**Item #2:**

Resolution Approving Final Exterior Building Elevations For Harbor Retirement Associates, 1190 Old McHenry Road

**VILLAGE OF LONG GROVE**

**RESOLUTION NO. 2015-R-___**

**A RESOLUTION APPROVING FINAL BUILDING ELEVATIONS FOR A SENIOR LIVING CENTER WITH MEMORY CARE AND ASSISTED LIVING FACILITIES**
***HARBOR RETIREMENT ASSOCIATES***
(1190 Old McHenry Road)

**WHEREAS,** Harbor Retirement Associates ("***Harbor***") is seeking to develop a senior living center with memory care and assisted living facilities ("***Proposed Development***") on real property consisting of approximately 9.7 acres located at the northwest corner of Route 83 and Route 53 easterly of Old McHenry Road, commonly known as 1190 Old McHenry Road, Long Grove, Illinois (the "***Property***"); and

**WHEREAS,** Harbor filed an application with the Village requesting approval of a planned unit development plat and plans and other zoning relief to permit the redevelopment of the Property with the Proposed Development; and

**WHEREAS,** pursuant to Ordinance No. 2014-O-27 ("***Ordinance***"), the Village President and Board of Trustees granted approval of the final planned unit development plat and plans ("***Final PUD Plans***") for the Proposed Development on the Property, subject to various conditions; and

**WHEREAS,** the Village's approval of the Final PUD Plans was contingent on, among other things, final approval of architectural, engineering, and landscaping plans for the Proposed Development; and

**WHEREAS,** the architectural building elevation plans for the Proposed Development submitted by Harbor were reviewed and approved by the Village Architectural Commission, which approval was subject to an appeal by the Village Board of Trustees pursuant to Section 5-11-19 of the Long Grove Zoning Code; and

**WHEREAS,** consistent with Section 3 of the Ordinance and the resolution of such Architectural Commission appeal, the President and Board of Trustees find and

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determine that it is in the best interests of the Village and its residents to grant final approval pursuant to Section 3(h) of the Ordinance of the partial building elevation plans attached to this Resolution as **Exhibit A**, consisting of one sheet titled "Color Elevation Partial Exterior" prepared by Solomon Cordwell Buenz, dated January 15, 2015 ("***Partial Elevation Plans***"), subject to the terms and conditions of this Resolution;

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LONG GROVE, COUNTY OF LAKE, STATE OF ILLINOIS,** as follows:

**SECTION ONE:** **Recitals.** The foregoing recitals are hereby incorporated into and made a part of this Resolution as if fully set forth herein.

**SECTION TWO:** **Approval of Partial Elevation Plans.** The Partial Elevation Plans attached to this Resolution as **Exhibit A** are hereby approved and are deemed to be "Final Approved Plans" with respect to exterior building elevations for the depicted portion of the Proposed Development, consistent with Section 3(h) of the Ordinance.

**SECTION THREE:** **Submission and Approval of Supplemental Elevation Plans.** Harbor shall complete and submit to the Village a full set of final building elevation plans ("***Supplemental Elevation Plans***"). The Supplemental Elevation Plans shall be consistent with the Partial Elevation Plans, including the following design elements:

i. The heights of roof lines shall be varied, provided that the Building Height, as defined in Section 5-12-13 of the Long Grove Zoning Code, does not exceed 42 feet;

ii. With respect to the memory care facility portion of the Proposed Development, the center bays shall be finished with siding material;

iii. Mock railings shall be installed at the windows within recessed bays to imitate "Juliet balconies"; and

iv. Brick banding shall be installed at the walls flanking side bays.

The Supplemental Elevation Plans shall be subject to review and final approval by the Village Manager in accordance with the requirements of this Section and Section 3(h) of the Ordinance.

**SECTION FOUR: Recordation.** Upon the review and approval of the Additional Elevation Plans in accordance with Section 3 of this Resolution, the Village Manager is authorized and directed to sign and date the full set of building elevation plans (consisting of the Partial Elevation Plans and the Supplemental Elevation Plans) and to cause a true and correct copy of such signed and dated elevation plans to be recorded against the Property with the other Final Approved Plans, pursuant to Section 3(h) of the Ordinance.

**SECTION FIVE: Effective Date.** This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this __th day of January, 2015.
AYES: ( )
NAYS: ( )
ABSENT: ( )
APPROVED this __th day of January, 2015

_____
Village President

ATTEST:

_____
Village Clerk

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**EXHIBIT A**

**PARTIAL ELEVATION PLANS**

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# COLOR ELEVATION PARTIAL EXTERIOR

**01.15.2015 ZBA SUBMISSION**

HARBOR RETIREMENT ASSOCIATES

LONG GROVE ILLINOIS

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