

VILLAGE OF SOUTH BARRINGTON
COOK COUNTY, ILLINOIS
30 South Barrington Road
South Barrington, IL 60010

BUILDING & ZONING COMMITTEE

Held at the Upper Level of the
South Barrington Village Hall

MONDAY JANUARY 31, 2011

7:00 P.M.

MINUTES

CALL TO ORDER

At 7:06 P.M. Chairman Guranovich called the meeting to order.

ROLL CALL

Committee Members present: Chairman Guranovich, Trustee Pecora, and Trustee Abbate.

Committee Members absent: None.

Village Officials present: President Munao, Trustee McCombie, Trustee Merci, and Trustee Wokoun.

Village Staff present: Building and Zoning Officer Ray Wolfel and Village Administrator Mark Masciola.

Public present: Bernard Kerman, The Spectrum Assisted Living Design team, Mike Longfellow, Warren Fuller, Chuck Haul, and many residents of the Cutters Run Subdivision.

MINUTES

Approval of the October 27, 2010 Building and Zoning Committee meeting minutes.

A motion was made by Trustee Abbate, and seconded by Trustee Pecora, to approve the October 27, 2010 meeting minutes. By unanimous voice vote the motion carried.

AGENDA

- 1. Discussion of the Proposed 2011/12 Building Department budget.**
The proposed budget was briefly described by the Building Officer. A motion was made by Trustee Abbate, and seconded by Trustee Pecora, to forward the proposed budget to the Finance Committee with a recommendation to incorporate the figures into the Village budget. By unanimous voice vote the motion carried.
- 2. Discussion of the Village Hall expansion project floor finishes.**
The Committee Chairman described the pricing information and alternates provided by resident Art Greenstein as recapped in the cover memorandum provided by the Building Officer. No action was contemplated and additional conversation was deferred to a future committee meeting.

- 3. Discussion of the Village Hall expansion project lobby furnishings.**
The \$1,430 quote to recover the existing sofas in the Village Hall lobby was discussed. Trustee McCombie suggested that getting quotes for a mass purchase of new furniture for the Village Hall expansion may prove to be cost effective. No action was contemplated and additional conversation was deferred to a future committee meeting.
- 4. Discussion of the Spectrum Assisted Living Annexation Request. The Village Trustees offered their comments and concerns for the proposed assisted living facility:**
Trustee Abbate stated that the proposed architecture was “not popular” and he questioned if this was the appropriate use for this site. He stated that if there was not enough room for the fire lane to be extended around the North side of the building that perhaps the site is not large enough for the proposed facility.
Trustee Merci questioned the use’s appropriateness for this site. He stated that there should be a transitional use buffering the residences to the North from this intense business use and questioned what would be an acceptable transitional use. He stated that the proposed appearance is dictated by the use, construction type, and size and that the proposed was “less than it could be”. He questioned the rental aspect of the project stating that ownership interest and a long term commitment are more desirable. He stated that the fire lane could be extended if the detention facilities were move and perhaps the parking could be moved to below the structure. He warned that as long as it was proposed to be built in the Village that we retained some control. Should the Developer choose to build under the Cook County jurisdiction we would not.
Trustee McCombie came to the meeting with a prepared statement declaring her concerns for the project from many aspects. Her prepared statement is attached hereto as exhibit A and is not restated in the body of these minutes.
Trustee Pecora agreed with the statements made by Trustee McCombie and stated her concern that the facility was located too close to the residences at the Cutters Run Subdivision.
Trustee Wokoun agreed with the statements made by Trustee McCombie. He stated that we are a small Village without the assets on staff to analyze the ramifications of the proposed use. He felt that the “highest and best use” for this parcel is probably residential and that he did not see this proposal as a “fit for the Village”.
Chairman Guranovich questioned the inspection requirements that the facility is subject to. Mike Longfellow of Spectrum responded that they are subject to quarterly inspections by the State of Illinois Office of Health Care regulation, Division of Assisted Living. Chairman Guranovich stated that the Garlands of Barrington had a more appropriate aesthetic look but that the use and noise would remain.

The Public Attendees offered their comments and concerns for the proposed assisted living facility:

Dick Oberdorf of 21 Cutters Run stated that he had attended the previous meetings and that the Village had control through access to the sewer and water service connections. He considers this to be a multi-family use which should not be allowed in the Village. A single family detached product like what is being proposed at the Village Enclave would be a more appropriate use for this property.

Lou Ann Gordon of 1 Cutters Run stated that she is not in favor of the proposal because of the aesthetics and increased noise levels that the proposed use would cause.

Dave Ross of the 24 Cutters Run, the Association President, stated that there is insufficient land at this site to provide adequate buffering to the Cutters Run development. This property should have single family residential homes of a similar size and quality as Cutters Run.

Sarah Erwin of 12 Cutters Run asked how much the monthly rent would be. Mike Longfellow responded that it would range from \$4,500 to \$6,000 per month for assisted living and \$6,000 to \$8,000 per month for the memory care. Trustee McCombie stated that at an earlier meeting the Trustees were told a range of \$2,500 to \$3,000 per month for assisted living. Mike Longfellow stated that the numbers had been reevaluated since the previous meeting.

The Spectrum Assisted Living Design team offered the following responses and comments concerning the proposed assisted living facility:

Warren Fuller, attorney, stated that the design process including the aesthetic presentations were still in the “starting blocks”. He stated that the State of Illinois Office of Health Care Regulation, Division of Assisted Living statutory requirements would preempt any Village requirements. He stated that 3.3 acres of land was all that is available to this Developer and that if the fire lane, which was shown on an older drawing, were extended around the north side of the building that aesthetic buffering would have to be sacrificed. He stated that as the Village had no standards in the Architectural Control Commission charter that there was no benchmark or guideline to help the Applicant to prepare an acceptable product. He stated that the Applicants business does not sell units but is only in the business of renting units to people in need of assistance with minor day to day tasks.

Mike Longfellow, President of Spectrum thanked everyone for their participation and comments. He sees the service that he would provide as an amenity to the Village. It is important to provide a place for the parents to live near their kids in their later years. He stated that the sirens are only used as a last resort. He stated that they are different in that they develop, build, own, and operate their facilities and that their neighbors are important to them. He stated that they currently manage 2200 units with 110 employees at 21 properties in 9 states and that they have very high occupancy rates. He stated that in hindsight the architecture should not have been presented to the Village. He stated that the issues raised are legitimate but that they could be overcome, except for the concerns about the use. This cannot be overcome.

He appreciated the comments and would like to know now rather than later that the proposal will not be acceptable.

Chairman Guranovich stated that some of the Board had spoken up at the last Village Board meeting and that the Applicant was invited to this meeting of the Building and Zoning Committee to hear some of the expressed concerns. He stated that the Developer still has the option to pursue this development under the Cook County jurisdiction. Mike Longfellow stated that it would not be his preference to build in the county.

Dick Oberdorf of 21 Cutters Run stated that this Village went through multiple developers and years of litigation and design for the Klehm Nursery property. He stated that “multifamily assisted living is not in the Village’s future”.

Trustee Merci stated that the fire lane need not be paved or curbed, that there is an active architectural review process for the architecture, and asked if the Applicants business plan allowed for “cooperative or condominium” offerings. Mike Longfellow responded that they did not. Trustee Merci stated that he has studied the purchase versus rent question and that the purchase option appeared to be more viable than renting.

BUILDING OFFICER REPORT

None

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

At 8:15 P.M. Trustee Abbate made a motion, seconded by Trustee Pecora, to adjourn.

No discussion.

By unanimous voice vote the motion carried.

Spectrum Retirement Communities LLC January 31, 2011

by *Paula McCoolie*

I would never vote for this use and building to come into the Village as shown in the concept plan presented. I do not think that we should be putting in manpower and time on working on ways to annex this property with this developer until the many issues that need to be addressed are put into place in a reasonable manner. If this facility is what the developer wants on this parcel of land then they need to build something that fits into the Village of South Barrington.

Several of the items that are important to me are:

1. If this use is to occur in South Barrington, it has to be done in a manner so that everyone who sees this building, knows that this is a Class A facility within the Village. It has to be one of the safest, nicest looking and well run facilities. It cannot be put up in a cheap way as it is presented now in the concept plan. It has to have good landscaping and good architecture. What I see is not even close to what I would approve. In order to get it there, I think that it is going to cost the developer a lot more money.
 - a. Service and Safety issues. We want a totally safe building. I want the Fire Dept. to look at these drawings and say to us that the design of this building and its access is as good as it gets for safety. I want them to say that they will be able to function in this setting at their very best ability level. I want the Police Department to say that they are able to handle the calls that they are expecting to come from this facility without compromising our department's effectiveness and the safety for the rest of our residents who live in the Village. Among the information that we have been able to gather is a memo from our Police Chief saying that this development will be a strain on the man power of the police department. In addition, he is uncomfortable about taxing our resources beyond their capacity with the instance of a fire emergency in which the police would likely be first responders. Maybe it will be necessary to do a study to find out if the developer needs to pay additional fees to the Village to compensate for the additional need for services that this facility will require. In a study done in Hoffman Estates for the Public Health and Safety Committee titled "EMS Response to Senior Housing Communities in Hoffman Estates Assisted Living", the statistics on the number of fire department emergency medical service calls are very interesting. Averaging out their 4 senior facilities, the number of calls

were .745 per year per resident. For a Facility of 80 residents as proposed, this translates into 59 days per year of emergency calls which further translates to an expected emergency call approximately every 6 days. Since East Dundee has closed their station nearest to us, their response time has increased and our Police Department has a high likelihood of becoming the first responder. Our residents need to be aware that there will be increased commotion for the surrounding area with first any police sirens, and then the fire departments ambulance sirens following on each of the incidences. To see what we can expect in calls, in analyzing this study further, Hoffman Estates responded to 3,000 emergency medical calls, not including accidents for the year. Of these 3,000 calls, 581 of them were to the four senior communities listed. The occupancy of these facilities represented 1.36% of the population of Hoffman Estates, but also represented 19.5% of the total emergency medical and patient assist responses for Hoffman Estates per year. That is 19.5% of emergency calls occurring for 1.36% of the population. The 80 residents in this proposed facility would comprise approx. 1.6% of our population and even more than 19.5% of the calls (I adjusted our population to 5,000 in anticipation of the new census). As I understand it, The Dundee Fire Department is also not pleased with the elimination of a fire lane access road on the north side backing up to Cutters Run as well as egress and ingress roads to the facility and would like a second entrance to the property. This facility has to be designed foremost as good as it can possibly be so new residents can be certain that they are safe and no harm will come to them if there is a fire in the middle of the night. There has to be adequate staff and access to get the lockdown Alzheimer patients out as well as those residents who may not be totally self- mobile. None of us Trustees want to look at each other if there is a fire and residents die and know that we did not do everything possible to ensure their safety to the fullest.

b. I believe that the density of this building is too high for the parcel size chosen. The architecture is unacceptable, individual under window air conditioning units are unacceptable, there is a question about dry detention basins being allowed by Village Ordinance and how the ones shown are going to be made attractive. There are only 50 parking spaces for transportation, employees and residents. A question is How much can be done with this size parcel to meet all the requirements that this Village will want. We need to be presented with a concept plan that is in line with our Village and in line with Cutters Run, one of the nicest subdivisions in

the Village. We recently worked with great diligence on the Arboretum shopping center and its architecture to make it function and be beautiful and also with Crème de la Crème to screen Cutters run from any adverse views. We expect the same care to be taken for any development which backs up to and is even closer to Cutters Run. As a Trustee, I would also require the developer to pay for the Villages choice of consultants to help us make sure that this project is what it should be. We do not have this use elsewhere in the Village and do not even have a zoning classification for it. This is not like working on another restaurant or shopping center that we have knowledge base for. We have no rules or regulations for assisted care facilities here. Our Village is not set up for this. We need a consultant to look at the retirement home and what safeguards we need. We need to examine what is needed in proper staffing levels, food requirements, Alzheimer's requirements, Drs. On call, whether nurses should be required around the clock, how this facility will be inspected to make sure that the residents are getting the proper care and the building maintained within etc. etc. Also we need to know what safeguards can be set up if this facility if it is shut down, is sold, or becomes owned by the state which at that time would have the potential of producing an unsafe environment with the integration of younger mentally ill or criminal patients. I do not want anyone to ever say that we approved this without protecting the public here in South Barrington. This is not going to be a short process as I see it or cheap, and we as Trustees are not going to be persuaded from being the best we can be in making this facility the safest, nicest and well run facility in the surrounding area.