

In attendance

Over 35 people were in attendance at the event at the Cress Creek Country Club.

Description

Three tables were spread out across the front of the room with satellite photos, plans of similar complexes Harbor Chase had built and photos from that facility. Charlie Jennings, the Harbor Chase guy, said he would send Fran image files of these plans and photos (**ACTION**).

Charlie Jennings

Charlie spoke at the planning/zoning meeting last month. Architectural team, landscaping team, etc. were there (five people in addition to Charlie).

Growth mode (due to the pace of aging population). Identify markets based on the demographics. 70-75% of residents who live in Harbor Chase of Naperville will come from a five mile radius of the facility; they don't want to leave their church and grandkids. We provide a home for them. This is for people who reach an age where they need some assistance. Associates (staff) will all live here.

Senior living as a whole is a good buffer between residential and commercial. Assisted living: assistance with feeding, dressing, taking medication (being monitored). Ave. resident is 83-84 years old. Something has happened (perhaps dementia) that leads to them need assistance. Not a nursing environment or clinical environment. Different from skilled nursing.

City of Naperville lumps assisted living with skilled nursing (more direct medical care than what we do with assisted living). Assisted living is considered residential occupancy, not health care occupancy.

Residential appearance outside (intentional). Needs and desires of the residents is changing; people are expecting a higher level of architecture, club-style amenities they don't want to sacrifice. Average stay in the facility is 2 years; will probably increase to 3 years in the next 7 years. The residents wind up being very active; they take care of themselves. We encourage visitors, family members. In most cases an adult child is helping mom or dad make this decision. We brought this design here because there are a lot of residents in Naperville; the reason for that is because people expect variety in their lives. Our buildings have multiple themed dining venues. If they want to get dressed up for dinner, they can; if they want something casual, they can.

A lot of the building is designed to promote wellness, motion; lots of activity spaces inside the building. People are still active; we bring in continuing education (may partner with the College of DuPage). We want to be a part of what is happening in the community at large.

Exterior architecture (view from Mill Street) would mesh well with residential. Landscape accentuates the design of the building and helps it fits within the area. The local team are based in the area.

Our civil engineer will speak about what could be developed here -- office space or institutional.

Type of care facility

95 total units planned: 66 assisted living apartments + 29 in memory care wing (Alzheimer's or dementia)--a secured wing with higher staffing ratios. 68 are private apartments (one resident only); 27 are semi-private (could be occupied by two residents). Total maximum occupancy capacity of 122 residents if every bed was filled.

Caregiver to resident ratio: varies based on the care levels of each resident: approximately 8:1. So $122/8 = 15.25$.

Average occupancy rate is 90% at other facilities. When times are good, people prefer to be in a private setting. Probably would have 100 residents. Realistically 10-12 range of caregivers.

Total #employees (full and part time = 90). Total #employees at each shift will average about 20-22 at any given time. Residents won't drive, so 20-22 associates will be in the community.

Three shifts: 7 am-3 pm, 3 pm-11 pm, 11 am-7 am

When employees are entering or leaving, it won't be when you're heading to work. Overnight there will be 6-8 caregivers in the building at any time.

On weekends, 8-5 pm director of sales, do tours, people will come to visit residents.

Typical events hosted that would bring additional people: most will be tailored around lifestyle enrichment--promote an active approach of residents. May have a speaker come in, a pianist; try to encourage the family to come out. We'll have monthly one family night (invite as much of the family as we can), one themed event (a magic show or something); a townhall meeting; financial planner/YMCA/etc. So 4-5 community meetings per month, usually in the evening, 6-7 pm.

Q: Ambulances/sirens? A: we work closely with the fire marshall to develop a plan to deal with residents (you realize that this is going to happen). You don't want to traumatize residents, so we designate an elevator in back, we work with the fire marshal so there aren't sirens blazing most of the time. A collaborative effort.

Q: Traffic: turning lanes north to south? Coming from the south, will there be? A: Turn left on Commons; currently there is no access on Mill.

Q: Will you put a traffic light there? A: It isn't up to us. Universally, everyone is in support of placing a traffic signal at Mill and Commons; they have to show a certain number of accidents (trigger a warrant) or show a number of vehicles. When Mill Street Park is operating in the spring, there will be more counts performed.

Q: Access to Mill Street? Potentially? A: Yes; we originally applied for that but we were told to change that. Our regional plan had a right-in/right-out on Mill Street. We went to the County; they told us they would only allow one access point between Diehl and Common due to spacing of turn lanes and traffic light movements (at Diehl and Bauer).

Q: Nike Park--a lot of traffic of CF kids (but there are no side walks on Commons); when the traffic will increase, it won't be safe for kids. Today it isn't a problem... A: as a developer, the city is telling us that when a traffic signal is warranted, it will be installed. We'll lose our full access to Commons and then we'll have cross access easements from the property on the north. Right-in/right-out will be on Commons for now (main entrance point).

Q: West Street and Diehl Light? A: We don't know--we're not developing the north property. We have 5.7 acre; the property to the north has the same owner.

Q: Concern: entrance aligned with Connestoga will have a lot of cut-through traffic. A: This is a real issue. How much access do you provide? Will you deal with a cut-through issue? Full access point on Mill will be north of our property. Can't predict how it might be used. Fire department asked us to put in the northern drive so they could bring their ambulance on site, so they could bring residents out.

Q: When the property north of the proposal is developed, there will be one access on Mill Street? A: The county said they would allow one access. When he develops that parcel and connects to Mill, we would connect to Mill. Mill & Diehl is a different price point than Mill and Commons. We can't guarantee what the developer to the north will do; but he isn't going to get an access out of Diehl. He has no choice.

Q: 1300' retaining wall squeezes things in.

Q: How do we enforce that there will be an alleviation of traffic on Commons? A: That is part of our development. Our property line (drive out splitting our property and the one to the north): there is an easement.

Q: If there is a strip mall there and the border will line up to Connestoga; the extension of Connestoga might then become the back alley of the strip mall (not a good entrance for getting out of the subdivision). A: Unknown what Naperville would approve.

Q: Why does it have to be aligned with Connestoga? It enables and encourages a cut-through our community. A: Our original plan didn't have it on there. When the full access happens, they won't have a full line from Mill Street to Connestoga. The access will be between Diehl and Commons?

Q: Can you just buy the northern property?

Q: Your parcel isn't large enough. A: We're commercial use; the city is considering us residential for stormwater management. We had to provide 6:1 slopes; meeting the municipal codes.

Q: Stormwater: we try to avoid retaining walls (higher cost and not safe); if someone drive through it, they will fall three feet vertically down to the pond 9 feet deep. A: we're meeting all codes.

Q: You have 5.7 Acres; there are 12 acres to the north. If you could buy half of it, ... A: If money wasn't an issue, I'd buy the whole thing.

Q: Why not make the building smaller? A: The building is trying to facilitate a lifestyle inside the

building. You have to provide amenities and spaces. You can't do that with 90 residents in 50K square feet. These things are really nice-when you drive by it, you'll say it is a nice addition to the neighborhood.

Q: Parking spaces? A: 1.1 space per every 4 beds (31); we're double the requirement (76 spaces). When we have an event, the sad reality is that family doesn't come as much as they should. You might get 50% turn out; maybe 50 residents might show up; we have enough parking to accommodate those.

Q: Total cost of the facility? A: \$24M USD

Q: Is this totally owned by you? A: CNL is providing the money; they have billions of dollars in nursing homes. They want to own the real estate; when it is full and running well, it is like a hotel; they don't want any part of the operations/management. So it is a good fit for us.

Q: 14-15 sites--do you own those? Or manage them? A: We've built for of them, we sell them to the REIT (CNL or HCP healthcare); we only own one.

Q: What is the problem in buying extra land? CNL has \$38B in assets. A: It is no different than any other business--everything is based on the return. They'll put out money based on the return. I just bought 120 feet of retaining walls because the city changed the requirement. I'm buying things I never had any intention of buying. But buying additional acreage to solve traffic problems (problems we aren't causing--it's Nike Park), isn't going to happen.

Q: The architect was asked: how high will the building be? Answer: 42 feet, 8 inches tall. The average height of a house and the little Nike Park building on the other side of the street (18'). A: 42' for the top of the cupola but it is predominantly a two story building. The architectural style. Landuse designation: you could build a ten story office building (you don't want that).

Comment: Code is 40'. Are you going to be living next to this thing--I don't see the issue on the height (not in your neighborhood). My house is about 38'

Q: How far off the street are you? A: OCI code allows us 25' off the right of way line. The building is further than that.

Q: All two stories? There are elements that are one story.

Q: What are the finishes? A: Exterior (architect in Chicago): we wanted to use quality local materials, things that blend in the neighborhood; we decided the bulk of the building should be brick, a local color. We have punched windows--looks like a house but slightly larger. Sloped asphalt shingles, hiding the systems of the building. There are features where the dining, main entry--used more decorative GFRC; cast stone at the base; we have clear story windows, punched openings to bring light to residents. In addition, some balconies, decorative railing. Inside, all the finishes are hospitality quality, warm colors. You'll feel like you're in a hotel. Great lighting, luxury materials like stone, plush carpets. A very inviting, well-lit space.

Setbacks

- 203 feet from right of way
- 100 feet for Mill Street
- 87 feet for Commons

Q: New energy code compliance? A: yes

Q: Pavement is asphalt? A: Yes. Front entry across the main entrance are pavers, like when you arrive at a hotel or a resort.

A: We do deliveries 3 days a week, mostly in the morning: 48' box truck

Q: Don't we have enough retirement homes in the area? A: This will be the new section--people will want to be here.

- Fran: I took care of my mom for 11 years; some nursing homes can have wait times of 18 months.
- A: Average occupancy is in the mid-90's; many have long waiting lists. Our demographic study showed 300-400 unmet demand.

When the baby boomers start turning 75 (very soon), the rate will be 11K/day for the next 23 years!

Comments from Jason

- mid-to-high end development: best management practice?
- Use every inch you purchase to become a building?
- how deep your pond: 5' dry pond is safe; 9' ...? --> mosquitos
- reduced landscape

Sometimes you have to think about the environment to give a high end impression--it seems really squeezed parking, feels cheap. I would suggest you put permeable paver (reduce retention requirement). When your pond become shallow, it might reduce the requirement for the height of the retaining wall. Northbrook had cut people's trees that provided screening; they added 10-20 feet trees, 15 foot intervals along residential area; and created a berm (could be small). Will ensure that the runoff won't come to us.

A: We're not trying to create a wall around the facility.

Jason: Northbrook provided a high fence (8 feet) too; something for you to consider to be more high class.

Seasonal water table is pretty high here; our sump pump runs constantly.

Water infiltrates to the ground; permeable paver will give us some protection; water has nowhere to go as is.

A: That land is at the high point--everything goes down. And the ground is mostly clay--water won't permeate.

Jason: There is 16" stone under permable paver.

Q: In Cress Creek, we get flooded all the time. People are running sump pumps through the sewer--are you tying to the same sewers? A: Our storm sewer comes out to Commons and Mill St. City requires a set release rate and you can't increase the existing discharge rate--we're below those.

Jason: Hundred year storm is based on 1970 statistics--till then they only had 30 years data. Because of global warming, we've had 3X exceeded the "100 year storm". Realistically, every engineer should know the 100 year storm is every 10 years or less. We can't change this description because people would get into trouble trying to get insurance (would be declared on the flood plain). 100 year is underestimating.

A: We looked at permeable pavers; but the clay underneath--the under drain, the county doesn't give you retention for it. So the economics of the project don't allow it.

Q: On the water retention, the city reclassified from commercial to residential? A: zoning for the piece is commercial; but stormwater retention, city considers it residential usage. Original plan had a 5' pond; the city came back and said 6:1 slopes (more gradual transition). Best solution was to put the wall in.

Q: How deep will the water retention be? A: constructed wetland bottom. Normal circumstances, 90% of the bottom of the pond will be dry. There will be little pockets with 6" up to a max of 2' (part of county requirements); this is where the storm sewage comes into the pond. From the deepest point to the top of the wall is 7.5'. It then slopes up and becomes 9' at the "worst" corner. Highest water will be 7.5'

Q: Retention wall in the pond? A: retaining walls on three sides--set back (IDOT requirements): there is a lot of road frontage; elevation of the road changes. Determined the set back requirement and held it the length of the road. There is a buffer (won't be a safety concern). On west street there will be a drop down. City's concession coming back.

Q: There could be a problem--7' of water, 15' away from the road way--there are people who died in these circumstances. If you provided enough land and enough buffer, there wouldn't be these risks.

Q: What is the %brick on the building? A: predominantly brick, perhaps 80% (estimating). On the inside facade is siding. It is brick on cast stone, very expensive.

Comment: on the road: if the same guy owns the same property on the same side, if the city wanted to get after it, I would tell the council not to approve this until the owner of the land to the north agreed to put that road in on his land; someone else needs to ensure it is paid for by the people who buy that land.

Q: Who approached whom to buy the land? A: We approached him.

Comment: we should proceed to the council to put forward our point and see what they suggest to work out some deal to put in the road. A: City won't force the owner to put in a road until they know what the usage is.

A: There is a set of rules and a set of codes--this is what we adhere to. We have involved the

County and the City; what you see today is a compromise of all those things. They said it is probably the best for the community at large. It shouldn't be my responsibility to fix a problem that I didn't cause.

Q: Most ambulances come from station 3... No, the ambulance doesn't come from Diehl but from Ogden (district 10).

Q: Walkway (we have kids to go to Nike) -- how wide is it? You have the pond right by there? Is it safe for the kids? A: 5 feet. 19' of grass to the top of the stormwater facility.

Comment: it is very easy to ride 19' by bike...

Q: Stormwater coming from the north into your retention pond? A: There is a low area from the 12 acres. That drainage is being preserved; we're putting a culvert under the new roadway. Charlie is working with the landowner to the north to ensure that they will install a 36" diameter stormsewer on the east to take that (and drain into another facility further to the south).

Q: What is the big problem with the connecting road? Why have it? A: You could make reasons not to have it. West street is still closed on the bottom. We can't reopen it (City wants to prevent a cut-through from Diehl to Ogden). Access to the property to the north doesn't cut-through.

Q: Water flow floods Burning tree (east branch of Cress Creek) drains all the water coming south. A: Our outflow from proposed connects to the existing storm sewer at Commons and Mill; the property to the north will connect to a new one via the new 36" pipe. We're retaining any additional water on site (the retention pond).

Q: Once that happens (36" pipe put in in the future), would that relieve the burden on Burning Tree? A: No, it is a City problem.

Q: Mayneland farms--crosses over Mill Street where the Townhouses end, goes into Mayneland farms and up to Nike--continues up through there and crosses Diehl road north.

Comment: We have the discharge from Warrenville; every time we have a hard rain, our street is flooded (Burning Tree).

Comment: This parcel doesn't impact Cress Creek. That starts on the east side of Mill above 88; goes through Nike Park, Nike subdivision (water contamination), across Mayneland farms, crosses over Mill Street to where the townhouses end, then comes past your houses. This parcel isn't affected by Cress Creek.

Q: Do you have a picture of Diehl from the neighborhood side? A: We have elevations, no rendering. Looks similar but lower.

A: Street lights, parking lights, low lights, better for pedestrian access. Residential lighting in its nature.

Q: Smallest school has over 600 students; biggest school has over 3000 students; next to the high school is a huge parking lot for school buses. They are serving the whole school district. Traffic on Mill Street --there are already problems. Emergency vehicles would need to pass two school

zones. 20mph speed limit on Mill Street. Will residents in the senior home like it? A: senior residents are pretty isolated, they don't get out very much.

Q: If I were to go into your facility, what is the range of prices per month? Is there state assistance after assets are depleted? A: For a private assisted living apartment with everything (meals, transportation) begins at \$4000/month straight rental. Memory care is closer to \$5000/month. Each state has a unique set of programs. Federal government has programs for veterans.

A: Senior living is considered one of the best neighbors you can have. No school impact, no impact on public infrastructure.

Jim Healy: County Commissioner for the area: I've lived here for 22 years, I fought Mayneland Farms; this is one of the least-intrusive uses you can have in your backyard. As for the water, those are flat-out ordinances, DuPage has the strictest in the area. The parking--not a lot for a facility like this. From the County standpoint, I control Diehl and Mill. On Mill, we allowed them one curb cut, a bit north of where they are--lines up with the one at Nike. We wanted them lined up together for visual sighting on the roadways. Commons will have the light. This facility has so little traffic impact, the light won't be going in because of that. The other two parcels will probably put a light in (the Park District put in a contribution for that; Charlie will have to put a contribution too). The guy to the south and the guy to the north will capture the rest. The city says when everything is developed, a light will go in.

West on Diehl from West Street is my concern: left turns awkward. I will meet with city folks; prefer one entrance on West Street; Fire department will require an entrance on West Street. Right-in-right out on Mill. Right-in-right out on Diehl; one to the south will have it off of Commons and Mill. We have a right-in, right-out on Mill for the south parcel. We prefer the entrance be done now, do some recapture with Charlie and the guy to the north. We will not put a light at West and Diehl. NEVER. Dangerous. And we don't like that people go up West street and make a left onto Diehl. It's allowed but dangerous.

Numbers on Commons are low because none of us are going out Commons road; we're going out West or Bob'O'Link.

This section on Commons going to Mill Street is getting minimal use compared to what they expected. When they put a stop light there, there will be more people using it.

Comment: If you're exiting Nike Park and want to make a left onto Mill is a nightmare. You can't make a left there anymore.

Comment: We don't want the road aligned with Connestoga.

Jim: We're trying to work with the guy up north because it will be required (road going out to Mill)

Comment: You should put the road in.

A: If it is put in as a condition to his parcel, he'll have to do it.

Jim: He won't get out on Diehl.

Q: Construction? A: Start in May, finish by the time winter sets in, open in the fall of following year (14 months).