

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE VILLAGE OF ARLINGTON HEIGHTS, GRANTING  
APPROVAL OF A PLANNED UNIT DEVELOPMENT,  
AND CERTAIN VARIATIONS FROM CHAPTER 28  
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on December 2, 2020, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 20-013, conducted a public hearing on a request for rezoning from an O-T Office Transitional District to an I Institutional District, approval of a planned unit development and variations from certain provisions of Chapter 28 of the Municipal Code, for the property located at 2015-2045 S Arlington Heights Rd, Arlington Heights, Illinois; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said requests, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the Zoning Ordinance of the Village of Arlington Heights is hereby amended by reclassifying the Subject Property from an O-T Office Transitional District to an I Institutional District, as legally described below:

That part of Lot 3 in the subdivision of Joseph A Barnes Farm in Section 9, 15 and 16, Township 41 North, Range 11 East of the Third Principal Meridian, according to the map thereof recorded in Book 77 of plats, pages 38 and 39 as Document 2826756 lying South of the center line of Seeger Road and North of the South line of the Northeast ¼ of the Northeast ¼ of Section 16 aforesaid, in Cook County, Illinois, except that part thereof dedicated for Arlington Heights

Road, Seeger Road and Tonne Drive, also excepting that part taken in Case No. 93 L 51347 in Cook County, Illinois.

PIN 08-16-202-009, -010

commonly described as 2015-2045 S Arlington Heights Rd, Arlington Heights, Illinois.

SECTION TWO: That the Planned Unit Development for Trammell Crow Senior Living is hereby approved to allow a 175-bed senior living facility within an I Institutional District, which property is hereby designated as a planned unit development. The Zoning Map of the Village of Arlington Heights is hereby amended accordingly. Approval is hereby given for development of the Subject Property in substantial compliance with the following plans:

The following plans dated October 28, 2020 with revisions through November 19, 2020, have been prepared by Elness Swenson Graham Architects, Inc.:

**Title Page**, consisting of sheet A0-0;  
**Plans**, consisting of sheet A1-1;  
**Site Design Elements**, consisting of sheet A1-3;  
**Elevations (Overall)**, consisting of sheet A1-5;  
**Elevations (Partial)** consisting of sheets A1-6 and A1-7;  
**Building Sections**, consisting of sheet A1-8;  
**Perspective Views**, dated October 28, 2020, consisting of sheets A1-9 through A1-14;  
**Exterior Materials**, dated October 28, 2020, consisting of sheets A1-15 through A1-17;  
**Code Plans**, consisting of sheet AC1-1;

The following plans have been prepared by SpaceCo, Inc:

**Cover Sheet**, dated August 19, 2020 with revisions through November 20, 2020, consisting of sheet C1;  
**Typical Sections & General Notes**, dated August 19, 2020 with revisions through October 28, 2020, consisting of sheet GN;  
**Preliminary Geometric Plan**, dated August 19, 2020 with revisions through November 20, 2020, consisting of sheet P-GM;  
**Preliminary Grading and Utility Plan**, dated August 19, 2020 with revisions through November 20, 2020, consisting of sheet P-GRUT;  
**South Connection Road Exhibit**, dated November 20, 2020, consisting of sheet EXH;  
**Fire Hydrant Spacing Exhibit**, dated October 28, 2020, consisting of sheet FRHYDR;  
**Fire Truck Exhibit**, dated October 28, 2020, consisting of sheet FRTRCK totaling 3 sheets;  
**Garbage Truck Exhibit**, dated October 28, 2020, consisting of sheet GBTRK;

The following plans dated October 28, 2020, have been prepared by Confluence:

**Tree Preservation Plan**, consisting of sheet L1-0;  
**Landscape Plan**, consisting of sheet L1-1;  
**Landscape Plan Enlargement**, consisting of sheets L1-2 through L1-5;

**Landscape Intent Imagery**, consisting of sheet L2-0;  
**Site Furnishing Imagery Intent**, consisting of sheets L2-1 and L2-2;  
**Planting Details**, consisting of sheet L3-0;

The following plans dated October 28, 2020 with revisions through November 19, 2020, have been prepared by Emanuelson-Podas, Inc.:

**Photometric Site Plan**, consisting of sheet E0.2;  
**Schedules & Details**, consisting of sheet E0.3;  
**Fixture Data Sheets**, consisting of sheets E0.4 and E0.5,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION THREE: That variations from the requirements of certain provisions of Chapter 28 of the Arlington Heights Municipal Code are hereby granted so as to permit development of the Subject Property in accordance with the plans approved in SECTION TWO of this Ordinance, which variations are as follows:

1. A variation from Section 5.1-8.1, Minimum Lot Size/Density and Minimum Lot Width at Building Line, to allow a reduction in the minimum lot density from 420,000 square feet of land area to 357,628 square feet of land area.

2. A variation from Section 5.1-8.6, Minimum Floor Area (square foot) per Dwelling Unit for Multi-Family Dwellings in an I Institutional District, to allow a reduction in the minimum amount of floor area as follows:

- a. certain independent and assisted living studio/efficiency units shall be reduced from the required minimum floor area of 550 square feet to 431 square feet;
- b. certain memory care studio/efficiency units shall be reduced from the required minimum floor area of 550 square feet to 334 square feet; and
- b. certain independent and assisted living one-bedroom units shall be reduced from the required minimum floor area of 650 square feet to 646 square feet.

3. A variation from Section 6.5-2, Accessory Structures, in which accessory structures are permitted in a rear yard only to allow fire pits and an outdoor kitchen (barbeque grill) within a side yard.

4. A variation from Section 10.2-12.3 Lighting, to allow an increase in the luminaire spacing ratio from 3:1 or less to 3:1 or more.

SECTION FOUR: That the rezoning, planned unit development and variations from Chapter 28 of the Arlington Heights Municipal Code are subject to the following conditions, to which the Petitioner has agreed:

1. With regard to cross access to the south, the Petitioner shall use diligent, commercially reasonable efforts to: (a) negotiate and enter into a cross access easement agreement with the property owner to the south (the “Cross Access Easement Agreement”); and (b) redesign the detention area to accommodate for the anticipated stormwater detention of the future driveway connection. The Cross Access Easement Agreement shall include the following terms, in addition to those otherwise mutually agreed upon by Petitioner and the south property owner:

- (i) the south property owner shall bear the cost of initial construction of all driveway improvements within the easement area which are subject to Petitioner’s approval, not to be unreasonably withheld;
- (ii) all initial construction shall be performed by a licensed contractor in a good, lien-free and workmanlike manner, in compliance with all laws, and all work shall be reasonably coordinated between the Petitioner and the south property owner so as promote safety and minimize disruption to the operation of the properties;
- (iii) the cost to maintain, repair and replace the new driveway shall be paid by the south property owner;
- (iv) each owner shall maintain customary insurance and agree to customary indemnity obligations; and
- (v) each owner shall have customary rights upon default by the other owner, including self-help.

If a final form of Cross Access Easement Agreement is not agreed to by the Petitioner and south property owner by May 1, 2021, Petitioner shall, upon request by the Village, continue to use diligent commercially reasonable efforts to negotiate and enter into the Cross Access Easement Agreement.

2. Prior to building permit issuance, the Petitioner shall dedicate a 20 foot easement for Commonwealth Edison (ComEd) along the western property line to facilitate ComEd relocation/burial, with an additional five feet in width if determined necessary by the Village. The proposed underground waterline in this location shall be pushed back so that it is outside of this easement area.

3. The sidewalk along Arlington Heights Road shall be installed at five feet in width and prior to building permit issuance, the Petitioner shall establish/record an easement for said sidewalk, to the benefit of the Village.

4. Illinois Department of Transportation review and approval shall be required.

5. Impact fees for all Independent Living units shall be required, per applicable Village codes and policies.

6. If the Village requires a bike path along Tonne Drive as part of building permit review, the property owner shall install said path at the request of the Village.

7. Compliance with the November 17, 2020, Design Commission motion shall be required.

8. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

SECTION FIVE: That the approval of the Planned Unit Development granted in SECTION TWO of this Ordinance shall be effective for a period no longer than 24 months from the date of this Ordinance, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION SIX: That the Director of Building and Life Safety of the Village of Arlington Heights is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION SEVEN: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village in the office of the Cook County Clerk.

AYES:

NAYS:

PASSED AND APPROVED this 19th day of January, 2021.

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Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

PUD:Trammell Crow Senior Living