

CHAPTER 12
NORTH WILLOW SPRINGS ROAD CORRIDOR - PLANNED DEVELOPMENT
(NWSRC-PD) DISTRICT:

SECTION:

9A-12-1: Purpose; Location and Services

9A-12-2: Permitted Uses

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9A-12-1: PURPOSE; LOCATION AND SERVICES:

- A. Purpose: The NWSRC-PD District is established to provide for the development of a compatible mixture of open-space, commercial, single-family residential, and senior-oriented residential uses. Specific land uses, designs, and densities allowed in the NWSRC-PD District shall adhere to the principles and guidelines described in the Comprehensive Plan and amendment for the North Willow Springs Road Corridor, adopted by the Village Board on December 12, 2002 by Ord. No. 26-0-2002. The procedures and standards that govern the NWSRC-PD District are set forth in Section 9A - 1-5-1: Planned Unit Developments, unless otherwise noted in this Chapter.
- B. Location and Services: The NWSRC-PD District is intended to be applied to lands north of German Church Road, having substantial frontage along the west side of Willow Springs Road, north to the Village's northern boundary. The District shall contain approximately eighty (80) acres, in accordance with the Village's Comprehensive Plan, 1990, as amended, and shall be served by public water and sewer.

9A-12-2: PERMITTED USES:

- A. The following uses shall be permitted, subject to compliance with the Site Plan Review standards and process contained in Section 9A-1-9: secondary schools, public and not-for-profit .
- B. The following uses may be permitted in the NWSRC-PD District, subject to approval as part of an approved planned development in accordance with the requirements of this ordinance:

Retail and all other uses allowed in the B-1 Community Shopping District, unless otherwise restricted.

Single family residential housing at a minimum of SR-3 (30,000 ft²) or higher
Senior Residential Housing.

C. Any other use authorized in a Special Use Planned Development Ordinance approved by the Village Board for individual developments in accordance with the procedures and standards of Sections 9A-1-5-1 and 9A-5-1G-4.

9A-12-3: PROHIBITED USES:

Any use that is not authorized pursuant to Section 9A-12-2 shall not be allowed, and in addition the following uses shall be specifically prohibited, in the NWSRC-PD District:

- Automotive fueling and/or service station, including service and minor repair
- Automobile and truck laundries
- Used automobile dealerships
- Auto wrecking/salvage yards
- Animal kennels
- Mini warehouses/self-service and personal storage facilities
- Industrial and warehouse uses
- Wholesale establishments
- Any other use the Village Board believes would be detrimental to the health, welfare, and safety of Willow Springs residents.

9A-12-4: APPLICABILITY:

- A. Secondary schools, not requiring planned development special use approval, shall be subject to the regulations and procedures for Site Plan review in Section 9A-1-9.
- B. All other uses permitted in Section 9A-12-2, and requiring a planned development special use, shall be subject to the procedures and standards of Sections 9A-1-5-1 and 9A-1-5-1 G.4

9A-12-5: DEFINITIONS:

SENIOR RESIDENTIAL HOUSING: A for-profit, continuing care residential community under single ownership and management in which (i) all living

units are restricted to use by persons 55 years of age and older in accordance with the federal Fair Housing Act, (ii) use restrictions in a form satisfactory to the Village have been recorded against the property occupied by the Senior Residential Housing use, and (iii) there shall be a mix of the following component uses, as long as a majority of the Senior Residential Housing is Independent Housing:

- A. Independent Housing. Housing that provides a living arrangement of self-contained living units (each containing a full kitchen and bath) that integrates shelter, food services and other services for independent adults who do not require 24-hour oversight. [Services shall include meals, laundry, transportation, and housekeeping.] The Village strongly encourages the construction of villa style homes to be used as independent Housing.
- B. Minimal Care Housing. Housing that provides a living arrangement consisting of a special combination of living units and personalized services designed to respond to the scheduled and unscheduled needs of seniors who may need help with activities of daily living. Services shall include meals, laundry, transportation, and housekeeping. Minimal care housing may include, but need not be limited to, assisted living establishments licensed by the State of Illinois pursuant to 77 Ill. Admin. Code 295, or any successor provisions.
- C. Intermediate Care Housing. A residential facility, licensed by the State of Illinois as an "Intermediate Care Facility" pursuant to 17 Ill. Admin. Code 300, or any successor provisions.
- D. Skilled Care Housing. A residential facility licensed by the State of Illinois as an "Skilled Nursing Facility" pursuant to 77 Ill. Admin. Code 300, or any successor provisions.

LIVING UNITS: Either: (i) living space for occupancy of individuals within a Senior Residential Housing facility (with or without kitchen facilities); or (ii) a dwelling unit located within a Senior Residential Housing facility. (Ord. 2007-O-31)