

MEMORANDUM

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner



VILLAGE OF DEERFIELD

DATE: May 6, 2022

RE: Request for a Finding of Substantial Conformance for a Final Development Plan for Heritage Woods, Assisted Living Facility located at 1101 & 1121 Lake Cook Road in the Deerfield Business Center Planned Unit Development

Background

On March 7, 2022 the Village Board of Trustees approved the Preliminary Development Plan for the 4-story, 150-unit, affordable assisted living facility. Attached are the Board of Trustees minutes from the March 7, 2022 Board meeting. If you wish to see the previously approved Preliminary Development Plan for the 1101 and 1121 Lake Cook Road development, it is Board Agenda Item 22-16 and can be accessed on the Village's website by going to: Agenda & Minutes → Board of Trustees → 2022 → March 7, 2022 Board Agenda → Agenda item number 22-16.

Request for Approval of a Final Development Plan

Pursuant to Section 12.09-F.1 of the Deerfield Zoning Ordinance, a Final Development Plan for a proposed planned unit development (PUD) must be submitted to the Plan Commission by the applicant not later than one (1) year after approval of the Preliminary Development Plan. Additional time beyond one year may be authorized by resolution of the Village Board.

The petitioners are seeking approval of a Final Development Plan for the 1101 and 1121 Lake Cook Road residential assisted living development. They are seeking a determination that their Final Development Plan is in substantial conformance with the previously approved Preliminary Development Plan.

The building height, building elevations, exterior parking lot, landscaping, site amenities, utilities, and vehicular access points have not changed from the Preliminary Development Plan to the Final Development Plan.

The most significant change in the Heritage Woods Final Development Plan is the addition of roof-mounted solar panels to utilize renewable energy to supplement the building's electric needs. The recent text amendments to PUDs in April of this year specifically allowed solar energy systems to be deemed a minor amendment to be approved administratively if the solar energy system does not require an exception to the Zoning Ordinance. Staff has reviewed the provisions in Article 2.10 Alternative Energy, (specifically, Article 2.10-D Solar Energy Systems) and no exception to the zoning ordinance is needed. Even though the roof-mounted solar system could be approved administratively at a later date, the petitioner plans were ready and they have shared them as part of their final development plan.

Notable revisions from the Preliminary Development Plan to the Final Development Plan include:

1. Building Area (gross square footage) decreased from 124,022 s.f. to 123,723 s.f.
2. Decrease of 1 parking space to 124 spaces, parking space eliminated to accommodate increased trash enclosure size for compost collection bins.
3. Decrease in usable open space from 36,491 sf to 36,391 sf to accommodate area for enlarged trash enclosure and generator enclosure.
4. Addition of 25' flagpole (to fly the American flag or State of Illinois flag only).
5. Generator location and screening located on the plan.
6. Added Roof Plan to illustrate solar panel locations.

The petitioner's Summary of Revisions and Additions dated April 28, 2022 is a complete list of the changes and updates made to the petitioner's plans since the Preliminary Development Plan.

Storm Water Management

The Village of Deerfield Engineering Department continues to review and work with the developer's engineer on the final engineering for the project.

Development Agreement

As a condition of the approval of the PUD, the applicant will be required to enter into a development agreement with the Village. The development agreement will govern the development of the property and will include a development schedule, requirements for the applicant to construct the contemplated improvements, site infrastructure inspections during the course of construction, and performance guarantees. All improvements on the subject property are proposed to be privately owned and maintained. Village legal counsel will be working on a draft of the development agreement. The development agreement is in the purview of the Board of Trustees.

~~day. Mr. Friedman pointed out these are vendors that are also visiting the merchandising staff at the 200 Wilmet building. They are not additional visitors. If they find a need, they will designate visitor parking.~~

~~Trustee Oppenheim moved to accept the report and recommendation of the Plan Commission and directed the Village Attorney to prepare the Ordinance. Trustee Benton seconded the motion. The motion passed by the following vote:~~

~~AYES: Benton, Jester, Metts-Childers, Oppenheim, Seiden (5)~~

~~NAYS: None (0)~~

**CONSIDERATION AND ACTION ON
THE PLAN COMMISSION
RECOMMENDATION ON THE
REQUEST FOR A TEXT AMENDMENT
TO THE I-1 OFFICE RESEARCH AND
RESTRICTED INDUSTRIAL DISTRICT
TO ALLOW AN ASSISTED LIVING
FACILITY AS A SPECIAL USE IN THIS
DISTRICT; APPROVAL OF A SPECIAL
USE FOR THE PROPOSED ASSISTED
LIVING FACILITY AT 1101 AND 1121
LAKE COOK ROAD INCLUDING
NECESSARY EXCEPTIONS; AND AN
AMENDMENT TO THE DEERFIELD
BUSINESS CENTER PLANNED UNIT
DEVELOPMENT**

The Plan Commission held a Public Hearing on February 10, 2022, to consider the request of Heritage Woods Northwest LLC for a Text Amendment to the I-1 Office Research and Restricted Industrial District to allow an affordable assisted living facility as a Special Use in this district, approval of a Special Use for the proposed assisted living facility located at 1101 and 1121 Lake Cook Road, including necessary exceptions and an amendment to the Deerfield Business Center Planned Unit Development. The Plan Commission voted 5-0 in favor of the request.

Bernie Citron, Attorney with Thompson Coburn, Jane Sloss, Architect, Robert Helle, Project Principal and Dan Brinkman, Traffic Consultant were present. Mr. Helle stated they propose an

assisted living facility that is intended to serve the frail elderly in a residential environment that need 24-hour services including food service, bathing and dressing. Mr. Helle noted they can accept Medicaid for their services because they are an SLF that uses affordable housing financing. By using affordable housing financing and building 150 units, residents do not have to move out because of loss of income. Mr. Helle clarified they target residents earning \$52,000 or less that are over the age of 75.

Mr. Helle affirmed there will be 60 studio and 90 one-bedroom units. The community provides three meals per day, physical therapy, an outdoor courtyard, a library, a hair salon, an art center and living areas. The residents will have their own apartments, but staff encourages residents to participate in activities and meals for socialization. Mr. Helle noted they also have a bus dedicated to the community to take residents out for local activities and shopping.

There are a number of green aspects to the building. They plan to participate in the Village compost program and Lake County Shuttlebugs. Jane Sloss with WJW Architects presented the site and building plans. The two existing access points will remain. The proposed 120 parking spaces are 9' by 18' in lieu of 9' by 19'. Ms. Sloss noted they propose two ground signs and

have received preliminary approval from the Northbrook Fire Department. Ms. Sloss noted they propose keeping as much of the existing landscaping as possible and will increase the amount of open space. The gross building area is approximately 124,000 square feet and will have a dining room, bistro, fitness center and physical therapy center. The apartments include private bathrooms, sleeping areas, living areas and kitchenettes. The apartments will be on the second floor through fourth floor. The main entry will be on the east elevation. The material palette will be composed of brick and fiber cement siding and will not have a rear elevation. The height of the exterior walls varies from 43 to 47 feet. The pitched roof contributes to the residential feel of the building. The proposed building height is similar to the adjacent buildings, and is 57 feet to the highest portion of the roof, which is lower than many adjacent buildings but higher than the Village Code. Mr. Helle noted they would like to also add solar panels to the building, if possible.

Mr. Citron believes the number of parking spaces is appropriate for the use. The current office buildings provide 40 parking spaces for BJBE during off hours, but 20 spaces will be provided full time. The building is set 220 feet from the southern lane of Lake Cook Road, and is about 400 feet from the closest residential property. The traffic study showed this use will not have a negative impact on the existing uses as there has been a similar use for many years.

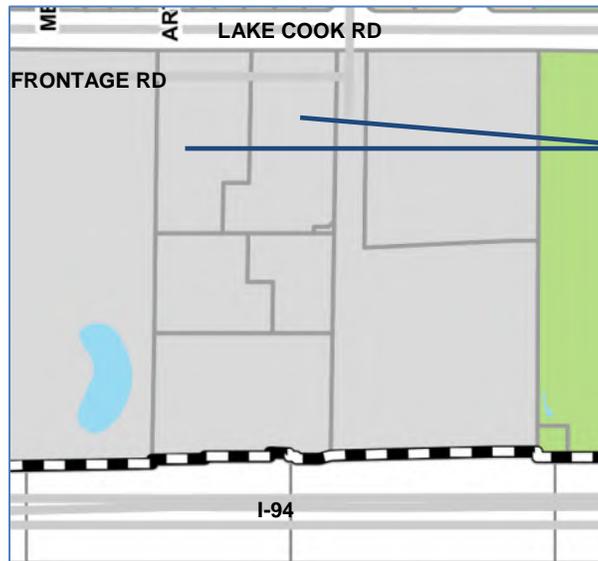
Trustee Benton questioned the responding emergency service provider. Mr. Citron responded the Northbrook Fire Protection District would have jurisdiction. Trustee Jester noted the 150 units are affordable housing. Mr. Helle asked if this would be legally binding in perpetuity. Mr. Helle explained it would be bound for at least 30 years. He noted assisted living facilities are excluded from the Affordable Housing Ordinance. Mr. Helle noted all of the apartments would qualify under the State requirement for affordable housing. Trustee Oppenheim is happy with the sustainability efforts presented. Trustee Seiden asked how this would fit in with the Village's affordable housing requirements. He asked why the building needs to be higher than the Village's Ordinance. Trustee Seiden asked why they are giving 20 parking spaces to BJBE. Mr. Helle stated that is part of getting support from the neighbors. They have excess parking while BJBE needs additional parking during business hours. Mr. Street noted the proposed affordable housing exceeds the Village's requirement. The Village will get credit for all 150 units for affordable housing. Trustee Metts-Childers asked about the fees to residents. Mr. Helle replied the current average around Deerfield is about \$7,300. The private pay residents will be paying about \$4,500 - \$5,000 per month. Mayor Shapiro asked if there was consideration to include memory care. Mr. Helle explained memory care is in its infancy in SLFs. Mayor Shapiro asked if the petitioners have received any feedback from the neighbors. Mr. Helle reported the neighbors have all been supportive of the project.

Trustee Oppenheim moved to accept the report and recommendation of the Plan Commission and directed the Village Attorney to prepare the necessary Ordinances. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Metts-Childers, Oppenheim, Seiden (5)

NAYS: None (0)

Village of Deerfield 2022 Zoning Ordinance Map



Subject Property

	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	R-2	SINGLE FAMILY DISTRICT SAME AS R1
	R-3	SINGLE FAMILY DISTRICT SAME AS R1
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	C-1	VILLAGE CENTER
	C-2	OUTLYING COMMERCIAL
	C-3	LIMITED COMMERCIAL OFFICE
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES



Legend

Notes

0 200 400 ft

Print Date: 1/7/2022

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