

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT
ORDINANCE NUMBERS 78-019 AND 03-036 AND GRANTING
A SPECIAL USE PERMIT AND CERTAIN VARIATIONS FROM
CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have heretofore passed and approved Ordinance Numbers 78-019 and 03-036 approving and amending a planned unit development for the property located at 660 N Ridge Ave, Arlington Heights, Illinois, commonly known as Olympic Park Swim Center; and

WHEREAS, on March 14, 2018, in Petition Number 18-002, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request to amend the Planned Unit Development to allow a building addition and site improvements, a special use permit to allow a “community center, recreation building” and for certain variations from Chapter 28 of the Arlington Heights Municipal Code; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting said request, subject to certain conditions hereinafter described, is in the best interest of the Village,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: The Planned Unit Development previously approved and amended by Ordinance Numbers 78-019 and 03-036 for the property legally described as:

Lots 8 and 9 in Block 16; Lots 1 through 19, both inclusive, and Lot 22 in Block 17; Lot 8 in Block 15, both inclusive, and Lots 24 through 27, both inclusive, in Block 8; all that part of vacated Hawthorne Street as shown on the Plat of Vacation thereof heretofore recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 20833210, all that part of the vacated East and West public alley in Block 17 as shown on the Plat of Vacation thereof heretofore recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 20833208; all that part of vacated Fernandez Avenue as shown on the Plat of Vacation thereof heretofore recorded in the

Office of Recorder of Deeds of Cook County, Illinois as Document Number 20833211; all that part of the vacated East and West public alley in Block 18 as shown on the Plat of Vacation thereof heretofore recorded in the Office of Recorder of Deeds of Cook County, Illinois as Document Number 20833209, excepting therefrom that part of the South half of said vacated public alley lying North of and adjoining Lots 16 through 19, both inclusive, in said Block 18; all as shown on the plat of R.A. Cepek's Arlington Ridge, being a subdivision of that part of the West half (except the East 33.0 feet thereof) of the Northeast quarter and of the South half of the Northwest quarter of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian lying North of the Northeasterly line of the Northwest Highway, said Northeasterly line of highway being 66.0 feet Northeasterly of and parallel with the Northeasterly line of the Chicago & Northwestern Railway right-of-way, according to the plat of said subdivision registered in the Office of the Registrar of Titles of Cook County, Illinois on September 2, 1925, as Document Number LR 270771.

Also

Lots 8 through 16, both inclusive and Lots 17 and 18 in Block B; Lots 6 through 24, both inclusive, in Block C, all in the resubdivision of certain blocks and parts of blocks and vacated streets in R.A. Cepek's Arlington Ridge, being a subdivision of that part of the West half (except the east 33.0 feet thereof) of the Northeast quarter and of the South half of the Northwest quarter of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian lying North of the Northeasterly line of the Northwest Highway, said Northeasterly line of highway being 66.0 feet Northeasterly of and parallel with the Northeasterly line of the Chicago & Northwestern Railway right-of-way, according to the plat of said resubdivision registered in the Office of the Registrar of Cook County, Illinois on May 27, 1946, as Document Number LR 110067.

P.I.N. 03-30-222-017, -034; 03-30-223-029, -030; 03-30-228-028, -029, -043, -044, -045; 03-30-229-038, -039, -040, -041

commonly known as 660 N Ridge Ave, Arlington Heights, Illinois, is hereby amended to allow a building addition and site improvements in substantial compliance with the following plans prepared by FGM Architects:

The following plans dated January 8, 2018 with revisions through February 9, 2018:

Basement Floor Plan-Existing, consisting of sheet A100;
First Floor Plan-Existing, consisting of sheet A110;
Proposed First Floor Plan-Base Bid, consisting of sheet A110A;
Proposed First Floor Plan-Alternate Bid #1, consisting of sheet A110B;
Proposed Second Floor Plan-Base Bid, consisting of sheet A120A;
Proposed Second Floor Plan-Alternate Bid #1, consisting of sheet A120B;
Existing Elevations, consisting of sheet A310;
Proposed Elevations-Base Bid, consisting of sheet A311;
Proposed Elevations-Alternate Bid #1, consisting of sheet A312;
Code Compliance Plan Basement Floor, consisting of sheet G1.0.2;

Code Compliance Plan First Floor-Base, consisting of sheet G1.0.3;
Code Compliance Plan Second Floor-Base, dated April 5, 2017 with revisions through February 9, 2018, consisting of sheet G1.0.4;
Code Compliance Plan-First Floor-Alternate, consisting of sheet G1.0.5;
Code Compliance Plan-Second Floor-Alternate, consisting of sheet G1.0.6;
Tree Inventory Plan, consisting of sheet L0.0.1;
Landscape Plan-Base Bid, consisting of sheet L0.0.2;
Enlarged Landscape Plan, consisting of sheet L0.0.3;
General Notes and Details, consisting of sheet L0.0.4;
Site Photometrics-Base Bid, consisting of sheets ESP-1 through ESP-9;

The following plans prepared by Gewalt Hamilton Associates, Inc., dated January 8, 2018 with revisions through February 9, 2018:

Title Sheet, consisting of sheet C1;
Demolition Plan, consisting of sheet C2;
Geometric Plan, consisting of sheet C3;
Utility Plan, consisting of sheet C4;
Grading Plan, consisting of sheet C5;
Demolition Plan, consisting of sheet C6;
MWRD General Notes, consisting of sheet C7;
Drainage Exhibit, consisting of sheet C8;
General Notes/Details, consisting of sheet C9;
Details, consisting of sheets C10 and C11;
Autoturn Exhibit, consisting of sheet C12;
Landbanked Parking Exhibit, dated January 8, 2018 with revisions through March 21, 2018, consisting of page C3-L,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That a special use permit to allow a “community center, recreation building,” is hereby granted for the property legally described in SECTION ONE.

SECTION THREE: That the following variations from Chapter 28 Zoning Regulations of the Arlington Heights Municipal Code are hereby granted so as to permit development of the property in accordance with the plans submitted by the Petitioner, which variations are as follows:

1. A variation from Section 11.4, Schedule of Parking Requirements, to allow a reduction in the required amount of off-site parking spaces from 757 spaces to 291 spaces.
2. A variation from Section 6.13-3(b), Location of Fences-Side and Rear Yards, to allow an increase for the maximum fence height in a rear yard from five feet to ten feet.
3. A variation from Section 6.13-3(c), Location of Fences-Exterior Side Yards, to allow an increase for the maximum fence height in an exterior side yard from five feet to eight feet.

SECTION FOUR: That approval of the amendment to Planned Unit Development Ordinance Numbers 78-019 and 03-036, a special use permit, and variations from Chapter 28 of

the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

Parking Related:

1. The Park District shall take the following actions if it is determined, at the sole discretion of the Village of Arlington Heights, that there is a shortage of on-site parking spaces on the subject property:

- a. The Park District shall work with the Village to adjust scheduling so that major events do not overlap. This may include a reduction in the amount of programming that is allowed on the subject property.
- b. The Park District shall construct all landbanked parking stalls as identified in the plan prepared by Gewalt Hamilton Associates, Inc. within 90 days upon request of the Village.
- c. The Park District will explore the ability of a shared parking agreement with the Christian Liberty Academy located to the east of the subject property (or other acceptable location), which agreement shall be subject to review by the Village.

Traffic Related:

1. If it is determined by the Village that future roadway improvements are feasible and necessary to correct traffic congestion at the intersection of Ridge and Euclid Avenues, the Park District shall dedicate the necessary land to facilitate such improvements.

2. At the request of the Village, the Park District will limit the southern entrance drive to restrict ingress into the subject property from northbound automobiles on Ridge Avenue.

General:

1. The Petitioner shall provide three foot tall shrubs in the landscape island at the northeast corner of the site should the landbanked parking be constructed.

2. The Petitioner shall substitute the Dogwood and Nine Bark shrubs proposed at the north side of the parking lot expansion with six foot tall evergreens, and additional evergreens shall be added to the north of the parking lot expansion to conform with Section 6.15-1.2 of Chapter 28 of the Municipal Code.

3. The Petitioner shall comply with all Federal, State and Village codes, regulations, and policies.

SECTION FIVE: Except as amended by this Ordinance, the provisions in Ordinance Numbers 78-019 and 03-036 shall remain in full force and effect.

SECTION SIX: That the approval of the amendment to the Planned Unit Development granted in SECTION ONE of this Ordinance shall be effective for a period no longer than 24

months from the date of this Ordinance, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION SEVEN: The Director of Building is hereby authorized to issue a permit upon proper application, in accordance with the provisions of this Ordinance and all applicable ordinances of the Village of Arlington Heights.

SECTION EIGHT: 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, Illinois.

AYES:

NAYS:

PASSED AND APPROVED this 16th day of April 2018.

Village President

ATTEST:

Village Clerk

PUD:Olympic Park Swim Center Amendment