

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT
ORDINANCE NUMBERS 85-154, 88-015, 89-041, 91-108, 92-051,
93-051, 02-015, AND 06-069 AND GRANTING CERTAIN VARIATIONS
FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have heretofore passed and approved Ordinance Numbers 85-154, 88-015, 89-041, 91-108, 92-051, 93-051, 02-015, and 06-069 approving and amending a planned unit development for the property located at 811 E. Central Road, commonly known as The Moorings, Arlington Heights, Illinois; and

WHEREAS, on September 30, 2015, the Plan Commission of the Village of Arlington Heights, in Petition Number 15-012, conducted a public hearing on a request to further amend the Planned Unit Development to allow construction of a two-story resident fellowship hall, a four-story assisted living building, a one-story (with basement) memory care building, demolition of the existing sheltered care building and two quad buildings and certain variations from Chapter 28 of the Arlington Heights Municipal Code; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting said request, subject to certain conditions hereinafter described, is in the best interest of the Village,

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

SECTION ONE: The amendment to the Planned Unit Development heretofore approved for the property legally described as:

Parcel 1:

That Part of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 41 North, Range 11, East of the Third Principal Meridian, Described As Follows:

Commencing at the Southwest Corner of said Northeast 1/4 of the Northwest 1/4; Thence Easterly Along the South Line Thereof, 330.53 Feet For a Point of

Beginning; Thence Northerly Along a Line, 330.5 Feet East of And Parallel with the West Line of said Northeast 1/4 of the Northwest 1/4 a Distance of 192.66 Feet; Thence Easterly Perpendicular to said West Line, 270.0 Feet; Thence Southeasterly Along a Line Deflecting 45 Degrees to the Right from an Extension of the Last Described Line, 35.0 Feet; Thence Easterly Along a Line Deflecting 45 Degrees to the Left from an Extension of the Last Described Line, 210.0 Feet; Thence Southerly Parallel with said West Line, 25.0 Feet; Thence Easterly Perpendicular to said West Line, 60.0 Feet; Thence Northerly Parallel to said West Line, 97.48 Feet; Thence Westerly Perpendicular to said West Line, 210.0 Feet; Thence Northwesterly Along a Line Deflecting 45 Degrees to the Right from an Extension of the Last Described Line, 180.0 Feet; Thence Westerly Along a Line Deflecting 45 Degrees to the Left from an Extension of the Last Described Line, 130.0 Feet; Thence Northerly Parallel to said West Line of the Northeast 1/4 of the Northwest 1/4, a Distance of 140.0 Feet; Thence Easterly Perpendicular to said West Line, 190.0 Feet; Thence Northerly Parallel to said West Line, 135.84 Feet to a Point On a Line 749.0 Feet South of And Parallel to the South Line of Central Avenue; Thence Easterly Parallel to said South Line, 170.36 Feet; Thence Northerly Perpendicular to said South Line, 35.0 Feet; Thence Easterly Parallel to said South Line, 200.0 Feet; Thence Northerly Perpendicular to said South Line 80.0 Feet; Thence Westerly Parallel to said South Line, 180.0 Feet; Thence Northerly Perpendicular to said South Line, 95.0 Feet; Thence Westerly Parallel with said South Line 70.0 Feet; Thence Northerly Perpendicular to said South Line, 135.0 Feet; Thence Northwesterly Along a Line Deflecting 45 Degrees to the Left from an Extension of the Last Described Line, 127.28 Feet; Thence Westerly Along a Line Deflecting 45 Degrees to the Left from an Extension of the Last Described Line, 185.0 Feet; Thence Southerly Perpendicular to the Aforesaid South Line of Central Avenue, 120.0 Feet; Thence Westerly Parallel with said South Line, 55.0 Feet; Thence Northerly Perpendicular to said South Line, 434.0 Feet to a Point On the South Line of Aforementioned Central Avenue; Thence Easterly Along said South Line of Central Avenue, 902.99 Feet to a Point On the East Line of said Northeast 1/4 of the Northwest 1/4 of Section 10, said Point Being 50 Feet South of the Northeast Corner Thereof; Thence Southerly Along said East Line, 1,368.57 Feet to the Southeast Corner of said Northeast 1/4 of the Northwest 1/4; Thence Westerly Along the South Line Thereof, 991.0 Feet to the Point of Beginning, In Cook County, Illinois.

Parcel 2:

That Part of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 41 North, Range 11, East of the Third Principal Meridian, Described As Follows:

Commencing at the Southwest Corner of said Northeast 1/4 of the Northwest 1/4; Thence Easterly Along the South Line Thereof, 330.53 Feet; Thence Northerly Along a Line 330.50 Feet East of And Parallel with the West Line of said Northeast 1/4 of the Northwest 1/4, a Distance of 192.66 Feet For a Point of Beginning; Thence Continuing Northerly Along the Last Described Line, a Distance of 455.0 Feet to a Point On a Line 749.0 Feet South of And Parallel with the South Line of Central Avenue; Thence Easterly Along said Parallel Line, 287.50 Feet; Thence Southerly Parallel with said West Line of the Northeast 1/4 of the Northwest 1/4, a Distance of

135.84 Feet; Thence Westerly Perpendicular to said West Line, 190.0 Feet; Thence Southerly Parallel with said West Line 140.0 Feet; Thence Easterly Perpendicular to said West Line 130.0 Feet; Thence Southeasterly Along a Line Deflecting 45 Degrees to the Right from an Extension of the Last Described Line, 180.0 Feet; Thence Easterly Along a Line Deflecting 45 Degrees to the Left from an Extension of the Last Described Line, 210.0 Feet; Thence Southerly Parallel with the Aforesaid West Line of the Northeast 1/4 of the Northwest 1/4 of Section 10, a Distance of 97.48 Feet; Thence Westerly Perpendicular to said West Line 60.0 Feet; Thence Northerly Parallel with said West Line 25.0 Feet; Thence Westerly Perpendicular to said West Line, 210.0 Feet; Thence Northwesterly Along a Line Deflecting 45 Degrees to the Right from an Extension of the Last Described Line, 35.0 Feet; Thence Westerly Along a Line Deflecting 45 Degrees to the Left from an Extension of the Last Described Line, 270.0 Feet to the Point of Beginning, In Cook County, Illinois.

Parcel 3:

That Part of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 41 North, Range 11, East of the Third Principal Meridian, Described As Follows: Beginning at the Southwest Corner of said Northeast 1/4 of the Northwest 1/4 of Section 10; Thence Northerly Along the West Line Thereof, 1,406.13 Feet to the Southerly Line of Central Avenue, Being a Line 50.0 Feet South of And Parallel with the North Line of said Northeast 1/4 of the Northwest 1/4; Thence Easterly Along said South Line of Central Avenue, 419.20 Feet; Thence Southerly Perpendicular to said South Line, 434.0 Feet; Thence Westerly Parallel with said South Line, 104.0 Feet; Thence Southerly Perpendicular to said South Line 75.0 Feet; Thence Westerly Parallel with said South Line, 30.0 Feet; Thence Southerly Perpendicular to said South Line, 20.0 Feet; Thence Westerly Parallel with said South Line, 56.0 Feet; Thence Southerly Perpendicular to said South Line, 220.0 Feet to a Point On a Line 749.0 Feet South of And Parallel with the Aforesaid South Line of Central Avenue; Thence Easterly Along said Parallel Line, 112.14 Feet to a Point On a Line 330.50 Feet East of And Parallel with the West Line of said Northeast 1/4 of the Northwest 1/4 of Section 10; Thence Southerly Along said Parallel Line, 647.66 Feet to a Point On the South Line of said Northeast 1/4, of the Northwest 1/4, 330.53 Feet East of the Point of Beginning; Thence Westerly Along said South Line 330.53 Feet to the Point of Beginning, (the West 33 Feet Thereof Dedicated For Douglas Avenue By Plat of Dedication Recorded January 25, 1993 As Document 93060438), In Cook County, Illinois.

Parcel 4:

That Part of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 41 North, Range 11, East of the Third Principal Meridian, Described As Follows:

Commencing at the Southwest Corner of said Northeast 1/4 of the Northwest 1/4; Thence Easterly Along the South Line Thereof, 330.53 Feet; Thence Northerly Along a Line 330.50 Feet East of And Parallel with the West Line of said Northeast 1/4 of the Northwest 1/4, a Distance of 647.66 Feet For a Point of Beginning; Thence Westerly Parallel to the South Line of Central Avenue, a Distance of 112.14 Feet; Thence Northerly Perpendicular to said South Line 220.0 Feet; Thence Easterly

Parallel to said South Line, 56.0 Feet; Thence Northerly Perpendicular to said South Line 20.0 Feet; Thence Easterly Parallel with said South Line, 30.0 Feet; Thence Northerly Perpendicular to said South Line 75.0 Feet; Thence Easterly Parallel with said South Line, 159.0 Feet; Thence Northerly Perpendicular to said South Line 120.0 Feet; Thence Easterly Parallel with said South Line 185.0 Feet; Thence Southeasterly Along a Line Deflecting 45 Degrees to the Right from an Extension of the Last Described Line, 127.28 Feet; Thence Southerly Along a Line Deflecting 45 Degrees to the Right from an Extension of the Last Described Line, 135.0 Feet; Thence Easterly Parallel with said South Line of Central Avenue, 70.0 Feet; Thence Southerly Perpendicular with said South Line, 95.0 Feet; Thence Easterly Parallel to said South Line, 180.0 Feet; Thence Southerly Perpendicular to said South Line 80.0 Feet; Thence Westerly Parallel with said South Line 200.0 Feet; Thence Southerly Perpendicular to said South Line, 35.0 Feet; Thence Westerly Parallel with said South Line, 457.86 Feet to the Point of Beginning, In Cook County, Illinois.

P.I.N. 08-10-113-002, -003. -004

commonly known as 811 E. Central Road, Arlington Heights, Illinois, is hereby amended to allow construction of a two-story resident fellowship hall, a four-story assisted living building, a one-story (with basement) memory care building, demolition of the existing sheltered care building and two quad buildings in substantial compliance with the following plans:

Vol. I - Civil Drawings – (a)

The following plans dated June 26, 2015, have been prepared by rlp architects:

Cover Sheet, consisting of sheet 0CVR;

Rendering, consisting of sheet 0REN;

Phasing Site Plan, consisting of sheet A001;

The following plans dated June 22, 2015, have been prepared by The Lakota Group, Inc.:

Tree Survey/Preservations Plan, consisting of sheet L-01;

Zone A-AL Memory Care Landscape Plan, consisting of sheet L-02;

Zone B-Fellowship Hall Landscape Plan, consisting of sheet L-03;

Zone C-Assisted Living Landscape Plan, consisting of sheet L-04;

Zone D-Retention Pond Landscape Plan, consisting of sheet L-05;

Planting Details, consisting of sheet L-06;

Vol. I - Civil Drawings – (b)

The following plans dated April 27, 2015 with revisions through June 22, 2015, have been prepared by Eriksson Engineering Associates, Ltd.:

Site Notes and Legends, consisting of sheet C0.1

Overall Existing Conditions, consisting of sheet C1.0;

Site Demolition Plan, consisting of sheet C2.0;

Site Geometry Plan, consisting of sheet C3.0;

Site Utility Plan, consisting of sheet C4.0;

Grading and Paving Plan, consisting of sheet C5.0;

Erosion Control Plan, consisting of sheet C6.0;

Site Work Details, consisting of sheet C7.0;

Fire Lane Training Exhibit, consisting of sheet C8.0;

Vol. I - Civil Drawing – (c)

Site Lighting, prepared by Visual, dated June 1, 2015, consisting of sheet SL.1;

Vol. II - Assisted Living – (a)

The following plans dated June 26, 2015, have been prepared by rlps architects:

Cover Sheet, consisting of sheet 0CVR;

Rendering, consisting of sheet 0REN;

Overall Ground & First Floor Plans, consisting of sheet A002;

Overall Second & Third Floor Plans, consisting of sheet A003;

Partial Ground Floor Plan Areas ‘A’ & ‘B’, consisting of sheet A101;

Partial Ground Floor Plan Areas ‘C’ & ‘D’, consisting of sheet A102;

Partial First Floor Plan Areas ‘A’ & ‘B’, consisting of sheet A103;

Partial First Floor Plan Areas ‘C’ & ‘D’, consisting of sheet A104;

Partial Second Floor Plan Areas ‘A’ & ‘B’, consisting of sheet A105;

Partial Second Floor Plan Areas ‘C’ & ‘D’, consisting of sheet A106;

Partial Third Floor Plan Areas ‘A’ & ‘B’, consisting of sheet A107;

Partial Third Floor Plan Areas ‘C’ & ‘D’, consisting of sheet A108;

Overall Attic & Roof Plan, consisting of sheet A109;

Vol. II – Assisted Living – (b)

The following plans dated June 26, 2015, have been prepared by rlps architects:

Exterior Elevations, consisting of sheets A201, A202 and A203;

Building Sections, consisting of sheet A401;

Vol. III – Residential Fellowship Hall & Commons

The following plans dated June 26, 2015, have been prepared by rlps architects:

Cover Sheet, consisting of sheet 0CVR;

Rendering, consisting of sheet 0REN;

Overall Floor Plans, consisting of sheet A001;

Lower Level Plan, consisting of sheet A101;

First Floor Plan, consisting of sheet A102;

Roof Plan, consisting of sheet A103;

Exterior Elevations, consisting of sheet A201;

Building Sections, consisting of sheet A401;

Vol. IV – Memory Care

Cover Sheet, consisting of sheet 0CVR;

Rendering, consisting of sheet 0REN;

Overall Floor Plans, consisting of sheet A001;

Ground Level Plan, consisting of sheet A101;

First Floor Plan, consisting of sheet A102;

Roof Plan, consisting of sheet A103;

Exterior Elevations, consisting of sheets A201 and A202;

Building Sections, consisting of sheet A401;

Revised Partial Plans – Assisted Living & Fellowship Hall

The following plans dated September 1, 2015, have been prepared by rlps architects:

Partial Ground Floor Plan Areas ‘A’ & ‘B’, consisting of sheet A101;

Partial Ground Floor Plan Areas 'C' & 'D', consisting of sheet A102;
Lower Level Plan, consisting of sheet A101;
First Floor Plan, consisting of sheet A102;

Landscape Plans – Revised

The following plans dated June 22, 2015 with revisions through August 21, 2015, have been prepared by The Lakota Group, Inc.:

Tree Survey/Preservation Plan, consisting of sheet L-01;
Zone A-AL Memory Care Landscape Plan, consisting of sheet L-02;
Zone B-Fellowship Hall Landscape Plan, consisting of sheet L-03;
Zone C-Assisted Living Landscape Plan, consisting of sheet L-04;
Zone D-Retention Plan Landscape Plan, consisting of sheet L-05,

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

SECTION TWO: That the following variations from Chapter 28 of the Municipal Code are hereby granted so as to permit development of the property in accordance with the plans submitted by the Petitioner, which variations are as follows:

1. A variation from Section 5.1-8.11, Spacing Between Multi-Family Buildings, Including Court Standards, from the requirement that inner courts are permitted for one and two story buildings to allow an inner court for a three story building without the required 12 foot emergency access.
2. A variation from Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction in the minimum building distance from 12 feet to 7 feet for a memory care building wall to a paved area.
3. A variation from Section 11.4, Schedule of Parking Requirements, to allow a reduction in the total number of parking spaces from 581 parking spaces to 538 parking spaces.
4. A variation from Section 5.1-8.9, Maximum Height, to allow an increase to the height of the assisted living building from 45 feet to 48.5 feet.
5. A variation from Section 5.1-8.10, Dwelling Standards, to allow a reduction in the minimum square feet in the assisted living building from 650 square feet to 588 square feet for one bedroom units and from 550 square feet to 481 square feet for the studio units.

SECTION THREE: That the approval of the amendment to Planned Unit Development Ordinance Numbers 85-154, 88-015, 89-041, 91-108, 92-051, 93-051, 02-015, and 06-069 and variations from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. That condition number seven in Section Four of Ordinance Number 85-154, requiring the installation of a traffic signal if warranted at the property owner's expense, shall remain in full force and effect.

2. The Petitioner shall work with Village Staff on possible relocation of additional trees on site.
3. The Petitioner shall comply with the Design Commission motion dated August 25, 2015.
4. The Petitioner shall obtain approval of a Metropolitan Water Reclamation District permit for storm water.
5. A landscape and preservation bond is required prior to the issuance of a building permit.
6. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

SECTION FOUR: Except as amended by this Ordinance, the provisions in Ordinance Numbers 85-154, 88-015, 89-041, 91-108, 92-051, 93-051, 02-015, 06-069, and all ordinances related to The Moorings, shall remain in full force and effect.

SECTION FIVE: That the approval of the amendment to the Planned Unit Development granted in SECTION ONE 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: The Director of Building is hereby authorized to issue a permit upon proper application, in accordance with the provisions of this Ordinance and all applicable ordinances of the Village of Arlington Heights.

SECTION SEVEN: 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 Clerk in the Office of the Recorder of Cook County, Illinois.

AYES:

NAYS:

PASSED AND APPROVED this 2nd day of November, 2015.

Village President

ATTEST:

Village Clerk