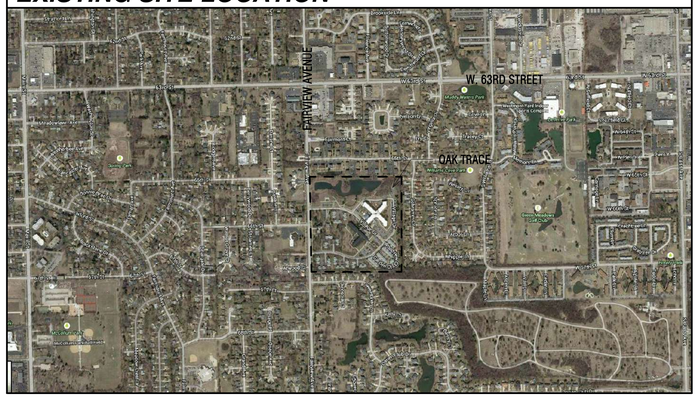
AERIAL RENDERING - VIEW FROM FAIRVIEW AVENUE

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TITLE SHEET & DRAWING INDEX

SHEET INDEX FOR ZONING		
SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE
01 - GENERAL		
T-0	TITLE SHEET & DRAWING INDEX	05/25/2021
03 - ARCHITECTURAL		
A-0	BUILDING CODE ANALYSIS	05/25/2021
A-1	SITE PLAN - EXISTING	05/25/2021
A-2	SITE PLAN - PROPOSED	05/25/2021
A-2.1	SITE PLAN - FUTURE PHASE	05/25/2021
A-3	LOWER LEVEL PLAN	04/30/2021
A-4	FIRST FLOOR PLAN	04/30/2021
A-5	TYPICAL FLOOR PLAN	04/30/2021
A-6	OVERALL ROOF PLAN	05/25/2021
A-7	EXTERIOR ELEVATIONS	04/30/2021
A-8	SECTION AA - CFM FRAMED BUILDNG SYSTEM	04/30/2021
A-9	SECTION C-C - CFM FRAMED BUILDING SYSTEM	04/30/2021
09 - ELECTRICAL		
E-1	ELECTRICAL SITE PLAN	04/30/2021
E-2	ELECTRICAL SITE PHOTOMETRICS	04/30/2021
11 - CIVIL		
ALTA	ALTA/ACSM LAND TITLE SURVEY	04/30/2021
C1	EXISTING CONDITIONS	04/30/2021
C2	GEOMETRIC PLAN	05/25/2021
C3	UTILITY PLAN	04/30/2021
C4	GRADING PLAN	04/30/2021
C-5	FIRE ENGINER EXHIBIT	05/25/2021
C-6	FIRE HYDRANT EXHIBIT	04/30/2021
12 - LANDSCAPING		
L-1	LANDSCAPE SITE PLAN	04/30/2021
L-2	CONCEPT SIGN DETAILS	04/30/2021

EXISTING SITE LOCATION



PROJECT TEAM:

OWNER:	DEVELOPER:	ARCHITECT:	CIVIL ENGINEER: (OWNER'S CONSULTANT)	LANDSCAPE ARCHITECT: (OWNER'S CONSULTANT)	MEP ENGINEER:
LIFESPACE COMMUNITIES 4201 CORPORATE DR. W. DES MOINES, IA 50266	GREENBRIER DEVELOPMENT 3232 McKINNEY AVE. #1160 DALLAS, TX 75204	SAS ARCHITECTS & PLANNERS LLC. 630 DUNDEE RD. NORTHBROOK, IL 60062	GEWALT HAMILTON ASSOCIATES 625 FOREST EDGE DR, VERNON HILLS, IL 60061	TESKA ASSOCIATES 627 GROVE ST. EVANSTON, IL 60201	STEEN ENGINEERING 5430 DOUGLAS DR. N CRYSTAL, MN 55429

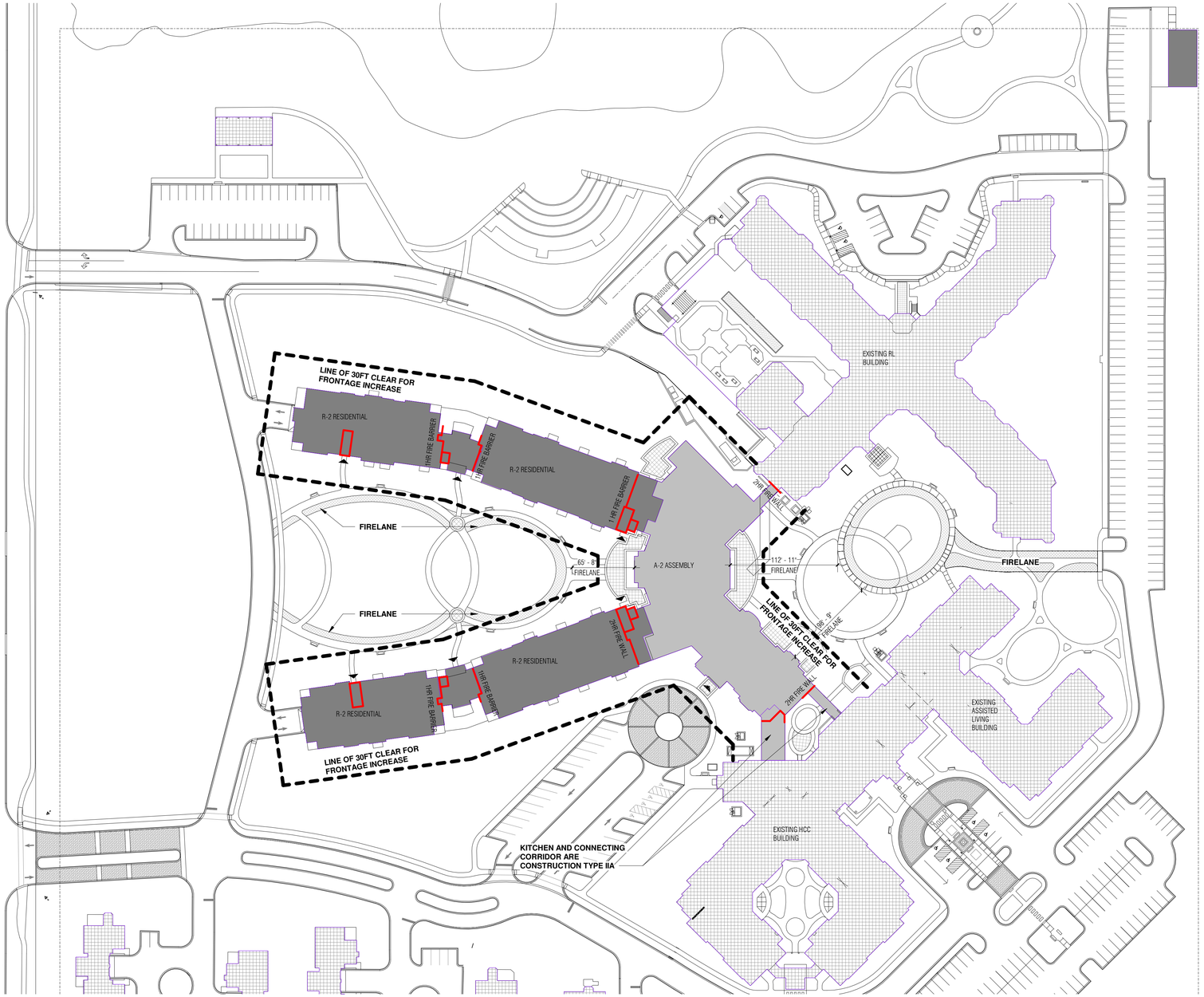
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05/25/2021 ZONING SUBMITTAL

SHEET NO. T-0

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BUILDING CODE ANALYSIS



1 AREA INCREASE & FRONTAGE DIAGRAM
1" = 60'-0"

DIAGRAM SHOWS AREA INCREASES FOR SPRINKLERS, FRONTAGE AND SHOWS PROPOSED LOCATIONS OF FIRE WALLS, FIRE BARRIERS AND SEPARATIONS OF OCCUPANCIES ONLY.

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BUILDING CODE ANALYSIS

DRAWING LEGEND:

EXISTING BUILDING TO REMAIN (LIMITED AND/OR NOT IN SCOPE)

NEW A-2 COMMONS

NEW R-2 RESIDENTIAL

NEW FIRE WALL BETWEEN OCCUPANCIES — 2 OR 3HR RATED FIRE WALL

STAIR/ ELEVATOR — 2HR RATED SHAFT

SAS Architects & Planners, LLC.

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05/25/2021 ZONING SUBMITTAL

SHEET NO. **A-0**

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EXISTING DETENTION POND TO REMAIN

EXISTING CURB TO BE REMOVED FOR PROPOSED MAINTENANCE BUILDING

EXISTING WALKING PATH TO BE REMOVED, SEE LANDSCAPE DRAWINGS

353' - 4" EXIST. SIDE SETBACK

EXISTING PICNIC SHELTER TO REMAIN

EXISTING SITE LIGHTING TO REMAIN, NOT IN SCOPE

LINE OF AREA OF WORK

EXISTING 353'-4" SIDE SETBACK

EXISTING VILLAGE DRIVE TO REMAIN

EXISTING PARKING LOT TO REMAIN

OUTDOOR AMPHITHEATER

EXISTING ASPHALT DRIVE, CONC CURBS AND SIDEWALKS TO REMAIN AS SHOWN, SEE CIVIL

VILLAGE DRIVE

EXISTING DRIVEWAY APRON, CONC. CURBS AND SIDEWALKS TO BE REMOVED, SEE CIVIL

EXISTING 5-STORY RESIDENTIAL TOWER BUILDING

EXISTING PARKING LOT, CONC CURBS AND SIDEWALKS TO BE REMOVED, SEE CIVIL

EXISTING CONCRETE RETAINING WALL AT EXISTING SERVICE DRIVE TO BE REMOVED FOR PROPOSED EXPANDED LOADING DOCK AND TRASH, SEE PROPOSED SITE PLAN DRAWING A-2

EXIST. PORTE COCHERE TO BE REMOVED

EXISTING VILLAGE DRIVE AND PARKING LOT TO REMAIN

EXISTING UNDERGROUND TUNNEL TO BE REMOVED

EXISTING PARKING LOT, CONC. CURBS, SIDEWALKS AND SITE LIGHTING TO BE REMOVED, SEE CIVIL

EXISTING ASPHALT DRIVE TO BE REMOVED

REMOVE ALL REMAINING CONCRETE (CURBS, SIDEWALKS, ETC.), GRAVEL ROADS, PILES, ETC AND PREP SITE FOR NEW CONSTRUCTION, SEE CIVIL

89' - 0" EXIST. REAR SETBACK

EXISTING TRASH ENCLOSURE TO BE REMOVED AT COMPLETION OF PHASE 2

VILLAGE DRIVE

EXISTING DRIVEWAY APRONS TO BE REMOVED , SEE CIVIL

EXISTING 24'-0" FRONT SETBACK

EXIST. 24' - 0" FRONT SETBACK

EXISTING GRAVEL DRIVE AND ALL REMAINING CONC CURBS, SIDEWALKS, ETC. AND REMAINING TOWNHOUSE TO BE DEMOLISHED AND REMOVED

EXISTING ASPHALT PARKING LOT, CONC. CURBS AND SIDEWALKS, SIGNAGE, SITE ELECTRICAL, ETC TO BE REMOVED, SEE CIVIL

EXISTING 4-STORY HEALTHCARE BUILDING

EXISTING NO CHANGE

EXISTING CONC SIDEWALK TO BE REMOVED

EXISTING MONUMENT SIGNS AND LIGHTING TO BE REMOVED, SEE LANDSCAPE

EXISTING SITE LIGHTING TO BE REMOVED, SEE ELECTRICAL

EXISTING CONC. CURBS TO BE REMOVED, SEE CIVIL

EX. GREASE TRAP

PORTION OF EXISTING VILLAGE DRIVE TO BE REMOVED & REPLACED WITH NEW

EXTENT OF ENTRANCE DRIVE REMOVAL

PARTIAL DEMOLITION AND REMOVAL OF EXISITNG ASHPALT DRIVE AND CURBS AS SHOWN

EXISTING VILLAS TO REMAIN

EXISTING COURT AND PARKING TO REMAIN

EXISTING VILLAGE DRIVE TO REMAIN

EXISTING PARKING LOT TO REMAIN

EXISTING 89'-0" REAR SETBACK

EXISTING SITE LIGHTING TO REMAIN, NOT IN SCOPE

EXISTING TRANSFORMERS TO REMAIN

EXISTING 31'-4" SIDE SETBACK

31'- 4" EXIST.

1 EXISTING SITE PLAN AND SITE DEMOLITION
1" = 60'-0"

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270 VILLAGE DRIVE, DOWNERS GROVE, IL

SITE PLAN - EXISTING

PROJECT NORTH
N

SCALE: 0' - 1" = 60' - 0"
0' 30' - 0" 60' - 0" 120' - 0"

DRAWING LEGEND:

EXISTING BUILDING TO REMAIN (LIMITED AND/OR NOT IN SCOPE)



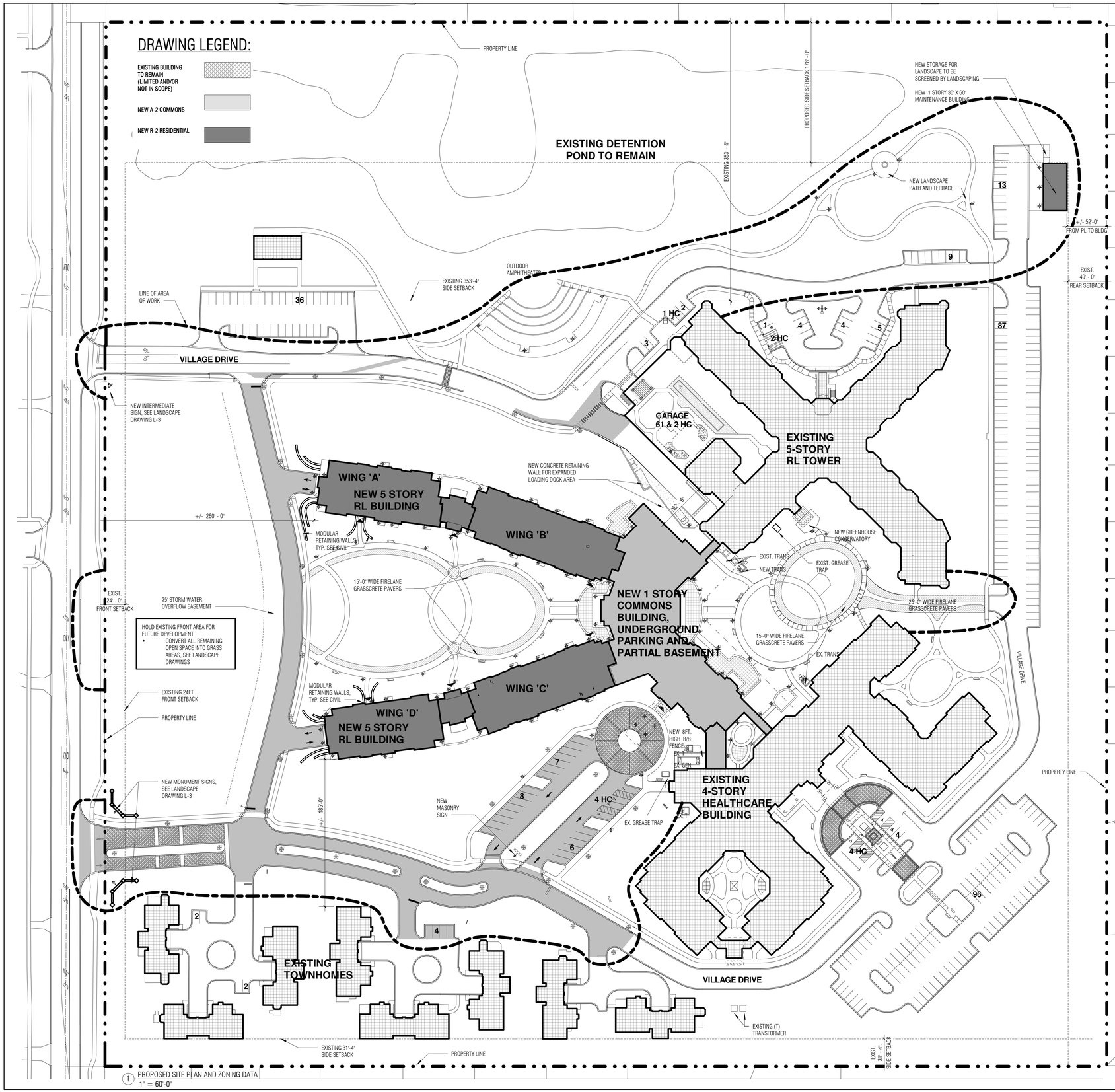
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SHEET NO. A-1

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1 PROPOSED SITE PLAN AND ZONING DATA
1" = 60'-0"

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SITE PLAN - PROPOSED

PROJECT NORTH N

SCALE: 60' - 0" = 0' - 1"

0' 0' - 0" 0' - 0" 0' - 0"

PHASE II - ZONING DATA

* FOR PHASE III ZONING DATA, SEE PROJECT NARRATIVE

DESCRIPTION	*CODE REQUIREMENTS*	*APPROVED ZONING 2017 THROUGH PHASE III (NEW + EXIST. TO REMAIN)*	*EXISTING CAMPUS 2021 (CURRENT)*	*PROPOSED DEVELOPMENT (ONLY)*	*TOTAL INCLUDING EXISTING CAMPUS 2021 + PROPOSED DEVELOPMENT PHASE 2 (ONLY)*
ZONING CATEGORY:	R-5A (PD 32)	R-5A (PD 32)	R-5A (PD 32)	R-5A (PD 32)	R-5A (PD 32)
USE	SENIOR LIVING COMMUNITY	SENIOR LIVING COMMUNITY	SENIOR LIVING COMMUNITY	SENIOR LIVING COMMUNITY	SENIOR LIVING COMMUNITY
UNIT COUNT - DU/ACRE	10.98 DU/ ACRE MAX	670 UNITS / 17.28 DU/ACRE	422 UNITS / 10.88 DU/ACRE	+145 UNITS	567 UNITS / 14.62 DU/ACRE
GROSS SITE AREA	-	1,687,647 SF (38.77 ACRE)	1,687,647 SF (38.77 ACRE)	1,687,647 SF (38.77 ACRE)	1,687,647 SF (38.77 ACRE)
BUILDING AREA	-	1,156,230 SF	550,960 SF	+324,800 SF	875,760 SF +/-
FLOOR AREA RATIO (FAR)	0.8	0.685	0.33	+ 0.19	0.52
BUILDING COVERAGE	32% MAX COVERAGE	294, 130 SF (17.4 %)	166,750 SF (9.88%)	+73,894 SF (+4.37%)	240,644 SF (14.25%)
FRONT SETBACKS	25 FEET	24 FEET	24 FEET	NO CHANGE	24 FEET
REAR SETBACKS	20 FEET	49 FEET	49 FEET	NO CHANGE	49 FEET
SIDE SETBACKS	GREATER OF 10% LOT WIDTH OR 5 FEET = 127.2 FEET	353'-4" N / 31'-4" S	353'-4" N / 31'-4" S	PROPOSED NORTH: 178'-0" EXIST. SOUTH: NO CHANGE	NORTH: 178'-0" SOUTH: 31'-4"
BUILDING HEIGHT	35 FEET	68'-5"	68'-5"	68'-5"	68'-5"

PHASE II - UNIT CALCULATIONS

* FOR PHASE III UNIT CALCULATIONS, SEE PROJECT NARRATIVE

DESCRIPTION	*APPROVED ZONING 2017 (END OF PHASE III)*	*EXISTING 2021 (EXISTING + PHASE I)*	*AMENDED PHASE II 2021 (NEW UNITS)*	*TOTAL PHASE II (2021) (NEW + EXISTING UNIT/ BEDS)*	*DIFFERENCE BETWEEN 2021 VS 2017 (PHASE 2 ONLY)*
SKILLED NURSING SUITES	62 BEDS	62 BEDS	0 BEDS	62 BEDS (NO CHANGE)	NO CHANGE
SHORT TERM REHAB SUITES	32 BEDS	32 BEDS	0 BEDS	32 BEDS (NO CHANGE)	NO CHANGE
MEMORY SUPPORT SUITES	28 APTS	28 APTS	0 APTS	28 APTS (NO CHANGE)	NO CHANGE
ASSISTED LIVING APTS	66 APTS	66 APTS	0 APTS	66 APTS (NO CHANGE)	NO CHANGE
RESIDENTIAL LIVING APTS	378 APTS	218 APTS	145 APTS	363 APTS	-15 APTS
RESIDENTIAL LIVING VILLAS	104 DU	0 DU	0 DU	0 DU (PHASE III)	0 DU (PHASE III)
RESIDENTIAL LIVING EXIST. TOWNH	0 DU	16 DU	0 DU	16 DU (NO CHANGE)	NO CHANGE
TOTAL UNITS	670 DU	422 DU	145 DU	567 DU	-15 APTS

PHASE II - PARKING CALCULATION

* FOR PHASE III PARKING CALCULATION, SEE PROJECT NARRATIVE

	ZONING REQUIREMENTS			INS. OF TRANSPORTATION ENGINEERS RECOMMENDATION			SAS ARCHITECTS RECOMMENDATION			ACTUAL PARKING PROVIDED PER SITE PLAN
DESCRIPTION	# PER BED OR DWELL. UNIT (DU)	DU/BEDS (ACTUAL)	TOTAL SPACES REQUIRED	# PER BED OR DWELL. UNIT (DU)	DU/BEDS (ACTUAL)	TOTAL SPACES REQUIRED	# PER BED OR DWELL. UNIT (DU)	DU/BEDS (ACTUAL)	TOTAL SPACES REQUIRED	
SKILLED NURSING/ SHORT TERM REHAB/ MEM. CARE:	0.5 PER BED	122	61	0.41 PER BED	122	50	0.5 PER BED	122	61	67
ASSISTED LIVING:	0.4 PER DU	66	27	0.41 PER DU	66	27	0.75 PER DU	66	50	54
RESIDENTIAL LIVING:	0.6 PER DU	363	218	1 PER DU	363	363	1 PER DU	363	363	369
RESIDENTIAL TOWNHOMES:	2 PER DU	16	32	0.59 PER DU	16	10	1.5 PER DU	16	24	24
ACCESSIBLE (H.C. SPACES)	301 > 400		8 H.C. SPACES	401 > 500		9 H.C. SPACES	401 > 500		9 H.C. SPACES	19 H.C. SPACES
TOTAL REQUIRED/ PROVIDED	567 DU/BEDS		338 SPACES	567 DU/BEDS		450 SPACES	567 DU/BEDS		498 SPACES 9 H.C. SPACES 507 TOTAL	514 SPACES 19 H.C. SPACES 533 TOTAL SPACES

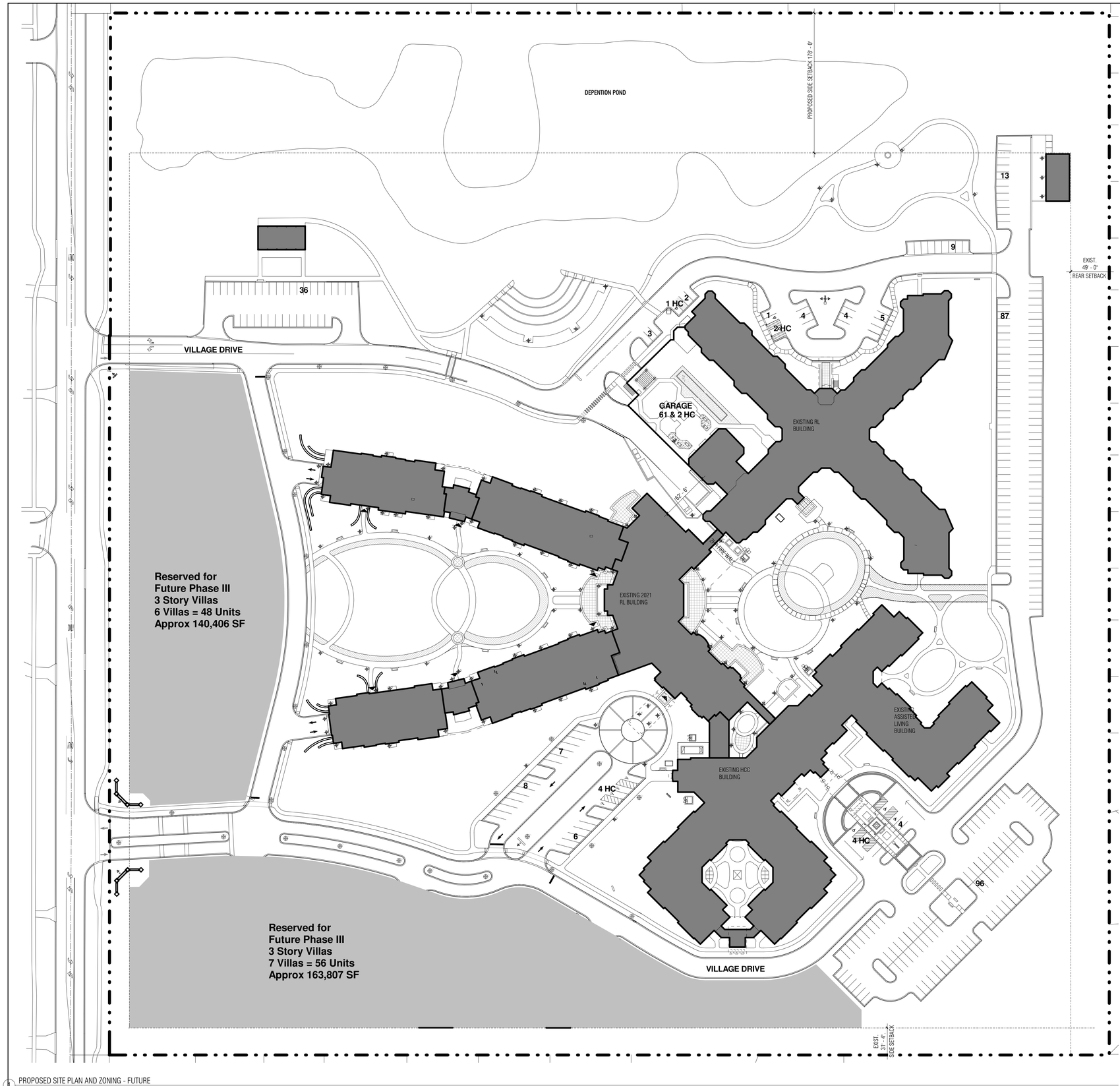
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PROPOSED SITE PLAN AND ZONING - FUTURE
1" = 60'-0"

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SITE PLAN - FUTURE PHASE

PROJECT NORTH N

DWELLING UNIT CHART - 2021 Amended vs 2017 Approved Development

DESCRIPTION	APPROVED ZONING 2017 (END OF PHASE III)	2021 PUD AMENTMENT				DIFFERENCE (2021 TO 2017)
		EXISTING 2021 (EXISTING + PHASE I)	AMENDED PHASE II 2021 (NEW UNITS)	PREVIOUSLY APPROVED PHASE III (NEW UNITS)	TOTAL PROPOSED 2021 (EXIST + NEW)	
SKILLED NURSING SUITES	62 BEDS	62 BEDS	0 BEDS	0 BEDS	62 BEDS	NO CHANGE
SHORT TERM REHAB SUITES	32 BEDS	32 BEDS	0 BEDS	0 BEDS	32 BEDS	NO CHANGE
MEMORY SUPPORT SUITES	28 APTS	28 APTS	0 BEDS	0 BEDS	28 APTS	NO CHANGE
ASSISTED LIVING APTS	66 APTS	66 APTS	0 BEDS	0 BEDS	66 APTS	NO CHANGE
RESIDENTIAL LIVING APTS	378 APTS	218 APTS	145 APTS	0 BEDS	363 APTS	-15 APTS
RESIDENTIAL LIVING VILLAS	104 APTS	0 APTS	0 APTS	104 APTS	104 APTS	NO CHANGE
RESIDENTIAL LIVING EXIST. TOWNH	0 APTS	16 APTS	0 APTS	0 APTS	0 APTS	NO CHANGE
TOTAL (EXISTING + NEW)	670 UNITS	422 UNITS	145 UNITS	104 UNITS	655 UNITS	-15 APTS

ZONING COMPARISON CHART - 2021 Amended vs. 2017 Approved Development

DESCRIPTION	CODE REQUIREMENTS	APPROVED ZONING 2017 (NEW + EXIST. TO REMAIN)	2021 PUD AMENDMENT			
			EXISTING 2021 (EXISTING + PHASE 1)	AMENDED PHASE II 2021 (NEW ONLY)	PREVIOUSLY APPROVED PHASE III (NEW ONLY)	TOTAL PROPOSED 2021 (EXIST. + NEW THRU PHASE III)
ZONING CATEGORY:	R-5A (PD 32)	R-5A (PD 32)	NO CHANGE	NO CHANGE	NO CHANGE	R-5A (PD 32)
USE	SENIOR LIVING COMMUNITY	SENIOR LIVING COMMUNITY	NO CHANGE	NO CHANGE	NO CHANGE	SENIOR LIVING COMMUNITY (NO CHANGE)
UNIT COUNT - DU/ACRE	10.98 DU/ ACRE MAX	670 UNITS / 17.28 DU/ACRE	422 UNITS / 10.88 DU/ACRE	+145 UNITS	+104 UNITS	655 UNITS / 16.89 DU/ACRE
GROSS SITE AREA	-	1,687,647 SF (38.77 ACRE)	NO CHANGE	NO CHANGE	NO CHANGE	1,687,647 SF - NO CHANGE (38.77 ACRE - NO CHANGE)
BUILDING AREA	-	1,156,230 SF	550,960 SF	+324,800 SF	+304,213 SF	1,156,230 SF - NO CHANGE
FLOOR AREA RATIO (FAR)	0.8	0.685	0.33		+ 0.19	0.52
BUILDING COVERAGE	32% MAX COVERAGE	294, 130 SF (17.4 %)	166,750 SF (9.88%)	+74,099 SF	+100,529 SF	307,882 SF (18.2%)
FRONT SETBACKS	25 FEET	24 FEET	-	-	-	24 FEET - NO CHANGE
REAR SETBACKS	20 FEET	49 FEET	-	-	-	49 FEET - NO CHANGE
SIDE SETBACKS	GREATER OF 10% LOT WIDTH OR 5 FEET = 127.2 FEET	353'-4" N / 31'-4" S	-	-	-	NORTH: 178'-0" SOUTH: 31'-4" (NO CHANGE)
BUILDING HEIGHT	35 FEET	68'-5"	68'-5"	68'-5"	68'-5"	68'-5" - NO CHANGE
PARKING (SPACE / BED)	APT: 0.6 SPACE / DU GROUP LIVING: 0.5 / BED AL: 0.4 SPACE / DU HOUSE: 0.2 SPACES/ DU	527 REQUIRED 752 PROVIDED (28 HC SPACES)	279 REQUIRED 379 PROVIDED (12 HC)	338 REQUIRED 533 PROVIDED (19 HC)	+ 145 SPACES	514 REQUIRED 654 PROVIDED (32 HC)

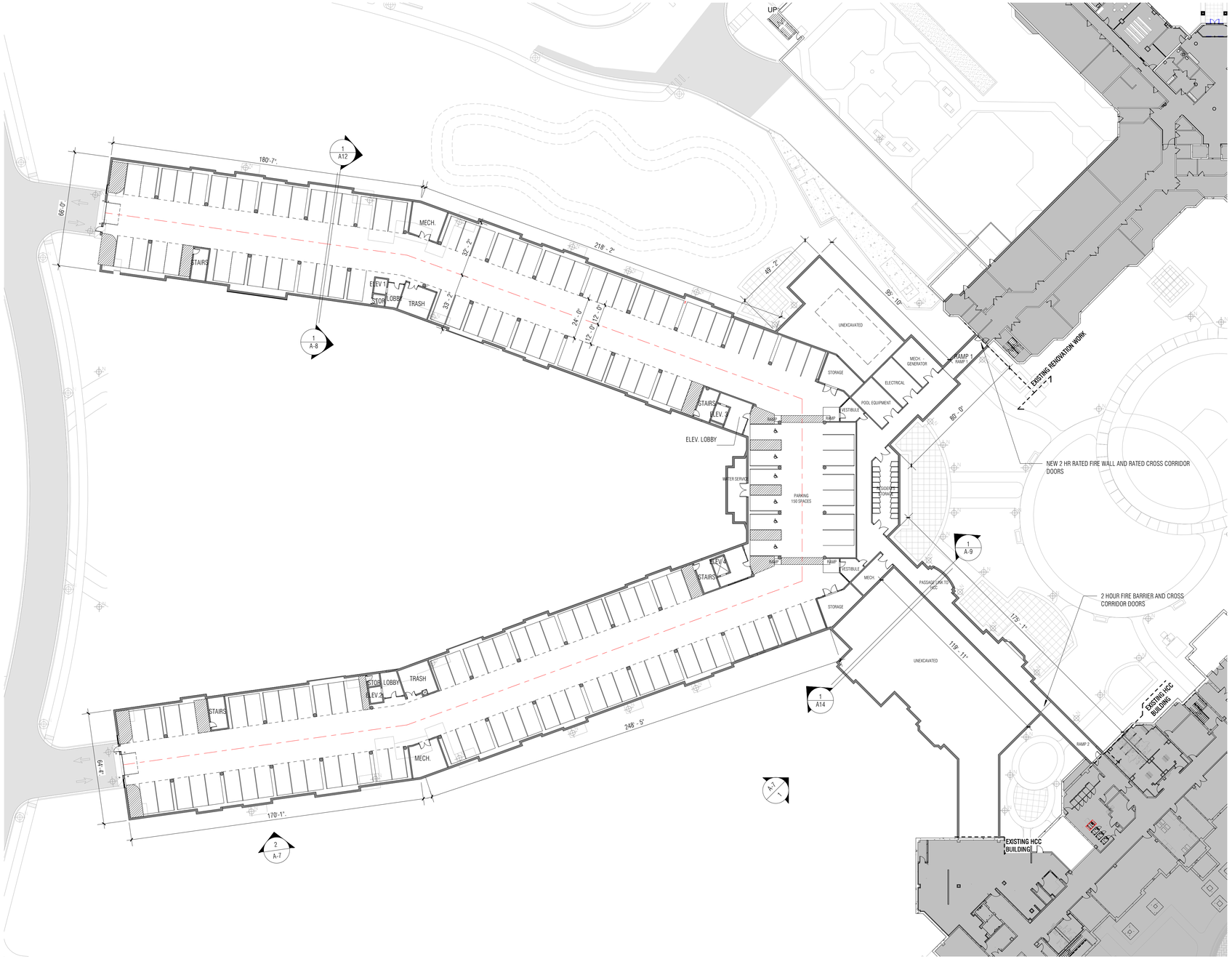
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1 LOWER LEVEL FLOOR PLAN
1" = 30'-0"

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LOWER LEVEL PLAN

PROJECT NORTH
N

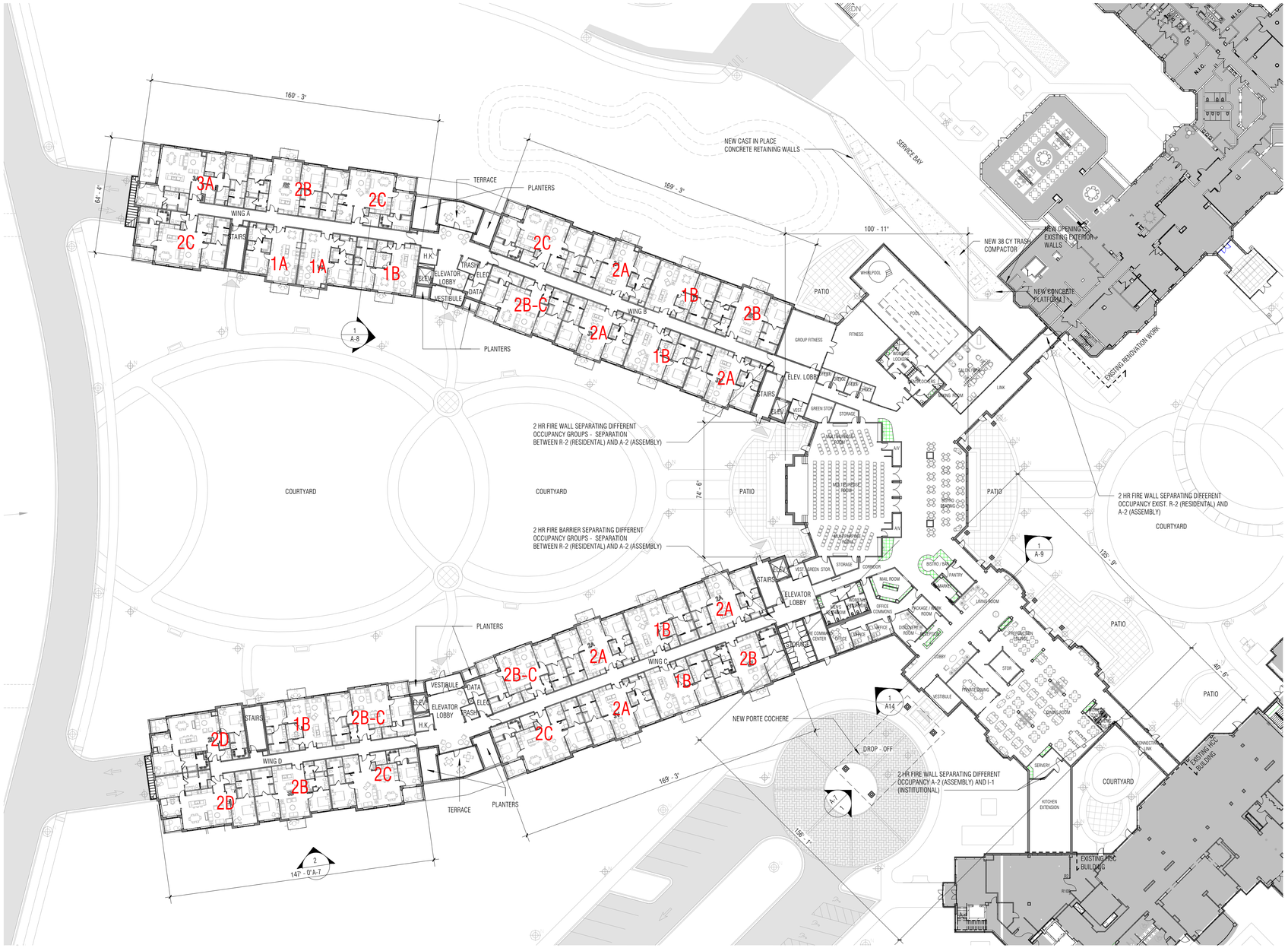
SCALE: 0' 1" = 30' - 0"
0' 15' - 0" 30' - 0" 60' - 0"

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1 1ST FLOOR PLAN
1" = 30'-0"

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FIRST FLOOR PLAN

SCALE: 0" = 1" = 30' - 0"
0 15' - 0" 30' - 0" 60' - 0"

PROJECT NORTH
N

APARTMENT MATRIX

TYPE	APARTMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
1A	1 BEDROOM, 1.5 BATH (DEN OPTION)	2	2	2	2	2	10
1B	1 BEDROOM & DEN, 1.5 BATH	6	6	6	6	6	30
2A	2 BEDROOM, 2 BATH	6	6	6	6	6	30
2B	2 BEDROOM, 2 BATH	4	4	4	4	4	20
2B-C	2 BEDROOM, 2 BATH (CORNER)	3	3	3	3	3	15
2C	2 BEDROOM, 2.5 BATH (DEN OPTION)	5	5	5	5	5	25
2D	2 BEDROOM & DEN, 2 BATH	2	2	2	2	2	10
3A	3 BEDROOM, 2.5 BATH	1	1	1	1	1	5
	TOTAL	29	29	29	29	29	145

AREA CHART - GROSS SF

FLOOR DESIGNATION	CURRENT AREA (03/15/2021)
PARKING GARAGE	PARKING: 56,437 | BASEMENT: 11,248 SF TOTAL: 67,685 SF
1ST FLOOR	R-2: 46,751 SF | A-2: 27,348 SF TOTAL: 74,099 SF
2ND FLOOR	45,754 SF
3RD FLOOR	45,754 SF
4TH FLOOR	45,754 SF
5TH FLOOR	45,754 SF
TOTAL	324,800 SF

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TYPICAL FLOOR PLAN

PROJECT NORTH
N

SCALE: 0' - 1" = 30' - 0"
0' 15' - 0" 30' - 0" 60' - 0"



1 TYPICAL UPPER FLOOR PLANS
1" = 30'-0"

APARTMENT MATRIX

TYPE	APARTMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
1A	1 BEDROOM, 1.5 BATH (DEN OPTION)	2	2	2	2	2	10
1B	1 BEDROOM & DEN, 1.5 BATH	6	6	6	6	6	30
2A	2 BEDROOM, 2 BATH	6	6	6	6	6	30
2B	2 BEDROOM, 2 BATH	4	4	4	4	4	20
2B-C	2 BEDROOM, 2 BATH (CORNER)	3	3	3	3	3	15
2C	2 BEDROOM, 2.5 BATH (DEN OPTION)	5	5	5	5	5	25
2D	2 BEDROOM & DEN, 2 BATH	2	2	2	2	2	10
3A	3 BEDROOM, 2.5 BATH	1	1	1	1	1	5
	TOTAL	29	29	29	29	29	145

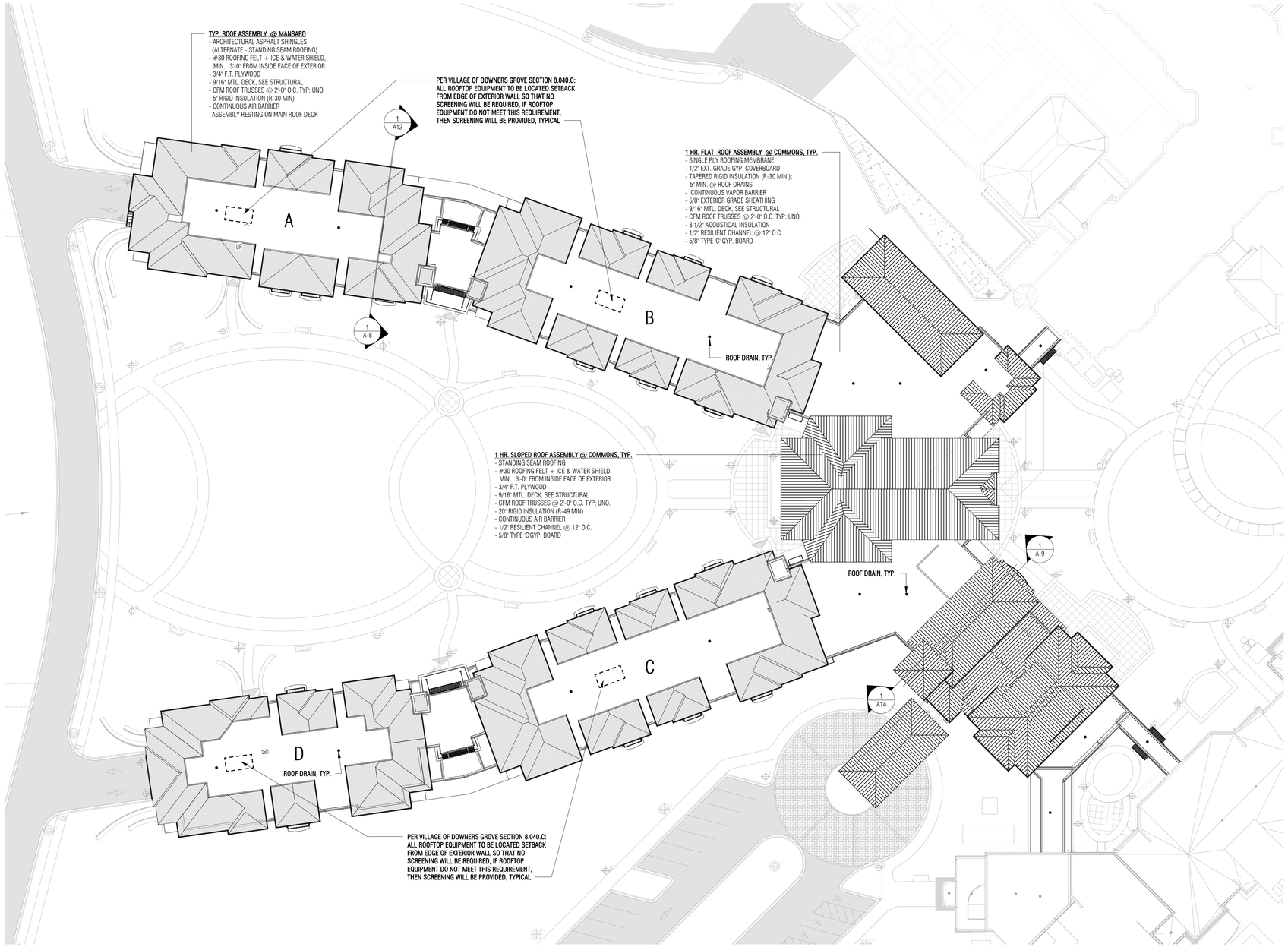
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1 OVERALL ROOF PLAN
1" = 30'-0"

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OVERALL ROOF PLAN

PROJECT NORTH
N

SCALE: 0' - 1" = 30' - 0"
0 15' - 0" 30' - 0" 60' - 0"

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AERIAL RENDERING - VIEW TO CLUBHOUSE COMMONS ENTRANCE

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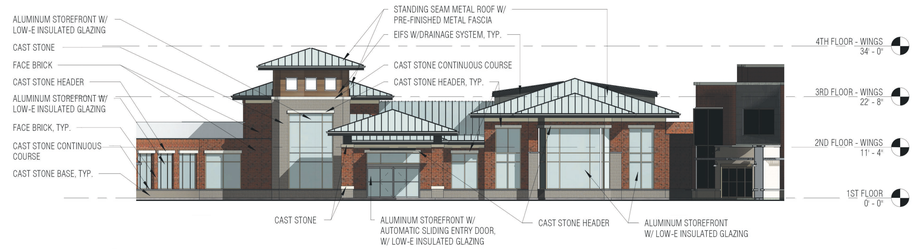
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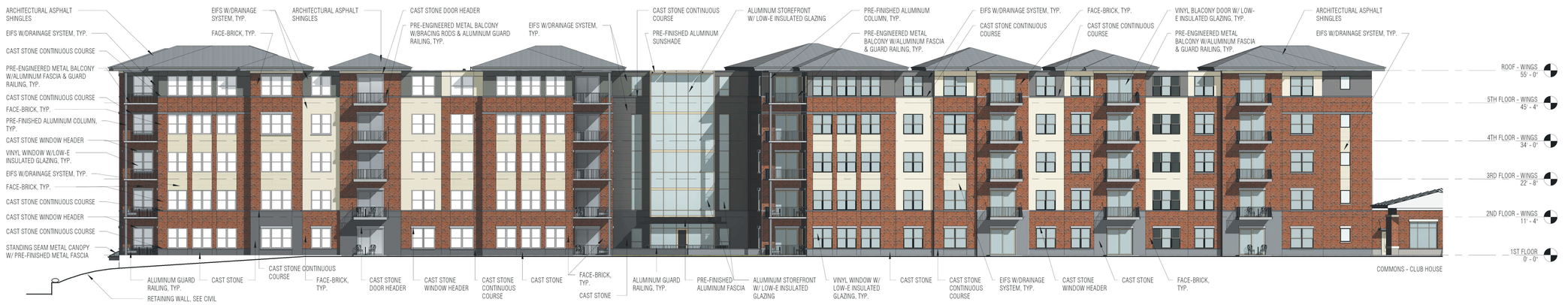
EXTERIOR ELEVATIONS

SCALE: 0' - 0 1/8" — 1' - 0"

0' 4' - 0" 8' - 0" 16' - 0"



1 **COMMONS - CLUB HOUSE**
1/16" = 1'-0"



2 **SOUTH ELEVATION - WING D**
1/16" = 1'-0"

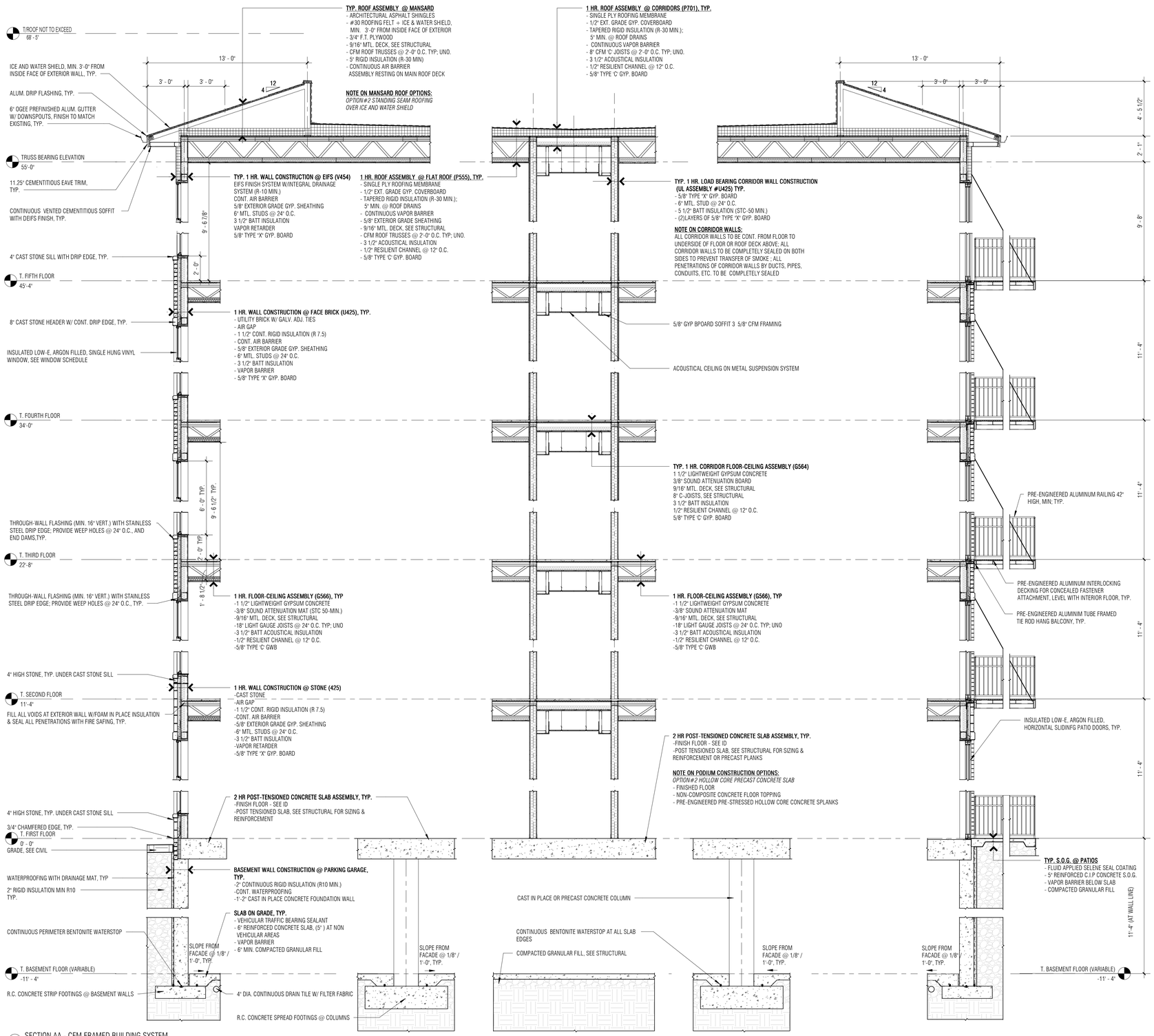
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1 SECTION AA - CFM FRAMED BUILDING SYSTEM
1/4" = 1'-0"

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SECTION AA - CFM FRAMED BUILDNG SYSTEM

SCALE: 0' - 0 1/4" = 1' - 0"
0 2' - 0" 4' - 0" 8' - 0"

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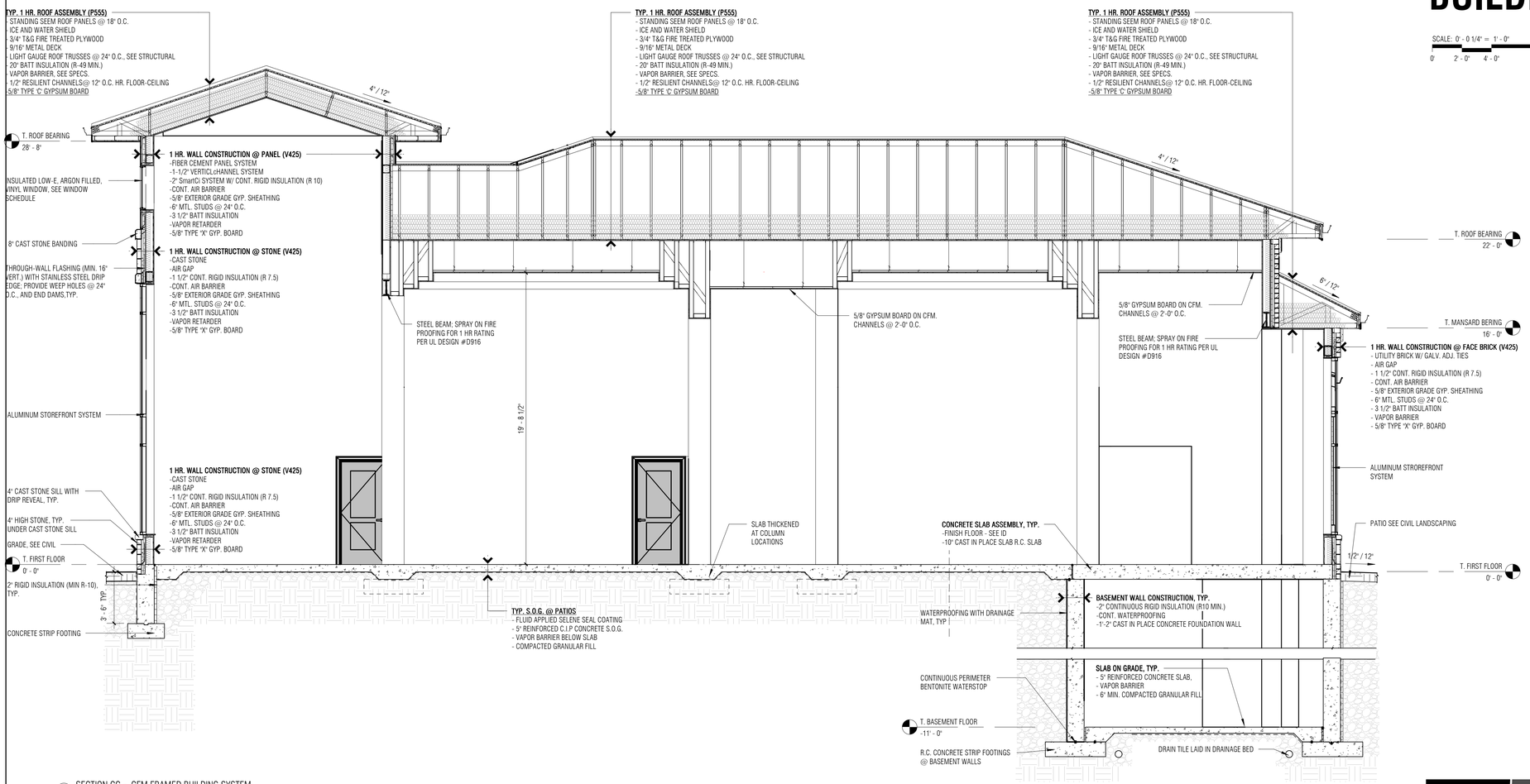
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SECTION C-C - CFM FRAMED BUILDING SYSTEM

SCALE: 0' - 0 1/4" = 1' - 0"

0' 2' - 0" 4' - 0" 8' - 0"



1 SECTION CC - CFM FRAMED BUILDING SYSTEM
1/4" = 1'-0"

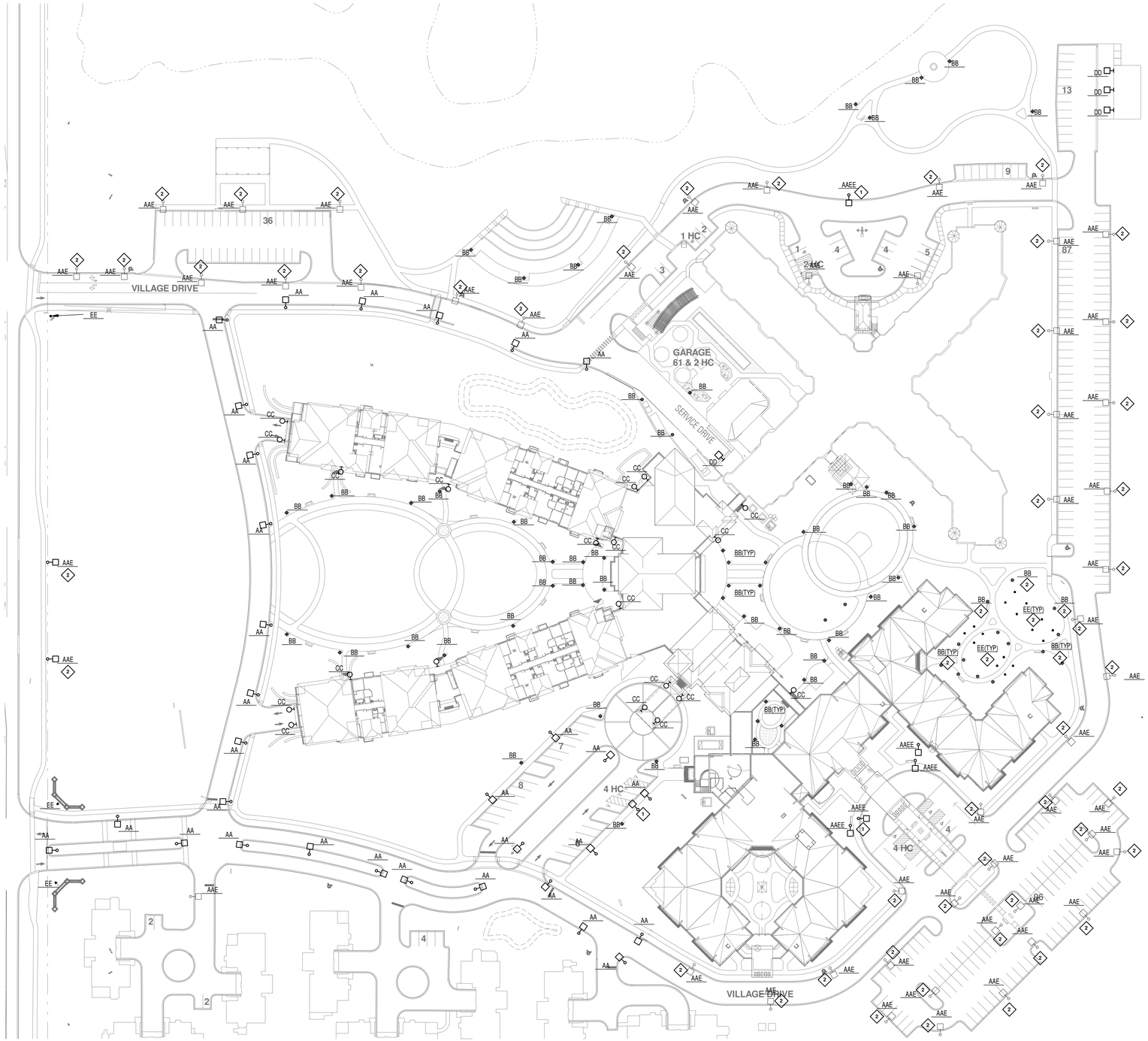
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1 ZONING ELECTRICAL SITE PLAN
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ELECTRICAL SITE PLAN

LIGHT FIXTURE SCHEDULE

IDENT	FIXTURE TYPE	MOUNTING	LAMPS	LENS, LOUVER, ETC.	MANUFACTURER'S CATALOG NUMBER	NOTES
AA	SITE POLE SINGLE HEAD TYPE 3	16' HEIGHT W/POLE & BASE	94/W 8015 LUM 4500K	MATCH EXISTING	STERNBERG #: PT 413SCLED 6ARC4572R MDL03 SV1	1,2,3
AAE	EXISTING SITE POLE					
BB	BOLLARDS	SURFACE	31/W 2560 LUM 4500K	TBD	STERNBERG #: BL RT43t 261.4T23 MDL03 SV2	
CC	WALL SCONCE	WALL	9W 439 LED 800LU 2700K	BRONZE	KICHLER #: 49345AZ	
DD	WALL PACK	ABOVE DOOR	87/W LED 7319 LUM 4000K	TBD	LITHONIA #: AWV1 LED 42C 350 40K SR3 MVOLT	
EE	MONUMENT LIGHT	KNUCKEL W/ THREADED PIPE	15.5/W 1263 LUM 4000K	DARK BRONZE	BEGA #: 77 681	

GENERAL NOTES:
A. EQUAL LIGHTING ASSEMBLIES SHALL BE PROVIDED WITH LAMP AND PHOTOMETRICS TO MATCH THOSE SPECIFIED.
B. COORDINATE ALL RECESSED LIGHTING ASSEMBLIES WITH CEILING TYPE. PROVIDE FLANGE KITS & RATED ENCLOSURES AS REQUIRED.
C. ALL LED LAMP WATTS & LUMENS ARE LISTED BASED ON DESIGN REQUIREMENTS.
D. ALL LAMPS SHALL BE LED.
E. ASSEMBLIES LISTED WITH MEDIUM BASE SOCKETS SHALL BE PROVIDED WITH A19-SERIES LED LAMPS CREE OR EQUAL.
F. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LAMPS FOR EACH LIGHTING ASSEMBLY AS SCHEDULED & SPECIFIED.
G. ALL VALUE ENGINEERED (V/E) LIGHT FIXTURES RECALCULATIONS SHALL BE BY THE LIGHTING SUPPLIER/CONTRACTOR.
H. SEE ARCHITECTURAL PLANS FOR UNIT UPGRADES.

SPECIFIC NOTES:
1. TOTAL ASSEMBLY HEIGHT SHALL BE BASED ON HEIGHT ABOVE GRADE PLUS POLE HEIGHT.
2. PROVIDE ANCHOR BOLT MOUNTING TO CONCRETE BASE.
3. FIELD COORDINATE EXACT LOCATION & MOUNTING HEIGHT PRIOR TO ROUGH-IN.

SPECIFIC ELECTRICAL SITE NOTES

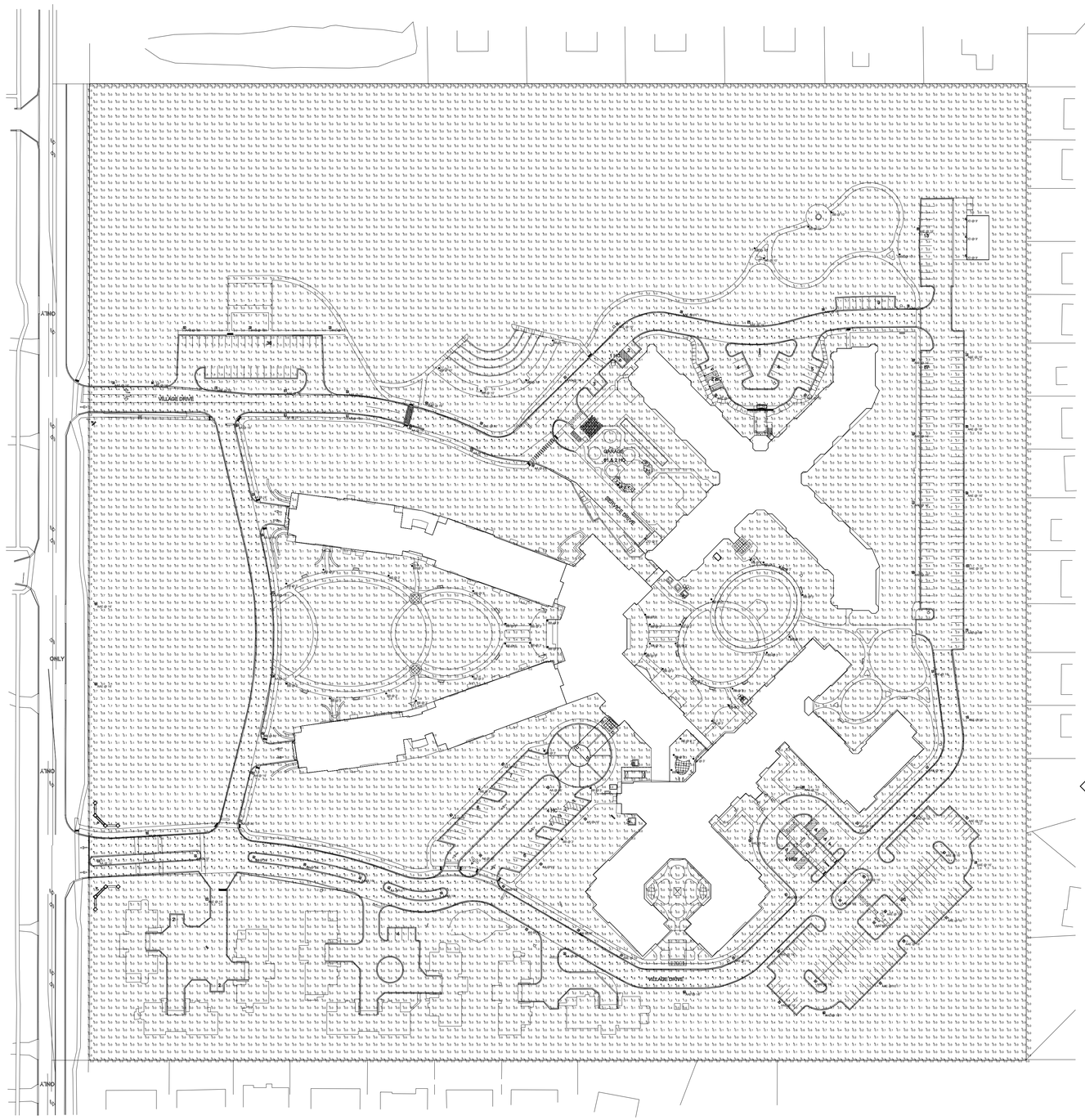
1. DISCONNECT & RELOCATE FOR USE IN NEW CONSTRUCTION.
2. EXISTING TO REMAIN.

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04/30/21 ZONING SUBMITTAL

SHEET NO. E-1

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ZONING ELECTRICAL SITE PHOTOMETRICS
NOT TO SCALE

OAK TRACE℠ |

A LIFESPACE COMMUNITY℠

OAK TRACE
A LIFESPACE COMMUNITY
270 VILLAGE DRIVE, DOWNERS GROVE, IL

ELECTRICAL SITE PHOTOMETRIC PLAN

SPECIFIC ELECTRICAL SITE PHOTOMETRIC NOTES

1. LIGHT LEVEL AT PROPERTY LINE IS NON ZERO AT ENTRANCE DRIVE TO THE SITE AND SIDEWALK NEAR PROPERTY LINE FOR SAFETY CONCERNS.

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	AA	31	Sternberg Lighting	6130CLED-24L40T3-MDL014-SV1	6130CLED Heritage Series, Roof mounted LED plate.T3 Optic, Flat Soft Vue 1	Luxeon 50-50 Series. LEDI optic	1	TYPE AA - 6130CLED-24L40T3-MDL014-SV1.IES	8868	1	86.6
	AAE	56	Sternberg Lighting		EXISTING POLE LIGHT		1	TYPE AA - 6130CLED-24L40T3-MDL014-SV1.IES	8868	1	86.6
	BB	52	Sternberg Lighting	RT4xx-26L45T3-MDL03-SV2	RT400 Series Rialta Light Column, Type 3, Frosted Acrylic Lens	26 LEDs	1	TYPE BB - RT4xx-26L45T3-MDL03-SV2.IES	2300	1	30.6
	DD	4	Lithonia Lighting	ASW1 LED 42C 350 40K SR3 MVOLT	ASW1 WALL LIGHT 42 LEDs 350 mA DRIVE CURRENT 40K COLOR TEMP. TYPE 3 DISTRIBUTION	ASSM SAMSUNG HLM LIGHT ENGINE	1	TYPE DD - ASW1_LED_42C_350_40K_SR3_MVOLT.ies	3998	1	49

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE		2.0 fc	5.4 fc	0.1 fc	54.0:1	20.0:1
PROPERTY LINE		0.1 fc	1.3 fc	0.0 fc	N/A	N/A
SITE		0.6 fc	43.2 fc	0.0 fc	N/A	N/A

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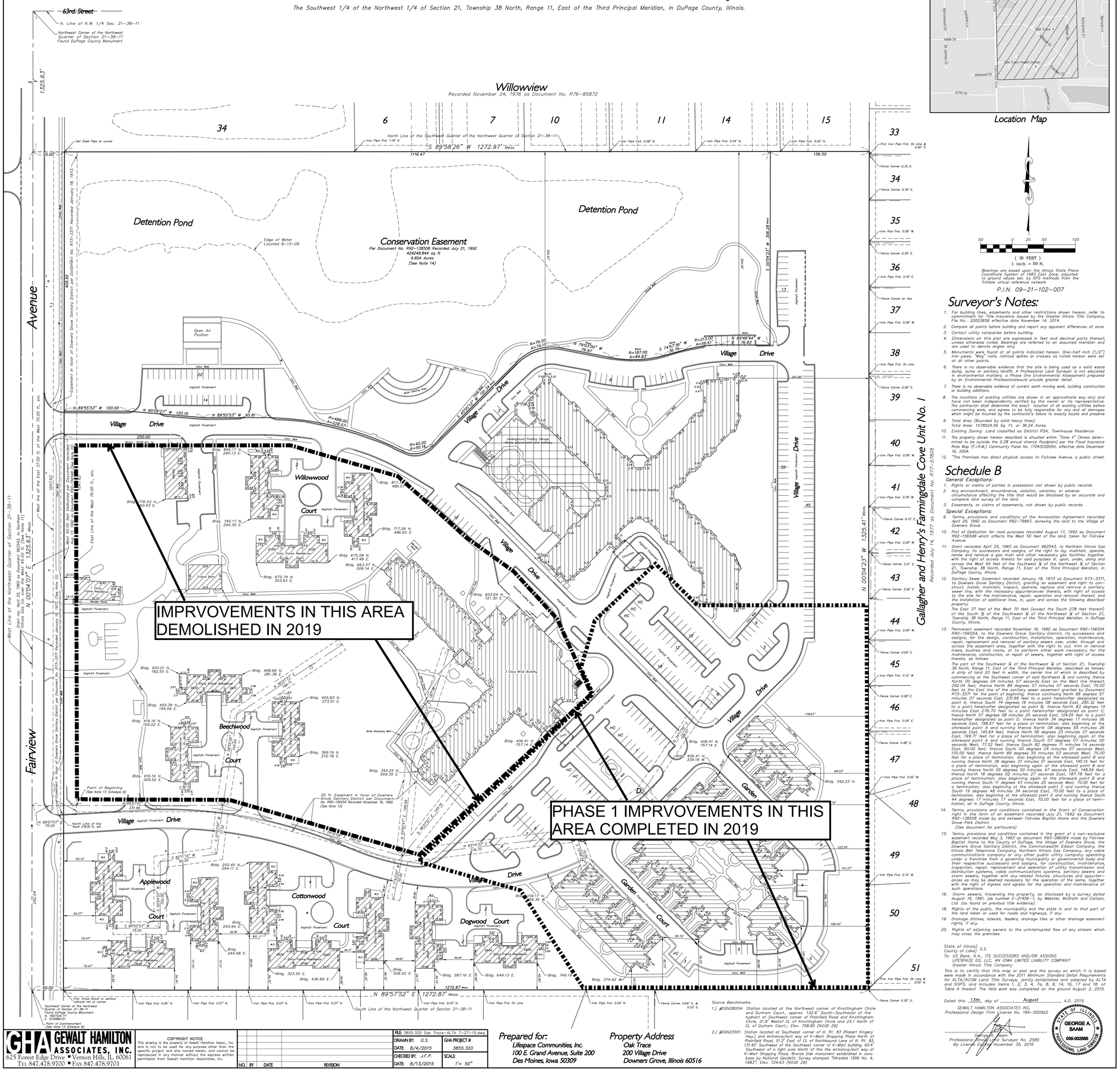
04/30/21 ZONING SUBMITTAL

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ALTA/ACSM Land Title Survey

The Southwest 1/4 of the Northwest 1/4 of Section 21, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.





Location Map

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

Bearings are based upon the Illinois State Plane Coordinate System of 1983, East Zone, adjusted to ground values est. by GPS-methods from the Trimble virtual reference network

P.I.N. 09-21-102-007

Surveyor's Notes:

1. For building lines, easements and other restrictions shown hereon, refer to commitment for Title Insurance issued by the Greater Illinois Title Company, File No.: 20003656 effective date November 14, 2014.
2. Compare all points before building and report any apparent differences at once.
3. Contact utility companies before building.
4. Dimensions on this plat are expressed in feet and decimal parts thereof, unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only.
5. Monuments were found at all points indicated hereon. One-half inch (1/2") iron pipes, "Mag" nails, railroad spikes or crosses as noted hereon were set at all other points.
6. There is no observable evidence that the site is being used as a solid waste dump, sump or sanitary landfill. A Professional Land Surveyor is not educated in environmental matters; a Phase One Environmental Assessment prepared by an Environmental Professionalwould provide greater detail.
7. There is no observable evidence of current earth moving work, building construction or building additions.
8. The locations of existing utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be incurred by the contractor's failure to exactly locate and preserve
9. Total Area (Bounded by solid heavy lines): Total Area: 1578524.56 Sq. Ft. or 36.24 Acres.
10. Existing Zoning: Land classified as District R5A, Townhouse Residence
11. The property shown hereon described is situated within "Zone X" (Areas determined to be outside the 0.2% annual chance floodplain) per the Flood Insurance Rate Map (F.I.R.M.) Community Panel No. 17043C0905H, effective date December 16, 2004.
12. "The Premises has direct physical access to Fairview Avenue, a public street.

Schedule B

General Exceptions:

1. Rights or claims of parties in possession not shown by public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
3. Easements, or claims of easements, not shown by public records.

Special Exceptions:

9. Terms, provisions and conditions of the Annexation Agreement recorded April 29, 1992 as Document R92-79897, annexing the land to the Village of Downers Grove.
10. Plat of Dedication for road purposes recorded August 17, 1992 as Document R92-156548 which affects the West 50 feet of the land, taken for Fairview Avenue.
11. Grant recorded April 25, 1960 as Document 962543, to Northern Illinois Gas Company, its successors and assigns, of the right to lay, maintain, operate, renew and remove a gas main and other necessary gas facilities together with the right of access thereto for said purposes in, upon, under, along and across the West 45 feet of the Southwest ¼ of the Northwest ¼ of Section 21, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.
12. Sanitary Sewer Easement recorded January 18, 1973 as Document R73-3371, to Downers Grove Sanitary District, granting an easement and right to construct, install, maintain, inspect, operate, replace and remove a sanitary sewer line, with the necessary appurtenances thereto, with right of access to the site for the maintenance, repair, operation and removal thereof, and the installation of additional lines, in, upon and across the following described property:
The East 37 feet of the West 70 feet (except the South 278 feet thereof) of the South ½ of the Southwest ¼ of the Northwest ¼ of Section 21, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.
13. Permanent easement recorded November 16, 1990 as Document R90-156554 R90-156554, to the Downers Grove Sanitary District, its successors and assigns, for the design, construction, installation, operation, maintenance, repair, replacement and removal of sanitary sewers over, under, through and across the easement area, together with the right to cut, trim or remove trees, bushes and roots, or to perform other work necessary for the maintenance, construction, or repair of sewers, together with right of access thereto, as follows:
The part of the Southwest ¼ of the Northwest ¼ of Section 21, Township 38 North, Range 11, East of the Third Principal Meridian, described as follows: A strip of land 20 feet in width, the center line of which is described by commencing at the Southwest corner of said Northwest ¼ and running thence North 00 degrees 04 minutes 07 seconds East on the West line thereof, 292.04 feet; thence North 89 degrees 57 minutes 07 seconds East, 70.00 feet to the East line of the sanitary sewer easement granted by Document R73-3371 for the point of beginning; thence continuing North 89 degrees 57 minutes 07 seconds East, 231.66 feet to a point hereinafter designated as point A; thence South 74 degrees 16 minutes 08 seconds East, 295.32 feet to a point hereinafter designated as point B; thence North 83 degrees 14 minutes East 276.70 feet to a point hereinafter designated as point C; thence North 57 degrees 08 minutes 20 seconds East, 124.05 feet to a point hereinafter designated as point D; thence North 34 degrees 17 minutes 06 seconds East, 198.57 feet for a place of termination; also beginning at the aforesaid point A and running thence North 08 degrees 55 minutes 26 seconds East, 145.64 feet; thence North 56 degrees 23 minutes 37 seconds East, 199.71 feet for a place of termination; also beginning again at the aforesaid point A and running thence South 07 degrees 07 minutes 00 seconds West, 77.52 feet; thence South 82 degrees 11 minutes 14 seconds East, 90.00 feet; thence South 00 degrees 04 minutes 07 seconds West, 105.00 feet; thence North 89 degrees 55 minutes 53 seconds West, 75.00 feet for a place of termination; also beginning at the aforesaid point B and running thence North 38 degrees 37 minutes 01 seconds East, 145.15 feet for a place of termination, also beginning again at the aforesaid point B and running thence North 05 degrees 50 minutes 47 seconds East, 148.59 feet; thence North 18 degrees 02 minutes 27 seconds East, 187.78 feet for a place of termination; also beginning again at the aforesaid point B and running thence South 11 degrees 43 minutes 20 seconds West, 70.00 feet for a termination; also beginning at the aforesaid point C and running thence South 19 degrees 48 minutes 34 seconds East, 70.00 feet to a place of termination; also beginning at the aforesaid point D and running thence South 44 degrees 17 minutes 17 seconds East, 70.00 feet for a place of termination, all in DuPage County, Illinois.
14. Terms, provisions and conditions contained in the Grant of Conservation right in the form of an easement recorded July 21, 1992 as Document R92-138508 made by and between Fairview Baptist Home and the Downers Grove Park District.
(See document for particulars)
15. Terms, provisions and conditions contained in the grant of a non-exclusive easement recorded May 3, 1993 as document R93-086064 made by Fairview Baptist Home to the County of DuPage, the Village of Downers Grove, the Downers Grove Sanitary District, the Commonwealth Edison Company, the Illinois Bell Telephone Company, Northern Illinois Gas Company, any cable communications company or any other public utility company operating under a franchise from a governing municipality or governmental body and their respective successors and assigns, for construction, maintenance, inspection, repair, replacement and operation of utility transmission and distribution systems, cable communications systems, sanitary sewers and storm sewers, together with any related fixtures, structures and appurtenances as may be deemed necessary for the operation of the same, together with the right of ingress and egress for the operation and maintenance of such operations.
16. Storm sewers, traversing the property, as disclosed by a survey dated August 16, 1991, job number E-21456-1, by Webster, McGrath and Carlson, Ltd. (as found on previous title evidence)
18. Rights of the public, the municipality and the state in and to that part of the land taken or used for roads and highways, if any.
19. Drainage ditches, laterals, feeders, drainage tiles or other drainage easement rights, if any.
20. Rights of adjoining owners to the uninterrupted flow of any stream which may cross the premises.

State of Illinois)
County of Lake) S.S.

To: US Bank, N.A., ITS SUCCESSORS AND/OR ASSIGNS
LIFESPACE DG, LLC, AN IOWA LIMITED LIABILITY COMPANY
Greater Illinois Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 8, 9, 14, 16, 17 and 18. of Table A thereof. The field work was completed on the ground August 3, 2015.

Dated this 13th. day of August A.D. 2015.

GEWALT HAMILTON ASSOCIATES INC.
Professional Design Firm License No. 184-000922

George A. Saam
Professional Illinois Land Surveyor No. 2585
My License Expires November 30, 2016

STATE OF ILLINOIS
GEORGE A. SAAM
035-002585
PROFESSIONAL LAND SURVEYOR

Source Benchmarks:

1.) #DGN28004: Station located at the Northwest corner of Knottingham Circle and Durham Court., approx. 132.6' South-Southeast of fire hydrant at Southwest corner of Plainfield Road and Knottingham Circle, 21.9' Westof CL of Knottingham Circle and 25.1 North of CL of Durham Court.; Elev. 758.80 (NGVD 29)

2.) #DGN23001: Station located at Southeast corner of Ill. Rt. 83 (Robert Kingery Hwy.) and entrance/exit way of K-Mart Shopping Plaza North of Plainfield Road, 51.2' East of CL of Northbound Lane of Ill. Rt. 83, 131.45' Southwest of the Southwest corner of K-Mart building, 60.4' Southwest of a light pole North of the the entrance/exit way of K-Mart Shopping Plaza; Bronze Disk monument established in conc. base by National Geodetic Survey stamped "Hinsdale 1956 No. 4, 1985"; Elev. 724.63 (NGVD 29)

Prepared for:
Lifespace Communities, Inc.
100 E. Grand Avenue, Suite 200
Des Moines, Iowa 50309

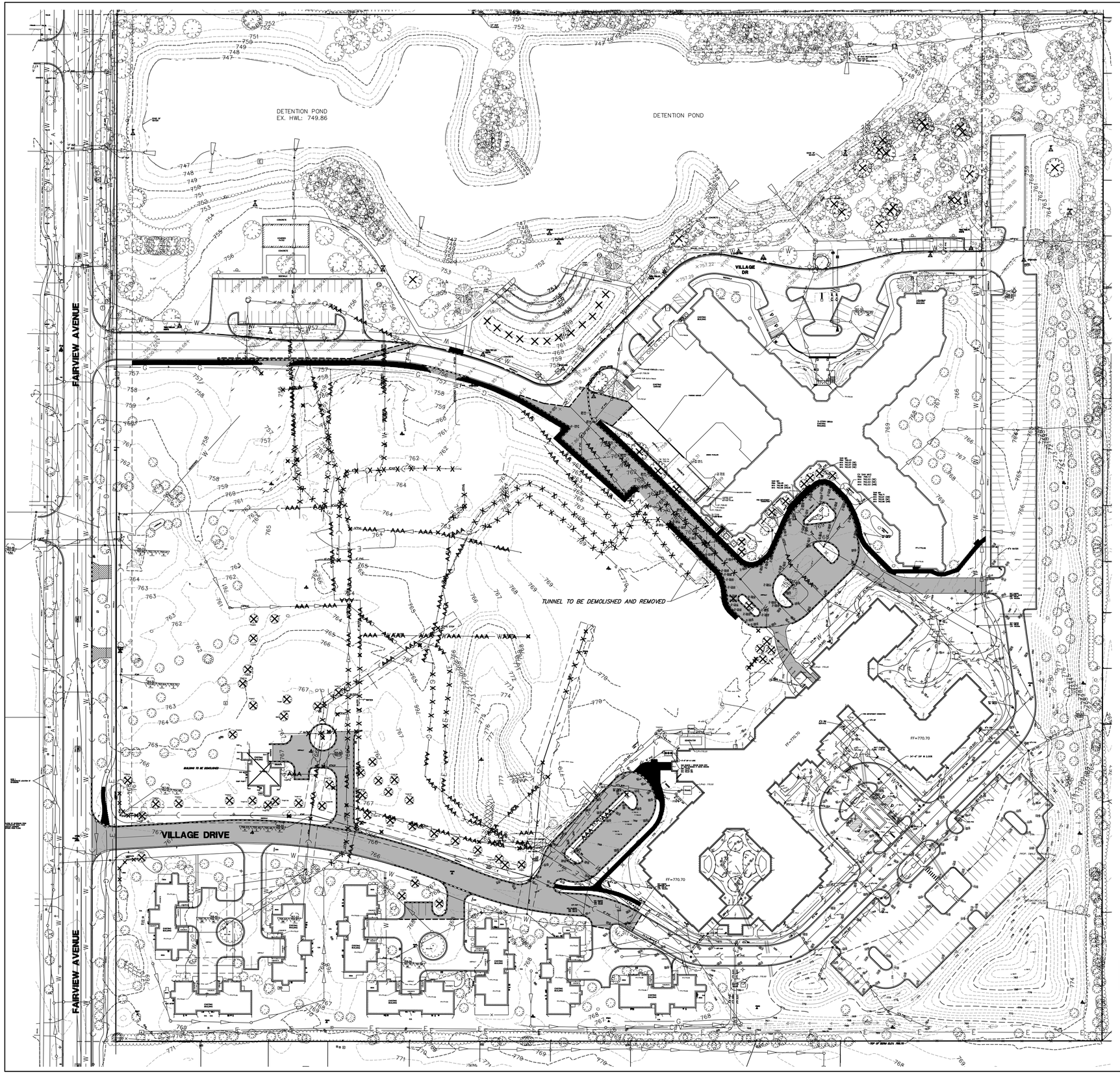
Property Address
Oak Trace
200 Village Drive
Downers Grove, Illinois 60516

GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ▼ Vernon Hills, IL 60061
TEL 847.478.9700 ▼ FAX 847.478.9701

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NO.	BY	DATE	REVISION

FILE 3855.320 Oak Trace-ALTA 7-27-15.dwg	
DRAWN BY: G.S.	GHA PROJECT #
DATE: 8/4/2015	3855.320
CHECKED BY: J.F.P.	SCALE:
DATE: 8/13/2015	1" = 50'



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270 VILLAGE DRIVE, DOWNERS GROVE, IL

EXISTING CONDITIONS

N

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

STANDARD SYMBOLS

FEATURE	EXISTING
BUFFALO BOX	
BUSH/SHRUB	
CATCH BASIN	
CLEANOUT	CO
COMBINE SEWER LINE	
CONTOUR	708
CULVERT	
DITCH/SWALE	
ELECTRIC LINE	E
ELECTRIC MANHOLE	
FENCE	X X X X
FIRE HYDRANT	
FLARED END SECTION	
GAS LINE	G
GAS MANHOLE	
GAS VALVE	
INLET	
LIGHT POLE	
OVERHEAD WIRES	A
POWER POLE	
R.O.W LINE	
R.O.W MARKER	
SANITARY FORCEMAIN LINE	
SANITARY SEWER LINE	
SANITARY SEWER MANHOLE	
SIGN	
SPOT ELEVATION	×850.00
STORM SEWER LINE	
STORM SEWER MANHOLE	
TELEPHONE LINE	T
TELEPHONE MANHOLE	
TELEPHONE BOX/PEDESTAL	
TREE-CONIFEROUS (SIZE/TAG#)	345
TREE-DECIDUOUS (SIZE/TAG#)	12"
VALVE BOX	
VALVE VAULT	
WATER VALVE	
WATERMAIN LINE	W

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GEOMETRIC PLAN

N

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

PROPOSED LEGEND

- HEAVY DUTY BITUMINOUS PAVEMENT
- STANDARD DUTY HMA PAVEMENT
- PCC PAVEMENT
- STANDARD PAVERS
- PCC SIDEWALK
- GRASS PAVERS
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- PAVEMENT SAWCUT
- RETAINING WALLS

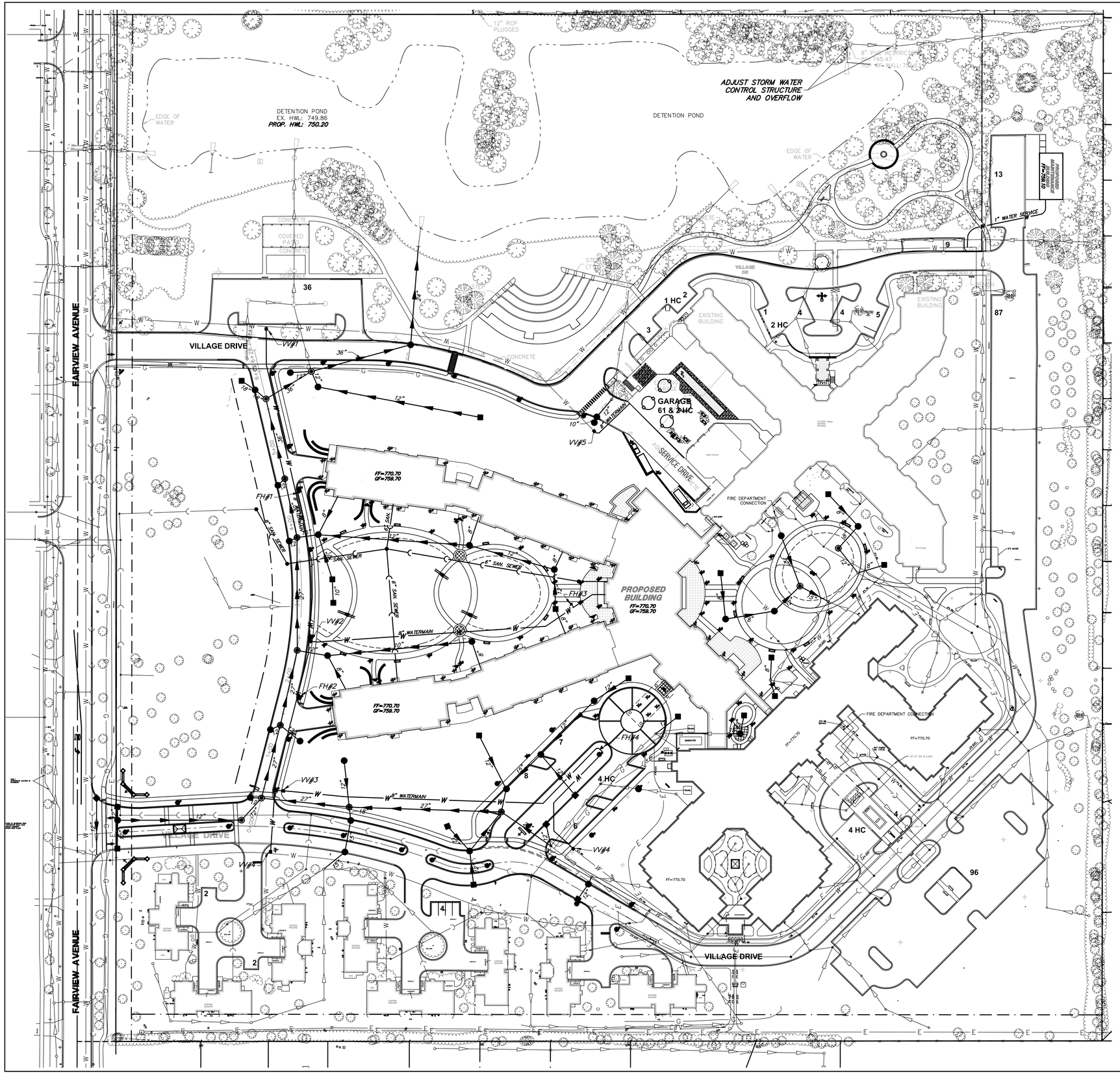
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UTILITY PLAN

N

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

UTILITY PLAN LEGEND

	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
W	EXISTING WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
W	PROPOSED WATERMAIN

EXISTING	PROPOSED	
		STORM MANHOLE
		STORM CATCHBASIN
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		VALVE VAULT
		VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		STREET LIGHT
		POWER POLE
		SIGN

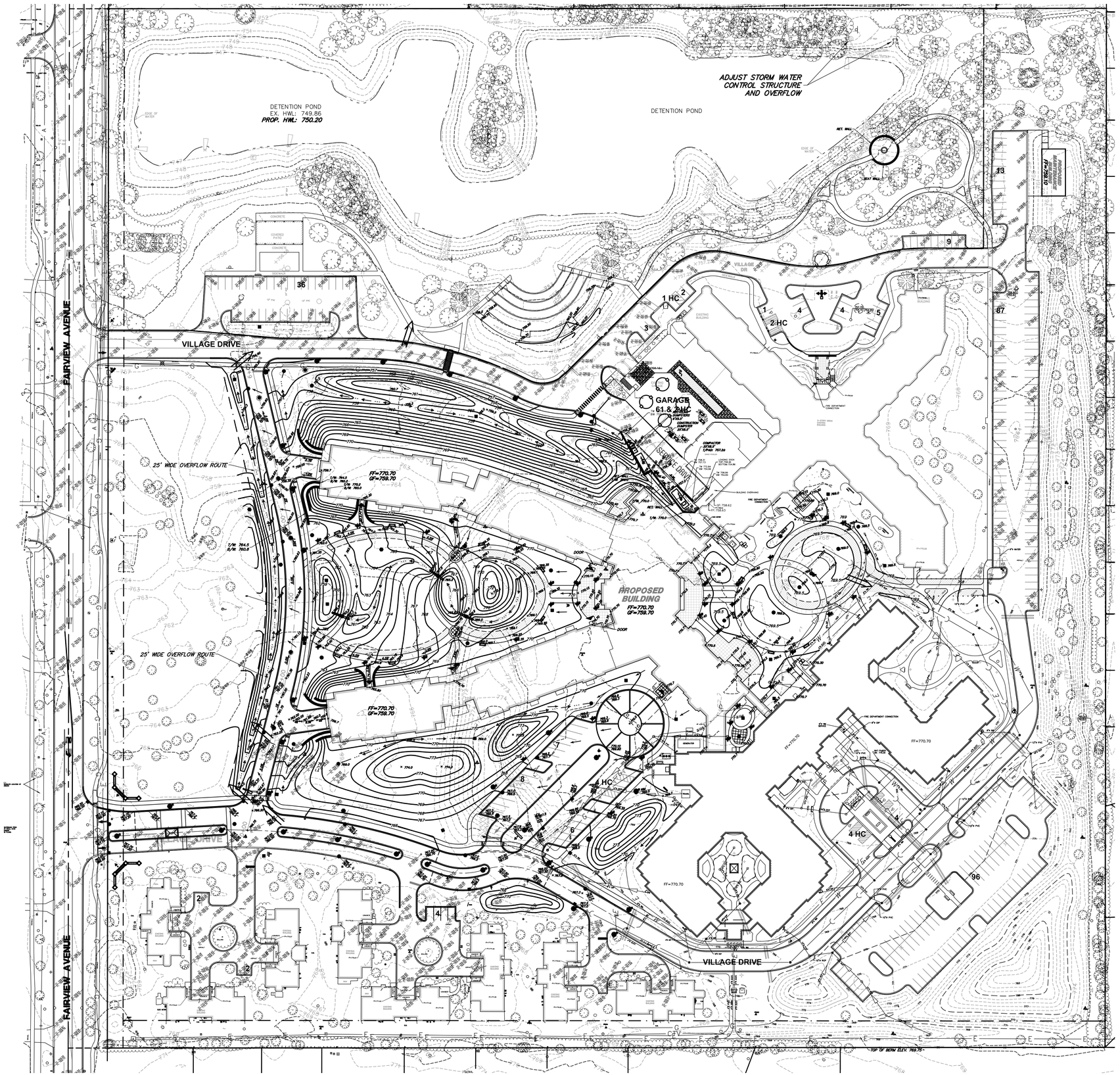
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GRADING PLAN

N

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

GRADING LEGEND

- 674.70 / 674.20 — TOP OF CURB FLOW LINE
- x 670.30 — PROPOSED SPOT ELEVATION
- XXX — CONTOUR
- ADJ: ###.## — STRUCTURE ADJUSTMENT
- SUMMIT — SUMMITS
- 0.50% — SLOPES
- SWALES
- OVERLAND FLOW ROUTE

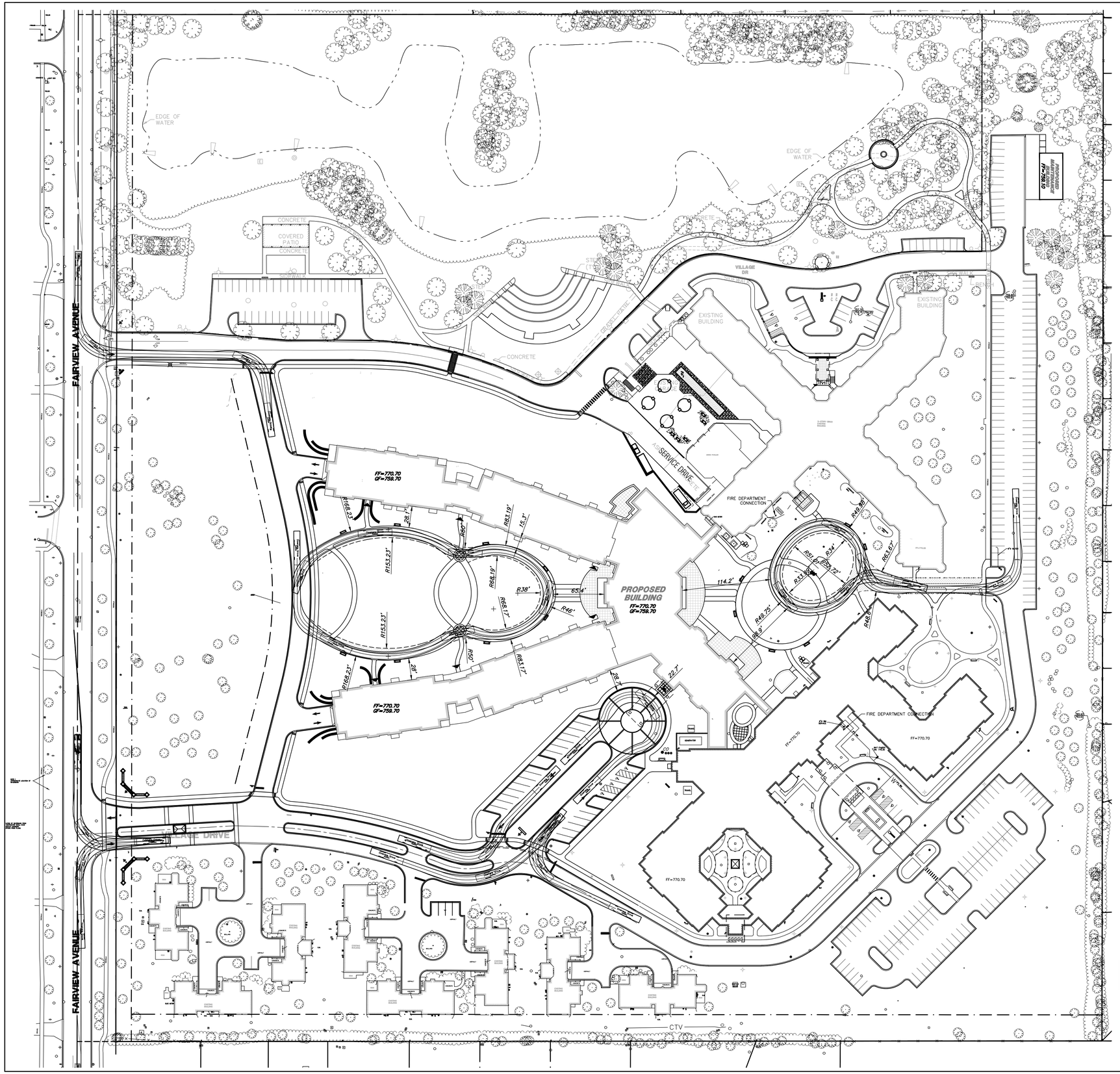
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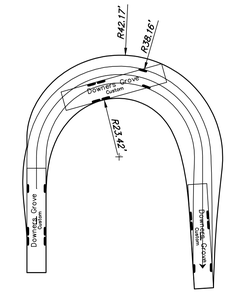
FIRE ENGINE EXHIBIT

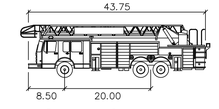


GRAPHIC SCALE

60 0 30 60

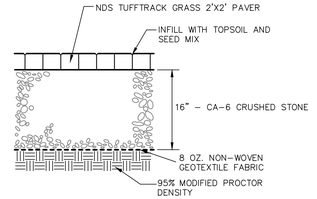
(IN FEET)
1 inch = 60 ft.





Downers Grove

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 35.1



FIRE LANE GRASS PAVER DETAIL

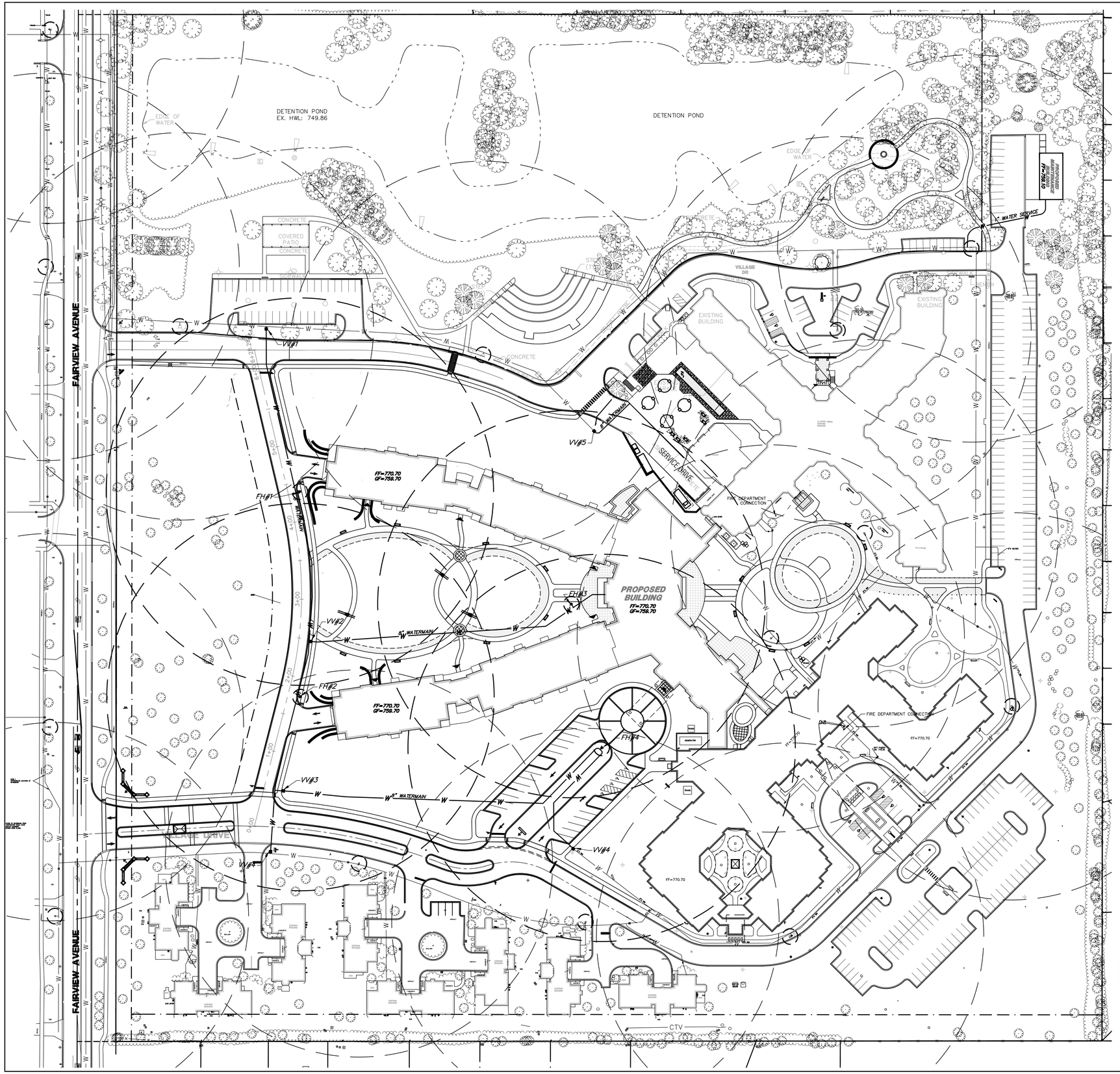
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FIRE HYDRANT SPACING EXHIBIT

N

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

LEGEND

EXISTING		PROPOSED
W	WATERMAIN	W
⊠	VALVE VAULT	⊠
⊗	VALVE BOX	⊗
♂	FIRE HYDRANT	♂
⊕	BUFFALO BOX	⊕

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1. MAIN ENTRANCE AND ROAD BOULEVARD
2. WEST PARK AREA ALONG FAIRVIEW AVE
3. WEST RL COURTYARD AND DRY CREEK
4. NORTH RL WING FOUNDATION PLANTINGS
5. SOUTH RL WING FOUNDATION PLANTINGS
6. RL MAIN ENTRANCE / DROP-OFF
7. INTERIOR COMMONS COURTYARD
8. RETROFIT ROOFTOP GARDEN
9. OUTDOOR AMPHITHEATER
10. POND OVERLOOK TERRACE
11. MAINTENANCE BUILDING
12. FIRE TRUCK ACCESS

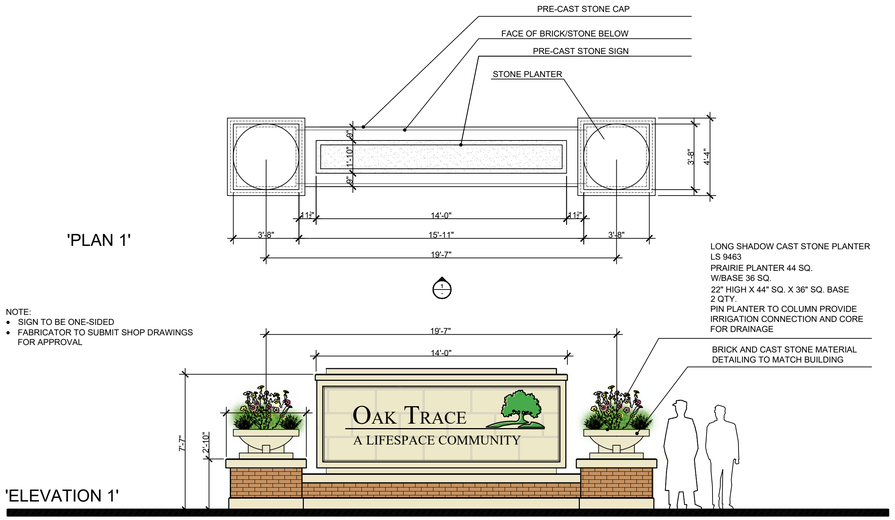
teska associates
627 Grove Street
Evanston, Illinois

SAS Architects & Planners, LLC.
630 DUNDEE ROAD, NORTHBROOK, IL 60062
Phone: 847-564-8333, Fax: 847-987-3484

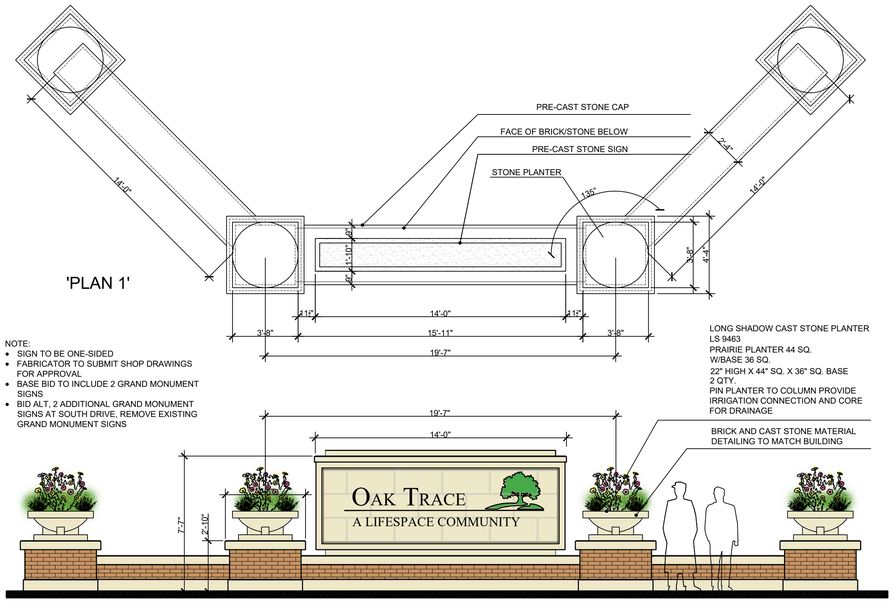
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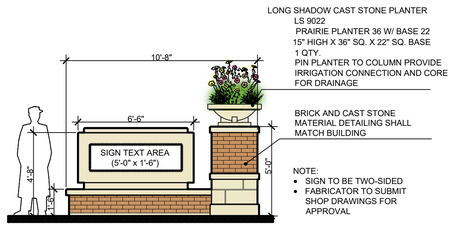
BASE DESIGN



1 GRAND MONUMENT SIGNS

SCALE: 1/4" = 1'

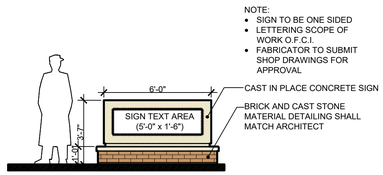
0' 2 4 8'



2 MONUMENT SIGN

SCALE: 1/4" = 1'

0' 2 4 8'



3 INTERMEDIATE SIGNS

SCALE: 1/4" = 1'

0' 2 4 8'

ALT DESIGN- ADD LOW WALLS AND COLUMNS WITH PLANTERS TO MONUMENT SIGNS

OAK TRACE℠ | A LIFESPACE COMMUNITY℠

OAK TRACE
A LIFESPACE COMMUNITY
270 VILLAGE DRIVE, DOWNERS GROVE, IL

CONCEPT SIGN DETAILS

teska associates
627 Grove Street
Evanston, Illinois

SAS Architects & Planners, LLC.
630 DUNDEE ROAD, NORTHBROOK, IL 60062
Phone: 847-564-8333, Fax: 847-987-3484

04/30/2021 ZONING SUBMITTAL

SHEET NO. L-2

GHA GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive, Vernon Hills, IL 60061
Tel 847.478.9700 ▪ Fax 847.478.9701
www.gha-engineers.com

Memorandum

To: Russell Mauk – Lifespace Communities

Copy: Douglas Baron – SAS Architects & Planners, LLC
Mei Zhu – GHA

From: Dan Brinkman, P.E., PTOE

Re: Traffic and Parking Analyses
Proposed Oak Trace Community Renovations
Downers Grove, Illinois

Date: April 23, 2021

Per your request Gewalt Hamilton Associates, Inc. (GHA) has briefly reviewed the traffic planning and parking needs of the proposed expansion of the Oak Trace Community in a similar fashion as was conducted for the 2017 Planned Development process.

Background and Summary Statement

Oak Trace is considered a Continuing Care Retirement Center (CCRC) as it provides varying levels of care and living options for its aging residents allowing them to remain on site as they grow older and their individual health care needs change. Traditionally, CCRC type developments are in a campus setting similar to the approximately 39 acre Oak Trace Community.

The current campus is comprised of a total of 422 dwelling units or beds including: 218 residential living apartments, 66 assisted living apartments, 62 skilled nursing suites, 32 short term rehabilitation suites, 28 memory support apartments and 16 residential living townhomes.

The March 19, 2021 Schematic Design Drawings for the campus prepared by SAS Architects & Planners, LLC includes a new single story Commons building as well as two new two-story residential buildings totaling 145 new residential apartments.

Based on our observations and the following analyses, we feel that the additional traffic volumes generated by the expansion can be accommodated by the area roadways and that the proposed parking supply is both in excess of the Village of Downers Grove's requirements and sufficient to accommodate the needs of the Oak Trace campus' residents and staff.

Traffic Impacts

The following table summarizes the anticipated additional traffic volumes generated by the net changes in development on site. The calculated trips are based on historical rate information published in the latest (10th) edition of the Institute of Transportation Engineers (ITE) manual *Trip Generation.*

Table 1 Traffic Generations

Residential Expansion	ITE Land Use Code	Morning Peak Hour In	Morning Peak Hour Out	Morning Peak Hour Sum	Evening Peak Hour In	Evening Peak Hour Out	Evening Peak Hour Sum	Daily 24hr
+ 145 Residential Apartments	# 252	+10	+19	+29	+21	+17	+38	+558
	Totals =	+10	+19	+29	+21	+17	+38	+558

The volumes tabulated above are typical of CCRC and Age Restricted types of development, where the majority of the daily trips are made outside the traditional street Peak Hours (normally 7-9 am and 4-6 pm). As can be seen, the proposed expansion and redevelopment is expected to generate between 30 and 40 additional vehicle trips during each of the Peak Hours and approximately 560 new trips on a daily basis.

Parking Analyses

The current site has a total of 275 surface parking spaces (not including 8 in the townhome/villa area) and 63 underground spaces for a campus total of 338 spaces. Based on the Site Plan by SAS Architects, there will be 304 surface parking spaces and 213 underground spaces (150 in the new residential towers). These combined result in a new campus total of 517 spaces not including the townhome spaces or garages. It appears that all the surface spaces meet the Village's requirements for parking stall dimensions. Accessible parking proposed exceeds the requirement of the Village Code.

The Village of Downers Grove has various parking requirements for the different residential components at Oak Trace. Based on our review of the Village's Zoning Ordinance and definitions, we have calculated the required parking at 338 spaces or 179 *fewer* spaces than are proposed. Additionally, the number of proposed handicapped accessible spaces (19 total) is more than twice the 8 that are required.

GHA calculated the parking requirements as follows:

Table 2 Parking Calculations

Residential Style	Village Requirement	Oak Trace	Parking Required
Skilled Nursing Beds / Short Term Nursing Suites / Memory Support Suites	0.5 spaces per bed	122 total beds	61
Assisted Living Apartments	0.4 spaces per dwelling unit	66 units	27
Residential Apartment	0.6 spaces per dwelling unit	363 apartments	218
Residential Townhomes	2 spaces per dwelling unit	16 units	32
		Total Required =	338

Summary

In conclusion, our findings indicate that the additional traffic generated by the proposed expansion can generally be accommodated by the adjacent roadways and that the parking proposed on site is both in excess of the code requirements and sufficient to accommodate resident and staff demands.

Board of Trustees
Wallace D. Van Buren
President
Amy E. Sejnost
Vice President
Paul W. Coultrap
Clerk

Downers Grove Sanitary District

2710 Curtiss Street
P.O. Box 1412
Downers Grove, IL 60515-0703
Phone: 630-969-0664
Fax: 630-969-0827
www.dgsd.org

General Manager
Amy R. Underwood

Legal Counsel
Michael G. Philipp

Providing a Better Environment for South Central DuPage County

April 30, 2021

Via Email

Mei Zhu
Gewalt Hamilton Associates, Inc.
625 Forest Edge Drive
Vernon Hills, IL 60601

Re: **Oak Trace Phase 2 (2021) – 200 Village Drive, Downers Grove**

Dear Mei:
The Downers Grove Sanitary District hereby grants concept approval for the proposed project. The Sanitary District's sanitary sewers have adequate downstream capacity to serve this project.
The proposed project must be processed through the Sanitary District's standard plan review and permit process. Please note that you should submit your permit application to the Sanitary District concurrent with your submittal to the Village of Downers Grove to avoid delays in receiving your building permit. See our website for construction details and permit applications www.dgsd.org.
Please let me know if you have any questions.
Sincerely,
DOWNERS GROVE SANITARY DISTRICT

Keith Shaffner
Sewer Construction Supervisor

CC: VDG Planning Department

GHA GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

June 7, 2021, 7:00 P.M.

FILE 21-PLC-0013: A petition seeking approval for Planned Unit Development Amendment. The property is currently zoned R5A/PUD, Residential Attached House 5A/Planned Unit Development. The property is located on the east side of Fairview Avenue between 65th Street and 67th Court, commonly known as 200 Village Drive, Downers Grove, IL (PIN 09-21-102-007). Russell Mauk, Petitioner and Lifespace Communities (D/b/a Oak Trace), Owner. (Commissioner Maurer recuses himself from this petition.)

Petitioner, Mr. Andy Kazmierczak, executive director at Oak Trace, was seeking to amend the previous approved PUD for Oak Trace. He introduced his team including Danny Martin, architect with SAS Architects. A history of the Oak Trace senior living facility followed.

Mr. Danny Martin, architect for the project, summarized the background of the senior living facility, spoke about the previous approved three-phase PUD amendment for the property and explained how the proposed amendment came about during the pandemic. After engaging in some market studies, reviewing input from the previous sales campaign, and refining the project, the proposed amendment was before this group for consideration with hopes of beginning construction in the first or second quarter of 2022. Mr. Martin walked through the details of the previous phases.

Mr. Martin addressed Phase 2 of the amended proposal, discussing the plans to create the south drive as the main entrance with a tree-lined boulevard, leading to the one-story shared clubhouse common area. The entire building will have underground parking with a 1 to 1 ratio and a partial basement. The views will be accentuated with lush landscaping, walking paths, and the new shaped buildings will allow for more corner balconies. A majority of the construction will be in the center of the site, with improved walking paths and a new maintenance garage will be constructed. The two-bay loading dock will be maintained but trash alcoves will now be created off of it.

Mr. Martin then compared the Phase 2 amended proposal changes with the prior Phase 2 proposal, discussing the new changes: more underground parking will be provided, 145 apartments are being created versus 160 apartments, lush landscaping, and better views for the residents. With regard to the new Phase 3 amended proposal, Mr. Martin indicated his client would like to maintain the 2017 prior-approved dwelling units and when the market is ready, to return to the commission to ensure the plan is consistent with the village's comprehensive plan, which could be anywhere from five to 10 years, focusing on the south area and the front area of the site.

Mr. Martin pointed out the zoning information for the project: 1) the dwelling units per acre will be less dense (17.28 to 16.9); 2) the building coverage will be under the 32% that was approved in 2017; 3) the north setback will travel to the maintenance garage; and 4) the on-site parking will be less. Mr. Martin provided a summary of how the proposal met the PUD requirements and invited questions.

Chairman Rickard confirmed with staff the PUD process that the applicant followed, noting that anytime the applicant wanted to make changes to the site plan he had to return to the commission

for a public hearing. While there were changes to site's center, no additional height was being requested. The density was reduced and the only slight increase was the building coverage.

Commissioners confirmed with the applicant that the new building will have a fire suppression system, the commons building will be for the entire campus and accommodate the current and future residents, and whether there was any neighborhood feedback, wherein Mr. Martin explained there was a lighting issue at the southern end of the development as well as lighting from the stairwells, which had been addressed. Planning Manager Zawila confirmed that a neighborhood meeting was not required for the petition.

Chairman Rickard invited public comment.

Mr. Alan McNay,1614 Darien Club Drive, President of the Darien Club Homeowners Association ("HOA"), on behalf of the all of the residents there, inquired what rights do the Darien Club residents have when the Village approves zoning changes that are not in compliance with the requirements, citing Page 159 of the report as it related to the setbacks and building height that were approved in 2017. He further explained the Darien Club residents did not fully understand the impact of what was approved by the commission beyond what was allowed in the R5-A zoning. As a result, issues of light pollution were a concern. However, he understood the Village and Oak Trace were resolving the issues, but the solutions had not been satisfactory to Darien Club residents. Therefore, Mr. McNay said that the Darien Club would conduct its own light pollution study in January 2022 after providing Oak Trace enough time to address the issues. Mr. McNay asked the commission to explain the results of the photometric plan as it relates to Phase 2 and the five-story building to be constructed during the phase. Residents were also asking to have black tint on the windows to screen the light pollution coming from the internal building as well as the residents' activities from inside the complexes. He asked how this could be confirmed. Lastly, he asked why the entrance was being relocated to the south, pointing out the area will now be susceptible to noise from fire trucks/ambulances, etc.

(Manager Jason Zawila referenced a letter that was submitted to staff prior to the meeting which would be part of the record.)

Ms. Marie Becker, 1625 Claire Court, Darien, IL provided an overview of the nuisances that were created by the 2017 development by Oak Trace. She pointed out the entire subdivision did not receive notice except for the 16 homes which were within the 250 feet parameter. She stated she was trying to be good neighbor to Oak Trace and expected the same from them. Many issues were created back in 2017, including the light pollution, which exceeded the photometric requirements. She expressed concern about noise, building height, her subdivision's property values dropping, the residents' interests not been protected (Standard No. 5), and she opposed the entrance being relocated to the south. Ms. Becker asked for the details of the photometrics and landscaping.

Mr. Tom Barnett, the previous HOA president, noted where he and his wife reside. He appreciated the applicant moving the taller buildings to the center of the development. However, he voiced concern about the current noise from the heat pumps, the potential for that to increase, and was concerned about the relocation of the entrance to the south due to a nearby hill.

Ms. Cindi Lopez, 1922 Sweet Briar Lane, voiced concern about the five-story building and the fact that it would be lit up all night. She suggested adding dark window tint to the building, opposed the

relocation of the entrance to the south, and stated there was no landscaping at the southern end of the development. She said she had requested a copy of the photometric plan prior but never received it. She stated the applicant had told her it would be rectified with blinds but it has not worked.

Mr. Vincent Onigan (phonetic), 1918 Sweet Briar Lane (south side of the development), opposed the reuse of the existing south setback of 31 feet for a three-story apartment building at the same location.

Mr. Tom Barnett, returned and stated he lives behind Cottonwood Court (at center bottom of site plan) and said the residents located at the bottom right-hand corner of the plan have installed tall berms or fences and they were not the same townhomes he had purchased 25 years ago. He suggested the commissioners to consider that.

Mr. Mr. Vincent Onagan, 1918 Sweet Briar Lane, asked if here was an opportunity to have a public review of the residential villas in Phase 3, wherein staff indicated there will be a another public hearing in the future at the Plan Commission, with final approval by the Village Council.

Mr. Alan McNay, returned to the podium and asked if the developer could add some form of (tree) screening across the southern portion since the development of that area would not occur for another five to 10 years, and it provided time for the landscaping to grow.

Planning Manager Mr. Zawila reminded the public and commissioners that the development was a Planned Unit Development with an overlay district -- meaning it essentially had its own zoning district with its own zoning requirements that were not the same height requirements as the R-5A zoning. The height limit was already approved in 2017. Details of his recent site visit and measuring of the photometrics was highlighted, which concluded that the existing light levels meet the Village's ordinance.

Commissioner Majauskas raised a question about the entrance change and if that is why they needed an amendment, wherein Manager Zawila explained the reduction of the parking triggered a return of the project to the commission. However, he explained that if the proposal had remained the same, the proposal would not have returned to the commission. The entrance was part of the original amendment. Furthermore the Village's traffic engineer reviewed the entrance and relayed that the design was acceptable. Commissioner Majauskas confirmed with staff that the side-yard setback was not being revised as this time and was not under the commission's purview tonight.

Development Planner Ramirez reviewed the staff report in greater detail, presented a current photograph of the site, the notice to the property owners, and the publication notice. Three comments on this matter were provided on the commissioners' dais for review. For tonight's consideration, Ms. Ramirez stated the commission was to consider: 1) the building footprint change, and 2) the maintenance garage which was added to the northeast corner of the site and tha no additional relief was being requested. Staff found that the required criteria for the Planned Unit Development and goals of the Comprehensive Plan were met and staff recommended approval.

Chairman Rickard discussed that some of the nuisance items voiced by the public seemed to have been addressed by the petitioner; however, he explained to the residents that in the future, such nuisances could come to the attention of staff. Manager Zawila explained that the petitioner has addressed what was requested from the Village regarding the lighting issues. Regarding noise, the

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Chairman stated that the decibel levels were measured by staff. Lastly, the Chairman questioned whether the public notice was properly sent wherein Ms. Ramirez explained how property owners within the 250 feet radius are identified by using GIS. The only requirement, she explained, was to post the public notice in the newspaper.

Mr. Andy Kazmierczak returned stating he wanted to be a good neighbor as well and relayed that the pole lights facing the Darien Club were blacked out by Building 429 and blinds were added in the stairwells of Building 525. He was open to suggestions.

Mr. Danny Martin, architect for the project, returned and addressed the issues raised by the public: 1) the south property line will not be changed; 2) the height of the five-story building will be matched; 3) the light pollution has been addressed and meets code; 4) the four-story healthcare building is a 24-hour care facility and the lights will remain on while. The perimeter of the building, however, is housed by residents who can choose to have their lights on/off; 5) regarding a landscaping berm, five or six trees have been added; 6) when the amendment went forward in 2017 the necessary neighborhood meetings occured; 7) the applicant will be returning for Phase 3 with the opportunity to return and expand with smaller density properties along the south and the north; 8) as for the sound levels, they were typical of such mechanical units or an emergency generator; and 9) the two entrances (north and south) have historically been used as main entry points previously to this new development.

Ms. Marie Becker, returned and asked why then was the amendment stating the PUD was approved but was now being changed to the southern entrance, wherein Mr. Zawila clarified there were two entrances prior but now design modifications were being made to provide parity between both entrances.

Ms. Cindy Lopez returned and asked if the tinting could be added to the windows wherein the chairman clarified the lighting was addressed by the village and there was no violation of the zoning ordinance. He suggested she contact the owner personally.

Commissioner comments/questions were that the proposal met the PUD, additional conditions could be placed on the ordinance (within reason), that another route exited to address some of the residents' concerns; the amendment was not a negative, as the density was being reduced, and at some point there could be tinting consideration from the applicant to the neighbors to the south.

WITH RESPECT TO FILE 21-PLC-0013, BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, THE TESTIMONY PRESENTED, AND HAVING MET THE STANDARDS OF APPROVAL FOR A FINAL PLANNED UNIT DEVELOPMENT #32, AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND BEING IN THE PUBLIC'S INTEREST, COMMISSIONER RECTOR MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF A PETITION SEEKING APPROVAL FOR A PLANNED UNIT DEVELOPMENT AMENDMENT, SUBJECT TO THE FOLLOWING CONDITIONS:

1. **THE PLANNED UNIT DEVELOPMENT AMENDMENT SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ENGINEERING, ARCHITECTURAL AND LANDSCAPE DRAWINGS PREPARED BY SAS ARCHITECTS AND PLANNERS, DATED APRIL 30, 2021 AND LAST REVISED**

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ON MAY 25, 2021 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.

2. **PHASE III PARK AND SCHOOL DONATIONS WILL BE DETERMINED AT THE TIME OF AN APPLICATION FOR PHASE III APPROVAL.**
3. **PHASE III WILL REQUIRE PLAN COMMISSION REVIEW AND VILLAGE COUNCIL APPROVAL.**
4. **THE 1-STORY COMMONS AND THE NEW RESIDENTIAL LIVING BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEM AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**
5. **A FIRE COMMAND CENTER SHALL BE PLACED WITHIN THE DEVELOPMENT IN A LOCATION APPROVED BY THE FIRE DEPARTMENT.**
6. **ALL FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN 100 FEET OF FIRE HYDRANTS AND SHALL REQUIRE APPROVAL OF THE LOCATIONS AT EVERY PROJECT PHASE; AND**
7. **THE INTERIOR COURTYARD SHALL HAVE A MOUNTABLE CURB AND 20-FOOT WIDE FIRE LANE IN A LOCATION APPROVED BY THE FIRE DEPARTMENT.**

SECOND BY COMMISSIONER JOHNSON. ROLL CALL:

AYE: RECTOR, JOHNSON, BOYLE, DMYTRYSZYN, MAJAUSKAS, PATEL, TOTH, RICKARD
NAY: NONE
MOTION PASSED. VOTE: 8-0

/s/ Celeste K. Weilandt
Recording Secretary
(As transcribed by MP-3 audio)

VILLAGE OF DOWNERS GROVE

Flora Ramirez <framirez@downers.us>

June Plan Commission Agenda

JENNIFER FERNANDES [redacted]t> Sun, Jun 6, 2021 at 10:37 PM
To: Flora Ramirez <framirez@downers.us>

Hello Flora,
Thank you for the information.

In regards to 21-PLC-0013, several Darien Club residents will be attending the meeting. One of the items the Darien Club residents are concerned about is the shedding of light from the new building. The existing healthcare building emits a lot of light and my understanding is that stairwell blinds that have recently been installed are insufficient.

Regards,
Jenifer
[Quoted text hidden]