

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

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 15-023, pursuant to notice, has on February 24, 2016, conducted a public hearing on a request for rezoning from an “R-1 One-Family Dwelling District” to an “I Institutional District”, preliminary approval of a planned unit development and variations from certain provisions of Chapter 28 of the Municipal Code, for the property located at 511 West Rand Road, Arlington Heights; 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 from an “R-1 One Family Dwelling District” to an “I Institutional District”, the following described property:

Parcel 1:

A tract of land in that part of the Southeast quarter of the Northeast quarter of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, lying Southwest of Rand Road described as follows: beginning at a point in the center line of Rand Road that is 465.48 feet Northwesterly of the intersection of said center line with the South line of said Southeast quarter of the Northeast quarter of Section 18, thence Northwesterly along said center line of Rand Road, 100.00 feet; thence Southwesterly at right angles to said center line of Rand Road, 250.00 feet; thence Southeasterly parallel with Rand Road, 100.00 feet; thence Northeasterly 250.00 feet to the point of beginning (except therefrom the Northeasterly 50 feet thereof), in Cook County, Illinois.

Parcel 2:

A tract of land described as follows: commencing at the East quarter corner of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, thence Westerly on the quarter section line, 584.50 feet to the center line of Rand Road for the place of beginning; thence Westerly on the quarter section line 734.19 feet; thence Northerly on quarter section line, 661.57 feet to the center line of Rand Road; thence Southeast along said road center line, 1015.0 feet to the place of beginning, (except therefrom that part of the Southeast quarter of the Northeast quarter of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, lying Southwest of Rand Road described as follows: beginning at a point in the centerline quarter of the Northeast quarter of Section 18, Northwesterly along said center line with the South line of said Southeast quarter of the Northeast quarter of Section 18; thence Northwesterly along said center line of Rand Road, 100.00 feet; thence Southwesterly at right angles to said center line of Rand Road, 250.00 feet; thence Southeasterly parallel with Rand Road, 100.00 feet; thence Northeasterly 250.00 feet to the point of beginning,, (also excepting the Northeasterly 50.00 feet thereof), (also except that portion of Techny Road dedicated for road purposes recorded October 24, 2001, as Document Number 0010995241, and amended by Certificate of Correction recorded November 6, 2002, as Document Number 0021225741, all in Cook County, Illinois.

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commonly described as 511 W. Rand Road, Arlington Heights, Illinois.

SECTION TWO: That preliminary approval is hereby granted for a planned unit development to permit a memory care facility on the property legally described in SECTION ONE, which property is hereby designated as a Planned Unit Development and 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 have been prepared by Lyle Andrew Brummeyer Architectural Services:

Site Plan, dated December 21, 2015 with revisions through January 5, 2016, consisting of sheet A1.0;

Duplex Floor Plans, dated December 21, 2015 with revisions through January 5, 2016, consisting of sheet A2.1;

Overall Floor Plan, dated November 18, 2015, consisting of sheet A3.0;

Duplex Exterior Elevations, dated December 21, 2015, consisting of sheet A3.1;

Exterior Elevations, dated November 18, 2015, consisting of sheet A6.0;

Exterior Elevations and Details, dated November 18, 2015, consisting of sheet A6.1,

The following plans have been prepared by Pearson, Brown & Associates, Inc., Consulting Engineers:

Preliminary Engineering, dated November 18, 2015 with revisions through January 20, 2016, consisting of sheet number 2; and

Autoturn Exhibit, dated November 18, 2015, consisting of sheet A;

The following plans dated November 17, 2015 with revisions through January 22, 2016, have been prepared by Allen L. Kracower & Associates Incorporated:

Cover Sheet, consisting of sheet CVR;

North Landscape Plan, consisting of sheet LP-1;

South Landscape Plan, consisting of sheet LP-2;

Plant List, consisting of sheet LP-3;

Landscape Details, consisting of sheets LP-4 and LP-5;

Tree Survey and Preservation Plan, consisting of sheet TS-1,

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 5.1-8.14, Minimum Distance from Building to Paved Area, to allow a reduction from the required distance of 12 feet to allow 5.5 feet.

2. A variation from Section 5.1-8.11a, Spacing Between Multi-Family Buildings, Including Court Standards, to include a direct emergency vehicle access of minimum of a 12 feet width, to permit no emergency vehicle access to an inner courtyard.

SECTION FOUR: That the rezoning, preliminary approval of the planned unit development and variations granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The Petitioner shall receive final planned unit development approval.

2. The driveway modifications and the left turn lane along Rand Road shall be subject to Illinois Department of Transportation approval.

3. The Petitioner shall comply with the Design Commission motion dated February 9, 2016.

4. Additional landscaping shall be provided along Rand Road to screen the drive aisle in front of the portico.

5. 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 twelve months, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION SIX: 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 Clerk in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 18th day of April, 2016.

Village President

ATTEST:

Village Clerk