



## COMMUNITY RESIDENCES - FACT SHEET -



A *Community Residence* is a group home or specialized residential care home serving persons with disabilities, which is licensed, certified or accredited by appropriate local, state or national bodies (See definition of **Community Residence** and **Disability** in Arlington Heights Zoning Ordinance for more information). The Village of Arlington Heights classifies these types of residences into three categories: Small, Large, and Other. The following provides information regarding each type of Community Residence, the locations in which said residences are allowed, and the approval required by the Village in order to operate:

Community Residence, Small	
<b>Explanation</b>	When the total number of unrelated disabled persons living in the residence equals four or less*
<b>Allowable Zoning Districts</b>	All Residentially zoned or Institutionally zoned properties
<b>Review Required</b>	A Community Residence, Small, does not require any Zoning Review by the Village of Arlington Heights.

Community Residence, Large	
<b>Explanation</b>	When the total number of unrelated disabled persons living in the residence is 5 – 8 persons*
<b>Allowable Zoning Districts</b>	All Residentially zoned or Institutionally zoned properties
<b>Review Required</b>	<p>An Administrative Occupancy Permit is required to operate a Community Residence, Large, in Arlington Heights. An application for a Community Residence, Large, shall be submitted to the Department of Planning and Community Development for review and approval. Once approved, the Administrative Occupancy Permit is issued by the Building Department. The following conditions must be met in order to receive an Administrative Occupancy Permit:</p> <ol style="list-style-type: none"> <li>1. The residence shall be licensed by the State; and</li> <li>2. The residence shall NOT be located within 1,200 lineal feet from an existing or approved community residence, large; and</li> <li>3. All codes, regulations and policies of the Village of Arlington Heights shall be complied with; and</li> <li>4. Each residence shall provide one parking space per employee present, plus one space for each resident who owns and/or operates a motor vehicle. All required parking shall be accommodated in the residence's garage and driveway; and</li> <li>5. All community residences requiring an Administrative Occupancy Permit shall renew their permit annually and provide a copy of their current State license; and</li> <li>6. Any increase in the number of residents living in the facility beyond what the Administrative Occupancy Permit allows will require reapplication by the community residence operator; or</li> <li>7. If any of the above requirements cannot be met, then the community residence shall be required to obtain a Special Use permit.</li> </ol>

All Other Community Residences	
If the proposed Community Residence houses more than 8 persons or does not meet the requirements set forth in the Zoning Ordinance for a Community Residence, Large, the proposal requires approval of a Special Use, which involves a public hearing before the Plan Commission and approval by the Village Board. For more information regarding the Plan Commission review process, please contact the Department of Planning and Community Development.	

\* *Full-time staff, meaning staff which occupy the residence overnight, shall not be included when calculating the number of unrelated persons living in a residence but shall be included when determining the number of persons that can live in a structure spatially as per the Building Code.*

*This fact sheet is not intended to be a complete summary of zoning information nor is it intended to replace the Zoning Ordinance. Please refer to the Zoning Ordinance for more information, which can be found on the Village's website at [www.vah.com](http://www.vah.com). Whenever there might be a discrepancy between the information provided on the fact sheet and the information found in the Zoning Ordinance, the information in the Zoning Ordinance shall apply.*

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