



Village of Arlington Heights
Plat and Subdivision Committee
Buechner Room, 1st Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 12, 2014
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Nuno's Complete Care Care - 1604 W. Northwest Highway - T1478
Special Use for Auto Sales
- B. The Moorings - 811 E. Central Rd. - T1481
Planned Unit Development Amendment

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Nuno's Complete Car Care - 1604 W. Northwest Highway - T1478

Department: Planning & Community Development

Requested Action:

A Special Use Permit to allow Motor Vehicle Sales in the B-2 district.

Variations Identified:

1. A variation from Chapter 28, Section 6.15-1.2, New Landscape Requirement to waive the installation of nine foot wide curbed islands with 4-inch caliper shade trees.
2. A variation from Chapter 28, Section 6.15-1.2, New Landscape Requirement, to waive the requirement that all off-street parking areas be effectively screened on each side adjoining or fronting on any property situated in a residence district by a 6-foot high screen or adjoining any public way by a 3-foot high screen, which will be a well-maintained wall, fence, densely planted compact hedge designed to provide year round opacity or berm and hedge.

Recommendation:

The Staff Development Committee is generally supportive of the proposed Special Use subject to the following conditions:

1. The petitioner must provide a written justification based on the following special use criteria:
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The petitioner must provide a written justification for each variation based upon the following criteria:
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
 - The plight of the owner is due to unique circumstances; and

- The variation, if granted, will not alter the essential character of the locality.

3. A fully dimensioned detailed to-scale site plan must be provided as part of the formal submittal.

4. The east driveway along Northwest Highway must be closed to accommodate the vehicles for sale to be displayed.

5. The number of vehicles for sale on site will be limited to a number determined during the review process.

6. The applicant shall continue to work with staff and explore alternatives to upgrade the landscaping on site.

7. Accessible parking must be provided as required by the Illinois Accessibility Code.

8. The Petitioner shall expand upon the business narrative to include information relative to how vehicles are delivered to the site.

9. The Petitioner shall provide a market study that demonstrates the proposed use will not over-saturate the market area. This analysis must take into consideration current demographics, new development in the general vicinity, and the types of existing car dealerships in the general market area.

10. A neighborhood meeting shall be required prior to scheduling a public hearing of the Plan Commission.

11. These are preliminary comments only and should not be relied upon as identification of the only major issues.

The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	Type
Staff Report	Report
Narrative	Correspondence
Plat of Survey	Exhibits
Site Plan	Exhibits
Location Map	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: November 12, 2014
Date Prepared: November 6, 2014
Project Title: Nuno's Complete Car Care
Address: 1604 W. Northwest Highway

BACKGROUND INFORMATION

Petitioner: Ed Nuno
Address: 1604 W. Northwest Highway
 Arlington Heights, IL 60004

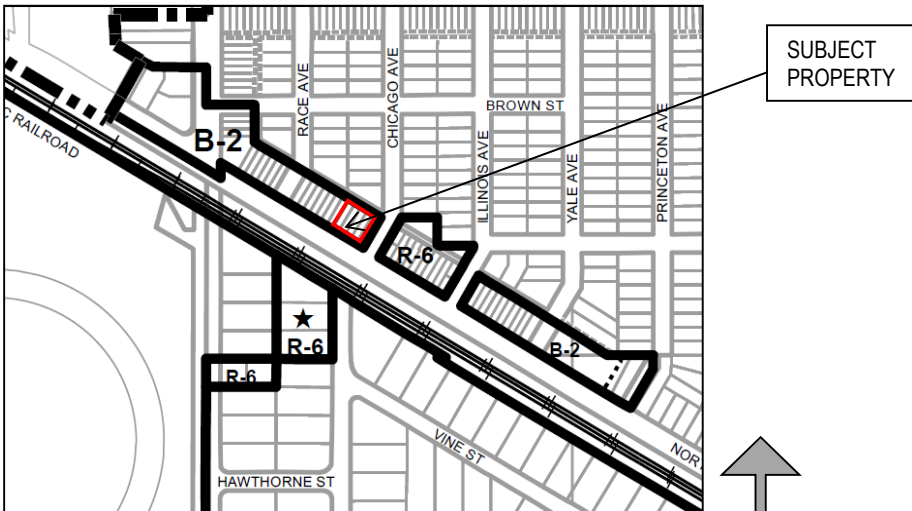
Existing Zoning: B-2, General Business District

Requested Action:

- A Special Use Permit to allow Motor Vehicle Sales in the B-2 district.

Variations Identified:

- A variation from Chapter 28, Section 6.15-1.2, New Landscape Requirement to waive the installation of nine foot wide curbed islands with 4-inch caliper shade trees
- Variation from Chapter 28, Section 6.15-1.2, New Landscape Requirement, to waive the requirement that all off-street parking areas be effectively screened on each side adjoining or fronting on any property situated in a residence district by a 6-foot high screen or adjoining any public way by a 3-foot high screen, which will be a well-maintained wall, fence, densely planted compact hedge designed to provide year round opacity or berm and hedge.



Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3 One Family Dwelling District	Single Family Residences	Single Family Detached
South	R-6 Multiple Family Dwelling District	Multi-Family Residences	Moderate Density Multi-Family
East	R-6 Multiple Family Dwelling District	Townhouses	Single Family Attached
West	B-2 General Business District	Citrano Upholstery	Commercial

Background

The subject property is approximately 0.3 acres in area with a free-standing building approximately 1,833 square feet in area. Access to the site is via four driveways, two along Northwest Highway and two along Chicago Avenue. The proposed action, if approved, would allow Nuno's Complete Car Care to sell used motor vehicles at this location.

At this time, the applicant operates an automotive repair center at this site, which is classified as "Motor Vehicle Repair, Minor" and requires the approval of a Special Use in the B-2 district. Per the Zoning Ordinance, "Minor motor vehicle repair" includes: incidental repairs, replacement of parts, and motor service to motor vehicles, but does not include any operation specified under "Major Motor Vehicle Repairs" such as collision service, overall painting, engine rebuilding or major reconditioning. Because the building was established as a minor motor vehicle repair business prior to the Zoning Ordinance, therefore the business is considered "Legal Non-Conforming". If the petitioner would like to expand the vehicle repair portion of the business, then they would have to apply for a Special Use Permit.

Pursuant to the concept development plan provided by the applicant, the existing building will include a waiting room, office and a bathroom. There are 11 parking spaces along the north property line, 8 parking spaces on the east side of the building and 2 parking spaces in the front along Northwest Highway for a total of 22 spaces. The applicant has indicated that they would like to display 5-10 cars at any given time for sale. Per the conceptual plan provided, vehicles will be displayed along the front of the property along Northwest Highway.

The petitioner has indicated that there will be a maximum of 3 employees at any time and the hours of operation are Monday through Friday from 8:00 AM to 6:00 PM, Saturday from 8:00 AM to 4:00 PM, and closed on Sunday. As part of the formal review process, the Petitioner will need to expand upon their business narrative to include information relative to how vehicles are delivered to the site.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must review and the Village Board must approve a special use to allow motor vehicle sales in the underlying B-2, General Business District. As part of the formal review process, the Petitioner must provide a written justification to the following Special Use criteria:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The Village's Comprehensive Plan designates this property as 'Commercial'. The proposed use is consistent with the Comprehensive Plan.

Building, Site and Landscape Related Issues

With respect to building related issues, the Petitioner is not proposing any design or structural modifications to the exterior building façade. As a result, Design Commission approval is not required. The applicant should contact the Building Department as soon as possible to ensure that all code requirements are met.

Per the concept development plan provided, the vehicles for sale will be displayed along Northwest Highway. Staff is recommending that the east driveway along Northwest Highway be closed to accommodate the vehicles for sale and reduce the number of curb cuts from two to one and also keeping curb cuts on the side street.

According to Chapter 28, Zoning Regulations, nine foot wide curbed islands with 4-inch caliper shade trees are required at the end of each row of parking and after every 20 parking stalls. There are no islands existing on the site at this time and the concept plan also does not delineate any islands. As a result, the following variation has been identified:

- **A variation from Chapter 28, Section 6.15-1.2, New Landscape Requirement to waive the installation of nine foot wide curbed islands with 4-inch caliper shade trees**

As part of the formal review process, Staff will continue to work with the Petitioner and explore alternatives to upgrade the landscaping on site. Furthermore, the Petitioner shall provide a written justification based upon the hardship criteria outlined in Condition #2 of the Recommendation section of this report.

Also, per Chapter 28, Zoning Regulations, all off-street parking areas must be effectively screened on each side adjoining or fronting on any property situated in a residence district by a 6-foot high screen or adjoining any public way by a 3-foot high screen, which will be a well-maintained wall, fence, densely planted compact hedge designed to provide year round opacity or berm and hedge. There is no screening existing or proposed along Northwest Highway or Chicago Avenue. There is a combination of fence and landscape screening along the north property line, but it appears to be on the residential property. As a result, the following variation has been identified:

- **A variation from Chapter 28, Section 6.15-1.2, New Landscape Requirement, to waive the requirement that all off-street parking areas be effectively screened on each side adjoining or fronting on any property situated in a residence district by a 6-foot high screen or adjoining any public way by a 3-foot high screen, which will be a well-maintained wall, fence, densely planted compact hedge designed to provide year round opacity or berm and hedge.**

As part of the formal review process, Staff will continue to work with the Petitioner and explore alternatives to upgrade the landscaping on site. Furthermore, the Petitioner shall provide a written justification based upon the hardship criteria outlined in Condition #2 of the Recommendation section of this report.

Traffic & Parking Related Issues

According to Code, a special use request adjacent to a major arterial street, such as Northwest Highway, that is less than 5,000 square feet in area is required to provide a detailed parking analysis. The Petitioner should provide information relative to the current parking utilized on site by providing parking counts over a three day period at the location. The petitioner should also submit parking data from other similar size facilities.

It appears that there is no accessible parking space on site at this time. Accessible parking spaces as required per the Illinois Accessibility Code must be provided.

With respect to parking, Staff conducted a preliminary parking assessment based on the parking ratios outlined in the Village's Zoning Ordinance. According to Village Code, motor vehicle dealerships require 1 space for every 600 square feet of floor area. The repair portion of the business would require 3 parking spaces per bay and 1 parking space per employee. Along with the anticipated 10 cars to be displayed for sale, a total of 23 parking spaces are required, a deficit of one space. Staff does not support a variation from the required number of parking spaces. The number of vehicles displayed on site for sale can be restricted, such that a variation is not required.

Per the Zoning Code, the parking requirements for this use are calculated as follows:

Use	Code Use	Square Footage (SF)/Bays/Employees	Parking Square Footage (SF)	Parking Standard	Required Parking
Minor Repair	Automobile Service Stations	3 employees 3 bays	-	1/each employee +3/bay	12
Motor Vehicle Sales	Motor Vehicle Sales	475 SF	475 SF	1/600 SF	1
Car Inventory					10
Total Required Parking					23
Total Provided					22
Surplus/ (Deficit)					(1)

Market Study

A market study shall be required as part of the formal Plan Commission application. This study needs to demonstrate that this type of use will serve a public convenience at this location and that the current demographics could support such a use. Moreover, the aforementioned study must define the target market area as well as identify and describe the similarities, differences and impacts to the other existing car dealerships within the market area.

Recommendation

The Staff Development Committee is generally supportive of the proposed Special Use subject to the following conditions:

1. The petitioner must provide a written justification based on the following special use criteria:
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
2. The petitioner must provide a written justification for each variation based upon the following criteria
 - **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and**
 - **The plight of the owner is due to unique circumstances; and**
 - **The variation, if granted, will not alter the essential character of the locality.**
3. A fully dimensioned detailed to-scale site plan must be provided as part of the formal submittal.
4. The east driveway along Northwest Highway must be closed to accommodate the vehicles for sale to be displayed and reduce curb cuts.
5. The number of vehicles for sale on site will be limited to a number determined during the review process.
6. The applicant shall continue to work with staff and explore alternatives to upgrade the landscaping on site.
7. Accessible parking must be provided as required by the Illinois Accessibility Code.
8. The Petitioner shall expand upon the business narrative to include information relative to how vehicles are delivered to the site.
9. The Petitioner shall provide a market study that demonstrates the proposed use will not over-saturate the market area. This analysis must take into consideration current demographics, new development in the general vicinity, and the types of existing car dealerships in the general market area.
10. A neighborhood meeting shall be required prior to scheduling a public hearing of the Plan Commission.
11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

November 6, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: Diana Mikula, Interim Village Manager
All Department Heads

Narrative Plan for the Seles of Used Vehicles

Nunos Complete Car Care
1604 W Northwest Highway
Arlington Heights IL

September 30, 2014

To whom this may concern,

I am looking to sell/ display 5-10 cars at any given time at the listed above property. All of these vehicles will be used, from sedans to mini vans, foreign and domestic.

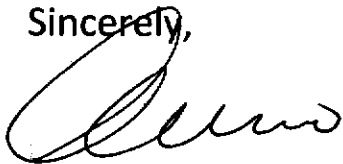
Hours of operation will remain the same, M-F 8:00am-6:00pm, and Saturday, 8:00am-4:00pm.

Our staff will remain the same as well, two technicians and a store manager.

Please feel free to contact me with any questions or concerns.

Thank you for your time and consideration.

Sincerely,



Ed Nuno

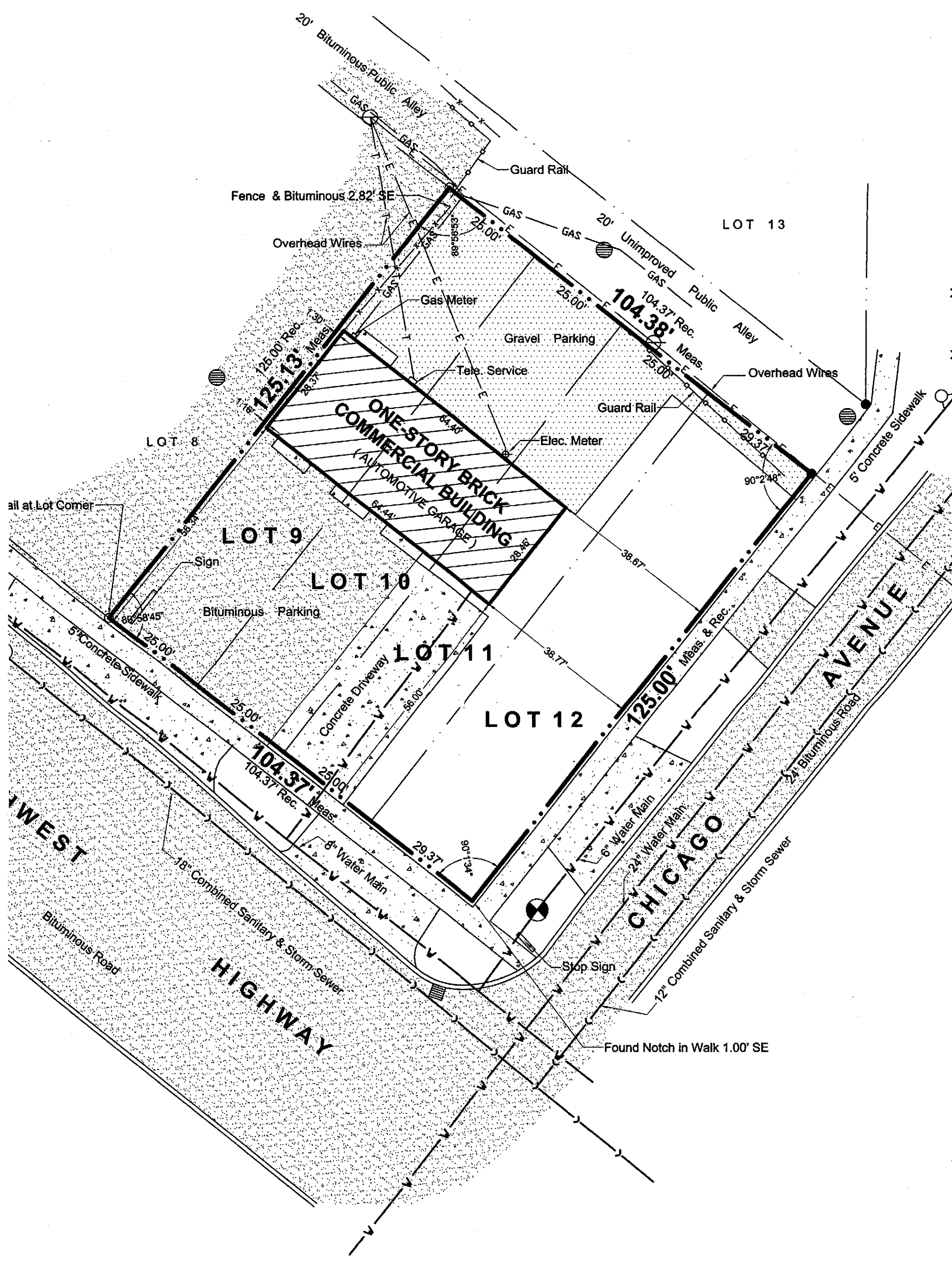
ed@nunosccc.com

630-550-7647

RECEIVED

OCT - 1 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

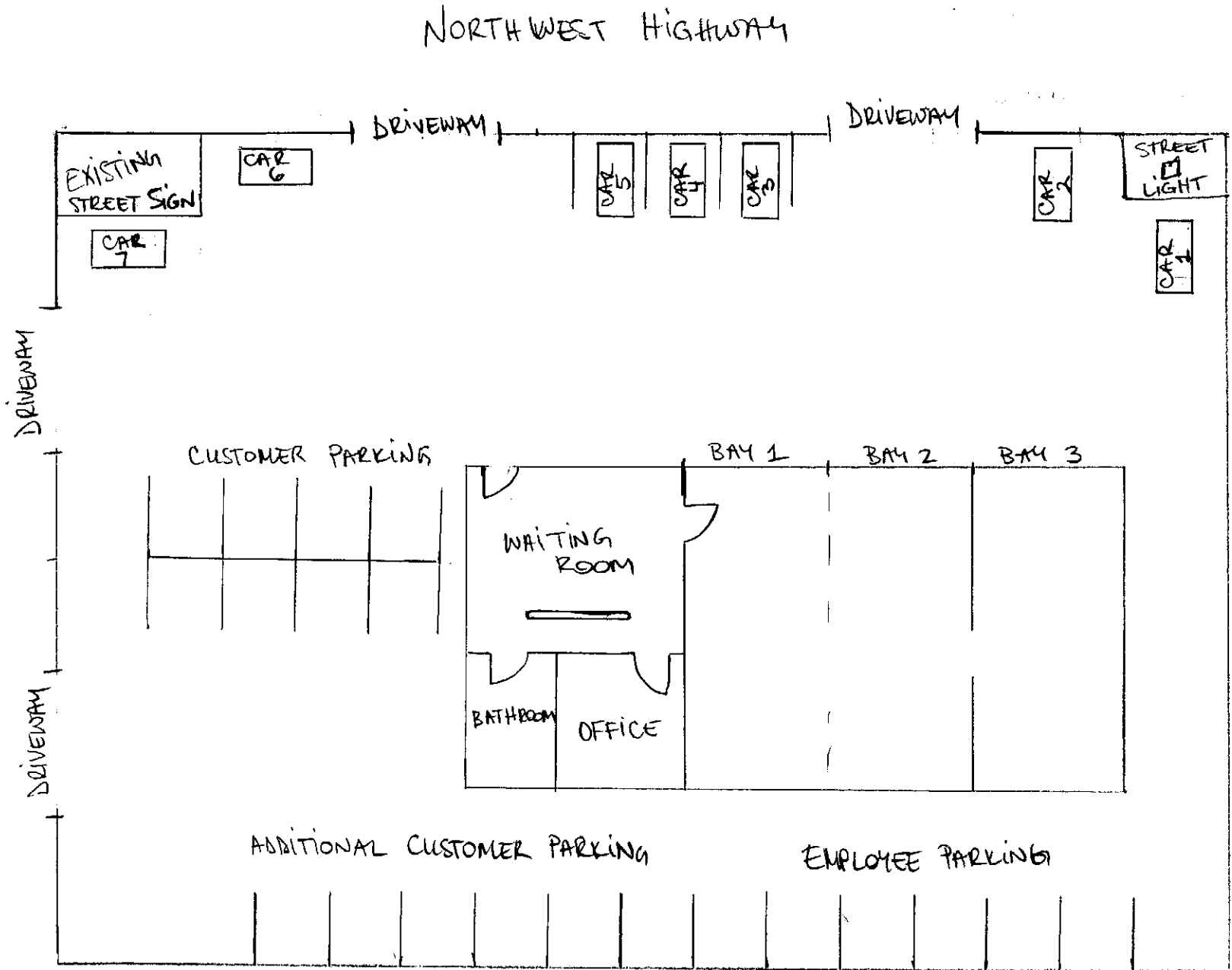


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OCT - 1 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT Chicago AVE

NORTH
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Nuno's Complete Car Care
1604 W. Northwest Highway
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
October 2014



Item: The Moorings - 811 E. Central Rd. - T1481

Department: Planning & Community Development

Requested Action:

1. Planned Unit Development Amendment and amendment to Ordinances 85-154, 88-015, 89-041, 91-108, 92-051, 93-051, 02-015 and 06-069 to allow a change in the approved site plan to allow the addition of an assisted living facility, memory care facility, and the addition of a chapel.

Variations Required:

None have been identified at this time.

Recommendation:

The Staff Development Committee reviewed the Petitioner's request and had no significant concerns; however additional information and analysis will be required before a final recommendation can be rendered. As part of the formal review process the Petitioner shall address the following:

1. A Planned Unit Development Amendment reviewed by the Plan Commission and approved by the Village Board is required for this project to allow a change in the approved site plan, the addition of assisted living and memory care facilities and the addition of a chapel.
2. Design Commission review will be required prior to Plan Commission review to insure the proposed design of the buildings incorporate a high caliber architectural design.
3. The Petitioner shall submit a full engineering plan detailing the impact of the proposal in the context of the entire subject site, detailing, but not limited to, stormwater management, public/private utility impacts, and grading.
4. The Petitioner shall submit a traffic and parking study from a certified traffic engineer. The traffic study shall evaluate if warrants for a traffic light on Central Road
5. The petitioner shall provide additional information regarding the seating capacity, other facilities provided, programming, etc. for the chapel must be

provided

6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	Type
Staff Report	Report
Cover Letter	Correspondence
Narrative	Correspondence
Existing Campus Plan	Exhibits
Conceptual Master Plan	Exhibits
Site Plan - Phase 1	Exhibits
Location Map	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: November 12, 2014
Date Prepared: November 6, 2014
Project Title: Presbyterian Homes, The Moorings of Arlington Heights
Address: 811 E. Central Road (SEC of Central Rd. and Douglas Ave.)

BACKGROUND INFORMATION

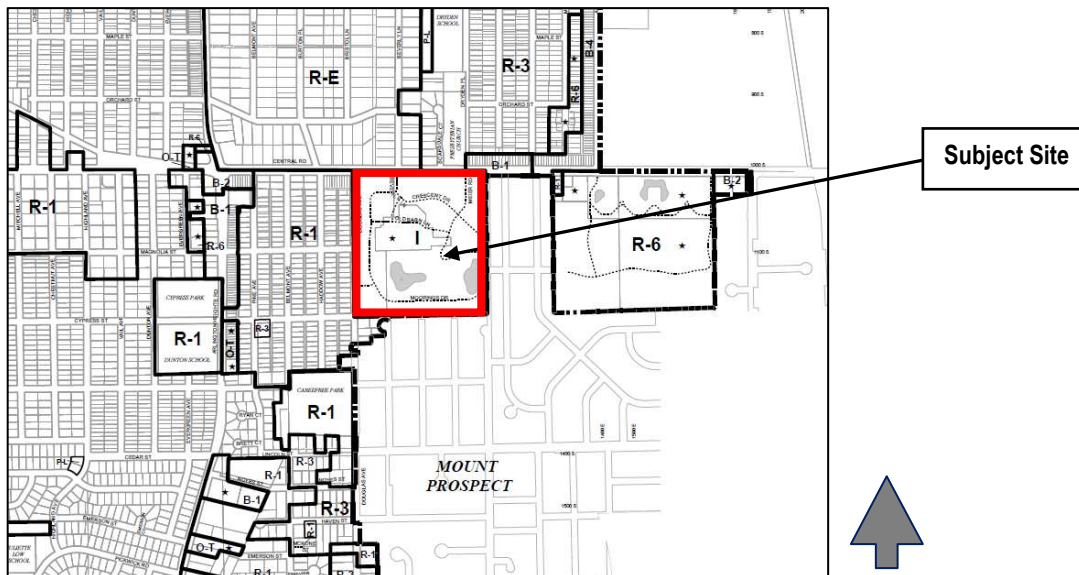
Petitioner: Nancy Tolan, Vice President Facilities, Planning and Construction
Address: Presbyterian Homes
 3200 Grant Street
 Evanston, IL 60201
Existing Zoning: I, Institutional District

Requested Action:

1. Planned Unit Development Amendment and amendment to Ordinances 85-154, 88-015, 89-041, 91-108, 92-051, 93-051, 02-015 and 06-069 to allow a change in the approved site plan to allow the addition of an assisted living facility, memory care facility, and the addition of a chapel.

Variations Required:

- None have been identified at this time

**Surrounding Land Uses:**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-E and R-3 One Family Dwelling District	Church and Single Family Dwellings	Single Family Detached and Institutional
South	R-1 One Family Dwelling District & Village of Mount Prospect	Single Family	Single Family (and Village of Mount Prospect)
East	Village of Mount Prospect	Single Family	Village of Mount Prospect
West	R-1 One Family Dwelling District	Single Family	Single Family Detached

Summary:

The subject property is 41.5 acres. The original PUD was approved in 1985 and has been amended numerous times since (A summary of the previous approvals is appended to this report). The property is developed with multiple buildings that serve as a

retirement community. These include a four and five-story apartment building, a two-story skilled care center, a one to three stories sheltered care facility, a number of villa units, detention facilities, parking and other associated improvements.

Presbyterian Homes has provided a site concept plan that provides their overall vision for this campus. Once fully completed, this will include the addition of an assisted living facility, a memory care facility, a chapel, two new 5-story apartment wings with a total of 86 apartments connecting to the existing building, a new 4-story lake apartment building with a total of 28 apartments, 23 new one-story duplex cottages (46 individual units) along the perimeter of the campus, that will replace 25 existing cottages (63 individual units), carports and expanding and adding storm water detention facilities.

The first phase of the project will include a chapel which will also serve as a multi-purpose room. With views of the existing pond, the proposed chapel will serve as a central campus feature. Phase I will also include the addition of an assisted living wing and an assisted living memory care wing. The assisted living wing will be located to the west of the existing pond. The memory care wing will be located at the location of the existing sheltered care wing which will be demolished. Both the assisted living and the memory care building will have grade-level entrances allowing each building access without traveling through another building. The assisted living memory care building will be connected to the existing skilled care building.

The Chapel is proposed to be 1 story with partial lower level and totaling approximately 18,000 square feet.

The assisted living wing is proposed to be 3 stories above the parking level with a total of 70 units. Of the 70 units, 67 units will be one bedroom units approximately 550 square feet in area and 3 units will be two bedroom units approximately 830 square feet in area. Public Spaces will include a lobby, dining area, cafe and a living room totaling approximately 4,840 square feet.

The memory care wing is proposed to be 1-story with a total of 20 units, approximately 315 square feet each. Public spaces will include a lobby, dining area, living area, core support and utility.

A parking deck below surface parking adjacent to assisted living memory care and assisted living is being proposed.

Zoning and Comprehensive Plan

As previously mentioned the subject site is currently zoned I, Institutional and is designated in the Comprehensive Plan as I - Institutional. This use is in accordance with the Zoning Ordinance and Comprehensive Plan designations.

Building Related Issues

The proposed development will require Design Commission review and approval prior to a formal hearing before the Plan Commission. The design of the proposed building expansions must incorporate the principals outlined in the Village's Design Guidelines, which include the use of durable quality materials such as face brick, the limited use of dryvit or light gauge materials, and the use of architectural details to provide visual interest. Furthermore, the Petitioner will need to provide fully dimensioned and to scale building elevations and floor plans as part of the formal review process.

Site & Landscape Related Issues

During the preliminary review process, the Fire Department identified that there might be potential access concerns with the proposed chapel. The petitioner should be aware that the Village adheres to the 2009 International Building Code along with the 2009 International Fire Code and the current Village Code amendments. Access issues must be addressed as part of the formal review process.

With the formal submittal to the Plan Commission, the petitioner must submit engineering drawings addressing the impact(s) of the proposed expansions, in relation to stormwater management, private/public utility location, grading, etc.

Traffic & Parking Issues

A condition of Ordinance 85-154 was, "The developer or its successors will design, construct and maintain, at its expense, a traffic signal on Central Road at any entrance to the property at such time as the warrants for a traffic signal established in the then current edition of the 'Manual on Uniform Traffic Control' are satisfied." A traffic study and parking analysis prepared by a qualified professional engineer will be required as part of the Planned Unit Development Amendment and should evaluate whether warrants for a traffic signal are met.

The following are the parking requirements for the various components that will added with the first phase of this project:

- Chapel: 1 parking space for every 5 seats. Required parking is cumulative and based on the facilities provided. Additional information regarding the seating capacity, other facilities provided, programming, etc. for the chapel must be provided.
- Assisted Living: 1 parking space per unit. Therefore, 70 parking spaces are required.
- Memory Care: 1 parking space for every 2 beds. Therefore 10 parking spaces are required.

The existing surface parking area (on the west side of the proposed assisted living memory care facility) will be expanded and a parking deck below surface parking added. Parking is also proposed below the Assisted Living Facility.

As part of the preliminary review process, the Village typically conducts a parking analysis to see if the proposed development complies with the parking ratios outlined in the Zoning Ordinance. However, due to the lack of detail on the plan, it was not possible to determine if the parking met Village standards. The Petitioner is required to submit a to-scale and detailed plan of the existing conditions and the proposal.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and had no significant concerns; however additional information and analysis will be required before a final recommendation can be rendered. As part of the formal review process the Petitioner shall address the following:

1. A Planned Unit Development Amendment reviewed by the Plan Commission and approved by the Village Board is required for this project to allow a change in the approved site plan, the addition of assisted living and memory care facilities and the addition of a chapel.
2. Design Commission review will be required prior to Plan Commission review to insure the proposed design of the buildings incorporate a high caliber architectural design.
3. The Petitioner shall submit a full engineering plan detailing the impact of the proposal in the context of the entire subject site, detailing, but not limited to, stormwater management, public/private utility impacts, and grading.
4. The Petitioner shall submit a traffic and parking study from a certified traffic engineer. The traffic study shall evaluate if warrants for a traffic light on Central Road
5. The petitioner shall provide additional information regarding the seating capacity, other facilities provided, programming, etc. for the chapel must be provided
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review

_____, November 6, 2014

Bill Enright

Deputy Director of Planning & Community Development

Cc: Diana Mikula, Interim Village Manager
All Department Heads

Summary of previous approvals

The original PUD for The Moorings was approved in 1985. The PUD has been amended numerous times since then. The following is a list of the ordinances and a preliminary list of the major actions associated with each of the ordinances.

Ordinance	Approval		Allowed
Ord. 85-154	PUD approval	☐ Rezoned the property from R-1 to I ☐ Established the PUD ☐ Approved subject to the Site Plan prepared by Burns & Associates	Allowed: ☐ Up to 5 story buildings ☐ 262 two-bedroom (or one-bedroom with den) units ☐ 8 villa units in a row ☐ Reduce parking requirement to 645
Ord. 88-57	PUD amendment	☐ Allow an overall reduction in the number of villa units ☐ Did not affect the midrise, the parking or the setbacks	☐ 262 apartment units ☐ 76 villa units
Ord. 89-43	PUD amendment	☐ Allow an increase in the number of villa units	☐ 346 total units ☐ 262 apartment units ☐ 84 villa units
Ord. 91-108	PUD amendment	☐ Allow an Adult Day care OR ☐ Permit the construction of a previously approved villa unit when the Adult Day Care ceases operation OR ☐ Permit the rehabilitation of the existing ranch house into a villa unit at such time the Adult Day Care ceases operation	☐ Variation from the required number of parking spaces for the adult day care only
Ord. 92-015	PUD amendment	☐ Allow expansion of the health care facility	☐ 346 total units ☐ 262 apartments ☐ 87 villa units
Ord. 93-051	PUD amendment	☐ Modify the architectural style of the remaining villa units ☐ Reconfigure the site plan	☐ Variation from the required minimum front yard for the quadruplex from 25' to 22'
1998	PUD amendment	☐ Allow the erection and operation of a commercial ham antenna	
Ord. 02-077	PUD amendment	☐ Permit modification to the previously approved site plan and relocation of the adult day care facility	☐ Obtain Vacation of ComED easement ☐ Maintain sanitary and water service
Ord. 06-069	PUD amendment	☐ Allow the expansion of 26 villas	☐ Reduction to required spacing between buildings ☐ Reduction to required spacing from building wall to paved area

Presbyterian Homes



3200 Grant Street
Evanston, Illinois 60201
847-492-4800
www.presbyterianhomes.org

October 29, 2014

Charles Witherington-Perkins
Director of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60139

Re: The Moorings of Arlington Heights, preliminary Phase 1 Site Plan and Conceptual Master Plan review

Dear Mr. Witherington-Perkins:

On behalf of Presbyterian Homes and the Moorings of Arlington Heights, we thank you for the opportunity to share our preliminary **Phase 1 Site Plan** and conceptual Master Plan for village planning staff and Plat and Subdivision Committee review and comment prior to moving forward with a more formal **Phase 1** program zoning entitlement submission. As per our master planning conversations, we understand that both planning staff and department heads as well as the Plat and Subdivision Committee will provide Presbyterian Homes with an overall cursory review of our plan vision, highlights and development capacities. We are appreciative of this input and understand that these comments will assist PH and our planning and design team to further detail and prepare the necessary formal filing submittals as we move towards a zoning amendment request in the next couple months.

As discussed previously with staff, this master planning initiative by Presbyterian Homes is focused on building for the future, not only for the Moorings campus, but all of Presbyterian Homes facilities. Meeting the needs of the ever-changing, growing senior population is a challenge, and establishing and providing for the right mix of services, amenities and living opportunities is paramount to the success of our mission. While we have developed an overall conceptual direction for the Moorings campus, our intentions are to focus on and file a formal submittal for the **Phase 1** program which would include a new Assisted Living and Memory Care facility along with a new chapel which will provide a non-denominational place of worship for our residents while also serving as a multi-purpose room. These facilities located centrally within our existing campus are in need of significant upgrade to meet the needs of both our current residents, but also the marketplace.

Per your direction we are enclosing with this submission several preliminary documents for your review. Should you require additional information about the campus or Presbyterian Homes, please let us know. The attached materials include:

- Project Team Contacts
- Project Narrative
- Existing Campus Plan

- Preliminary Phase 1 Site Plan
- Conceptual Master Plan

Our team looks forward to your comments and direction as we plan for reinvestment in the Arlington Heights community.

Please feel free to contact me with any questions you may have. You may reach me directly at 847-570-3380 or ntolan@presbyterianhomes.org.

Respectfully,



Nancy Tolan
Vice President Facilities
Presbyterian Homes

Cc: L. Bhide (Village of Arlington Heights)
S. Freres (The Lakota Group)
D. Grove (The Lakota Group)
J. Weidl (The Lakota Group)
C. Kimmel (RLPS)
P. Nikolaus (RLPS)
M. Renner (Eriksson Engineering)
S. Corcoran (Eriksson Engineering)

Presbyterian Homes
The Moorings of Arlington Heights

October 29, 2014

PROJECT NARRATIVE

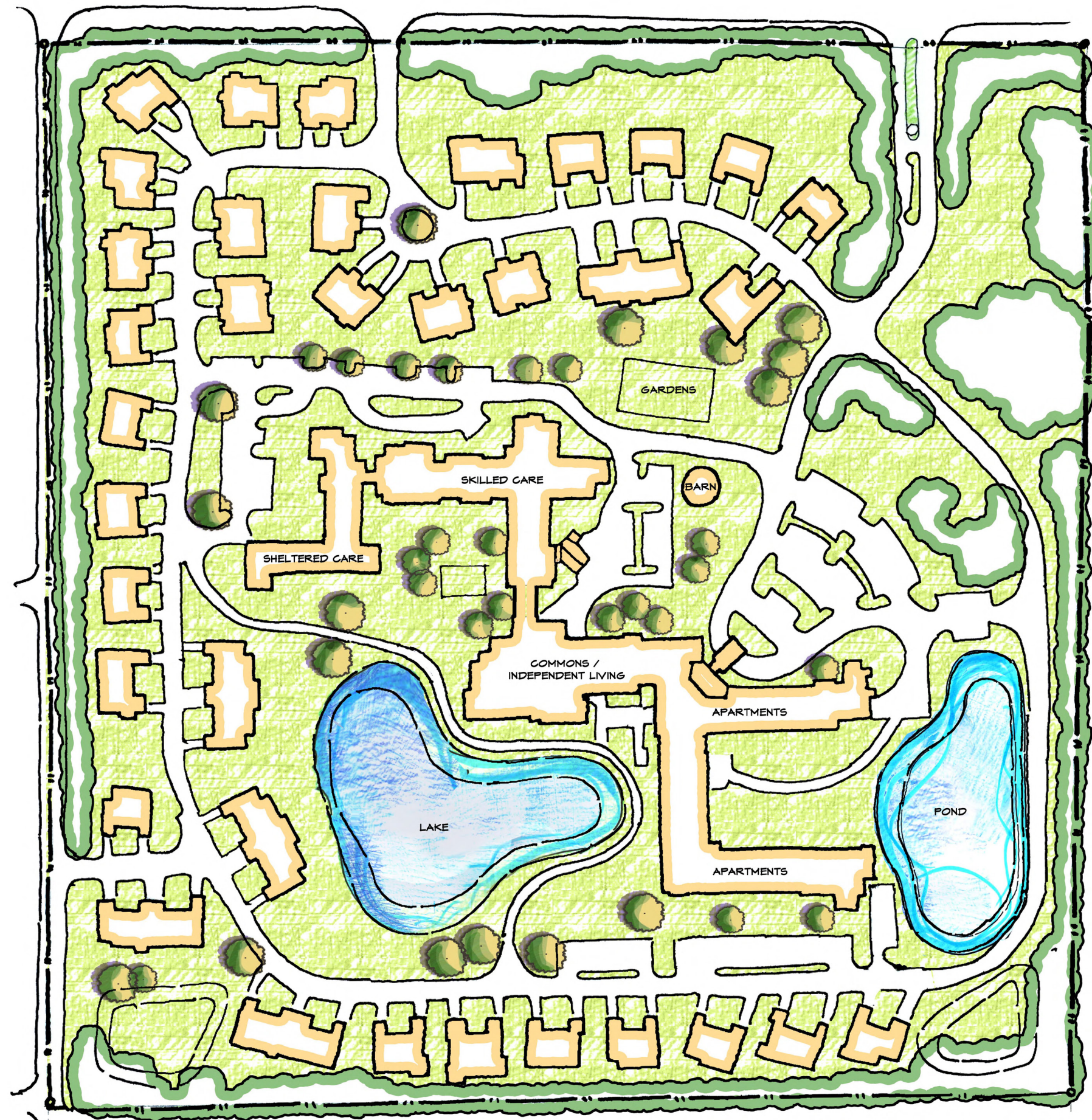
Situated on a beautifully landscaped campus, The Moorings of Arlington Heights is a comfortable retirement community for gracious living in a true country setting. With the goal to enhance the community for current and future residents, the site concept plan provides direction for growth while ensuring that each component has been considered in the larger context of the campus. Maintaining existing landscape features while also creating new site amenities is a clear objective moving forward.

At the heart of the Phase I site plan (see attachment) is a chapel which will provide a non-denominational place of worship for our residents while also serving as a multi-purpose room. Views of the existing pond and other landscape amenities will allow this facility to take advantage of its position as an internal central campus feature.

The chapel is flanked by an assisted living wing and an assisted living memory care wing permitting residents to live in state-of-the-art accommodations while receiving care tailored to activities of daily living. The assisted living wing will occupy a prominent location to the west of the existing pond thereby defining a large central courtyard. Individual grade-level entrances will allow residents and families to access each assisted living building without traveling through another building. Additionally, the assisted living memory care building will be connected to the existing skilled care building for the coordination of staff and services.

As Presbyterian Homes makes this considerable investment in Arlington Heights, it is interested in sharing its long range thoughts for renewal at The Moorings and appreciates the opportunity to discuss the conceptual master plan which includes apartments and cottages. The potential apartment wings connect to the existing building so that new units can have access to existing common spaces such as dining, wellness, café, chapel and other social spaces. Also, one-story duplex cottages may someday replace existing cottages at the perimeter of the campus.

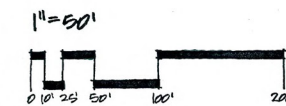
The Moorings of Arlington Heights is excited about its vision for the future and looks forward to implementing next steps in the land planning and development process.



SITE PLAN EXISTING UNIT COUNTS

Apartments	= 212
Cottages	= 81
IL SUB-TOTAL	= 293
Sheltered Care	= 45
AL Memory Care	= 0
Skilled Care	= 105
HC SUB-TOTAL	= 150
TOTAL CAMPUS	= 443

 EXISTING





Presbyterian Homes
THE MOORINGS OF ARLINGTON HEIGHTS

SITE PLAN CONCEPT
UNIT COUNTS

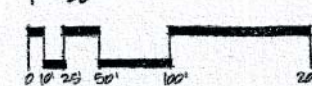
Existing Apartments (Combinations)	= 167
New Entry Apartments	= 86
New Lake Apts.	= 28
Existing Cottages	= 22
New Cottages	= 46
IL SUB-TOTAL	= 349
Assisted Living	= 70
AL Memory Care	= 20
Skilled Care	= 64
HC SUB-TOTAL	= 154
TOTAL CAMPUS	= 503

LEGEND

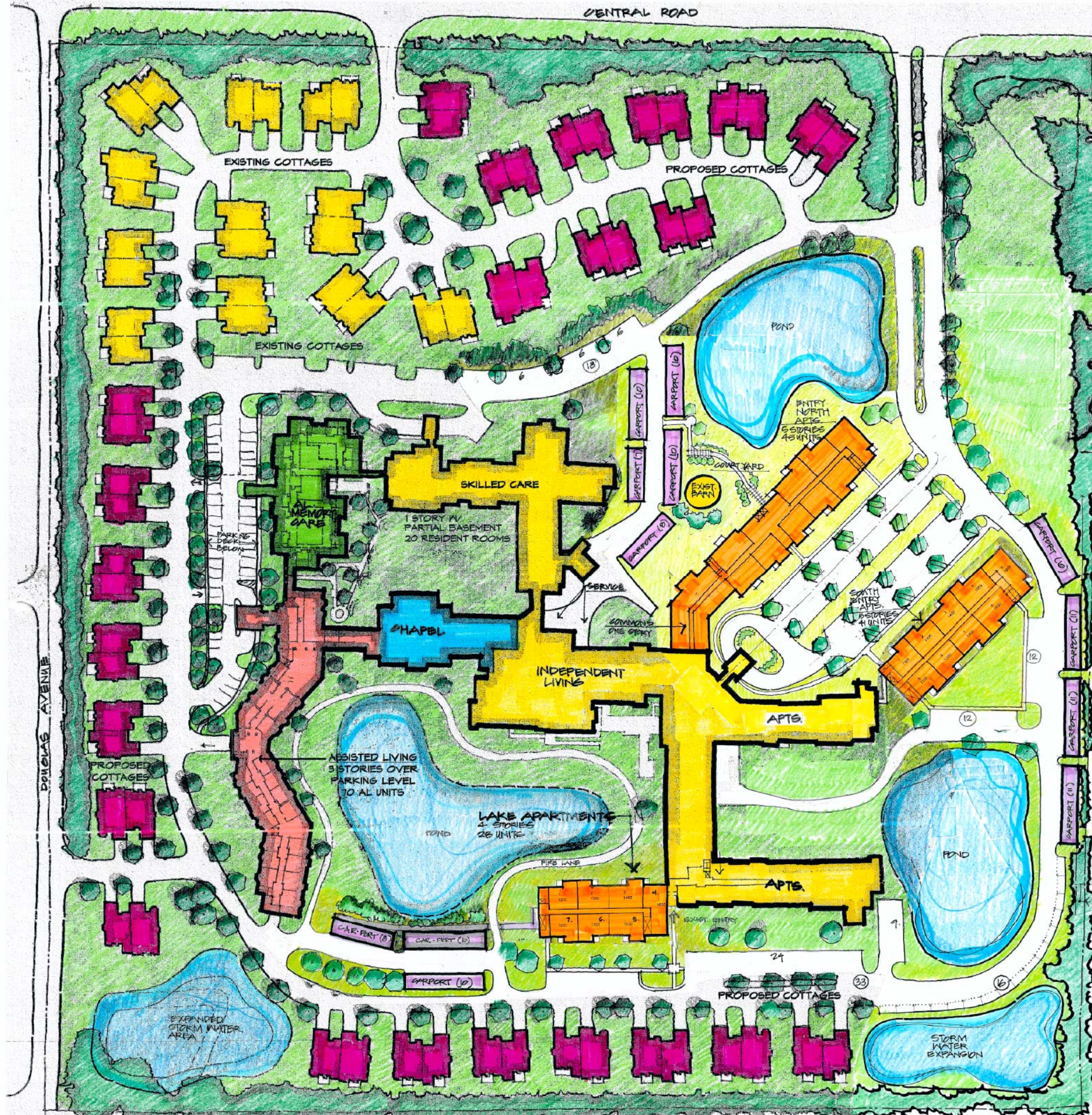
APARTMENTS	EXISTING
ASSISTED LIVING MEMORY CARE	GARPORTS
ASSISTED LIVING	COTTAGES
CHAPEL	



1" = 50'



OCTOBER 1, 2014





Presbyterian Homes
THE MOORINGS OF ARLINGTON HEIGHTS

Phase One Site Plan

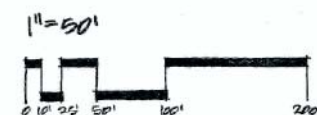
Unit Counts : Proposed

AL Memory Care = 20

Assisted Living = 70

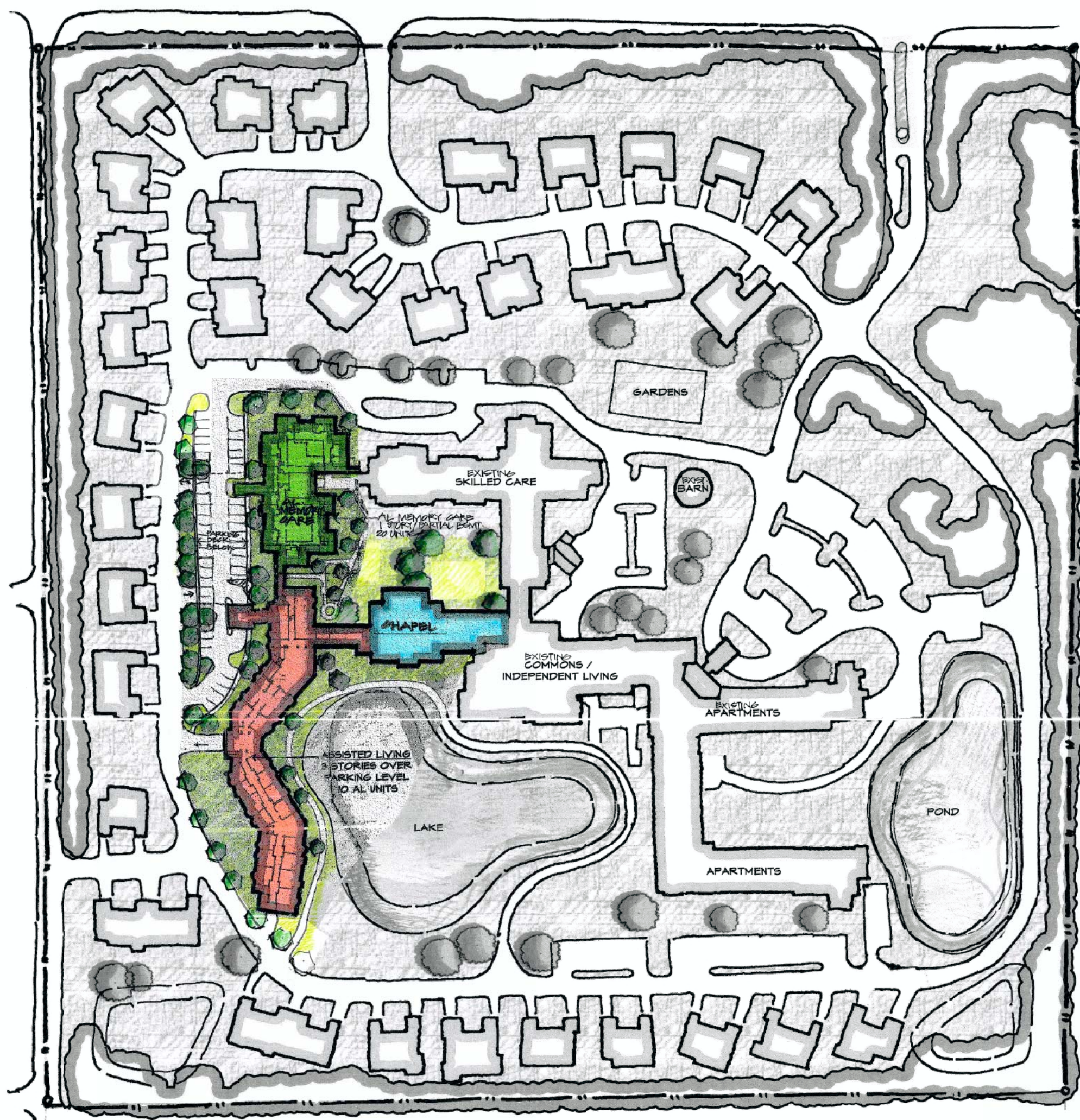
New Chapel

-  ASSISTED LIVING MEMORY CARE
-  ASSISTED LIVING
-  CHAPEL



OCTOBER 1, 2014

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The Moorings
SEC of Central Rd. and Douglas Ave.
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
November 2014