

**AN ORDINANCE GRANTING APPROVAL OF A PLANNED UNIT
DEVELOPMENT AND A PRELIMINARY PLAT OF SUBDIVISION**

WHEREAS, for Petition Number 17-013, on March 28, 2018, pursuant to notice, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request for approval of a planned unit development and a preliminary plat of subdivision for the property located at 703-709 and 715-723 W Algonquin Rd, Arlington Heights, Illinois; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said requests, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights,

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

SECTION ONE: That approval of the Planned Unit Development for 703-705 and 715-723 W Algonquin Rd is hereby granted for the following described property:

Parcel 1:

“A”:

A portion of Lot 2 in Caudill’s Subdivision of part of the Northwest ¼ of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: beginning at the intersection of the Southwesterly line of Algonquin Road, as dedicated by instrument recorded February 2, 1933 as Document 11195785; and the Northerly line of Lot 10 in the division of the East ½ of said Northwest ¼; thence Northwesterly on said Northerly line, being identical with a boundary line of said Lot 2, 36.36 feet to the Westerly line of said Lot 10; being also the Easterly line of said Lot 2; thence Southwesterly on said line and continuing also the Westerly line of Lot 11 in said division, 784.12 feet; thence Northwesterly along a line, that forms an angle of 90 degrees, 09 minutes with the last described course, as measured from Northwest, 8.50 feet; thence Northeasterly 812.46 feet to said Southwesterly line of Algonquin Road; thence Southeasterly on said line, being curved and convex to the North and having a radius of 9499.34 feet, a distance of 50.04 feet to the place of beginning, in Cook County, Illinois (excepting therefrom that portion dedicated for road purposes).

“B”:

A portion of Lots 10 and 11 in the division of the East ½ of the Northwest ¼ of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, and also, a portion of Lot 7

in Joseph A. Barnes' Farm in Sections 9, 15, and 16, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: beginning at the Northwest corner of Lot 1 in Engelhardt's Subdivision of part of said Lot 7; thence Southwesterly on the Westerly line of said lot, 580.24 feet; thence Northwesterly at right angles to said line, 433.08 feet to the Westerly line of aforesaid Lot 11; thence Northeasterly on said line and continuing on the Westerly line of said Lot 10, 784.12 feet to the Northerly line of said Lot 10; thence Southeasterly on said line, 36.36 feet to the Southeasterly line of Algonquin Road as dedicated by instrument recorded February 2, 1933 as Document 11195785; thence Southeasterly on said line, being curved and convex to the North and having a radius of 9499.34 feet, a chord distance of 447.46 feet, to the place of beginning, in Cook County, Illinois. (excepting from said parcel "A" and "B" that portion dedicated for road purposes by plat of dedication recorded January 16, 2003 as Document 0030079992, described as follows: that part of Lot 10 in County Clerks Division, being a subdivision of the East ½ of the Northwest ¼ of Section 16, Township 41, Range 11, East of the Third Principal Meridian, and that part of Lot 2, in Caudill's Subdivision, being a subdivision in that part of the Northwest ¼ of said Section 16; described as follows: commencing at the Northwesterly corner of Weber Atrium Subdivision, being a subdivision in that part of the Northwest ¼ of said Section 16; thence Southeasterly along the Southwesterly right-of-way line of Algonquin Road (IL. Route 62) as recorded February 2, 1933 as Document 11195785 and 1119782, said Southwesterly right-of-way line being a tangential curve concave to the Northeast radius 9499.34 feet, central angle 01 degrees 02 minutes, 14 seconds 171.96 feet (the chord bears a Illinois East grid bearing of South 45 degrees 31 minutes 18 seconds West 171.96 feet (the chord bears a Illinois East grid bearing of South 45 31 minutes 18 seconds West 171.96 feet) to the Northeasterly corner of Lot "B" in Weber Atrium Subdivision, said Northeasterly corner, being that point of beginning; thence South 18 degrees 41 minutes 30 seconds West 26.26 feet along said Easterly line; thence South 72 degrees 30 minutes 06 seconds East to a point of intersection with the Southwesterly right-of-way line of said Algonquin Road (IL. Route 62); thence Northwesterly along said Southwesterly right-of-way line being a tangential curve concave to the Northeast radius 9499.34 feet, central angle 00 degrees 15 minutes 13 seconds, 42.04 feet, (the chord bears North 44 degrees 52 minutes 35 seconds West 42.04 feet) to the point of beginning).

Parcel 2:

Lot "A" in Weber Atrium Resubdivision in the East ½ of the Northwest ¼ of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County Illinois).

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commonly known as 703-709 and 715-723 W Algonquin Rd, Illinois ("Subject Property"), in substantial compliance with the following plans submitted by the Petitioner:

The following plans have been prepared by Ware Malcomb:

Conceptual Site Plan, dated January 9, 2018, consisting of one sheet;

Northwest Perspective, dated January 9, 2018, consisting of one sheet;

Conceptual Exterior Elevations, dated January 9, 2018, consisting of one sheet;

Proposed Partial Floor Plan, dated December 6, 2017, consisting of two sheets;

Proposed Partial Roof Plan, dated December 6, 2017, consisting of two sheets;

Proposed Exterior Elevations, dated December 6, 2017, consisting of two sheets;

Floor Plan, dated December 6, 2017 consisting of sheet EX01;

Roof Plan, dated December 6, 2017, consisting of sheet EX02;

Sight Line Sections, dated December 6, 2017, consisting of sheet EX03;
Exterior Material Board, dated December 6, 2017, consisting of one sheet;

The following plans dated October 17, 2017 with revisions through February 2, 2018, have been prepared by RWG Engineering, LLC:

Title Sheet, consisting of one sheet;
Existing Conditions Plan – Phase 1, consisting of one sheet;
Existing Conditions Plan – Phase 2, consisting of one sheet;
Demolition Plan – Phase 1, consisting of one sheet;
Demolition Plan – Phase 2, consisting of one sheet;
Master Development Plan Phase 1 and 2, consisting of one sheet;
Site Geometric and Paving Plan - Phase 1, consisting of one sheet;
Site Geometric and Paving Plan - Phase 2, consisting of one sheet;
Soil Erosion & Sediment Control (SESC) Plan – Phase 1, consisting of one sheet;
Soil Erosion & Sediment Control (SESC) Plan – Phase 2, consisting of one sheet;
Soil Erosion & Sediment Control Notes & Details, consisting of one sheet;
Grading Plan – Phase 1, consisting of one sheet;
Grading Plan – Phase 2, consisting of one sheet;
Grading Details Plan – Phase 1 & 2, consisting of one sheet;
Utility Plan – Phase 1, consisting of one sheet;
Utility Plan – Phase 2, consisting of one sheet;
Plan and Profile – Phase 1 & 2, consisting of one sheet;
Project Notes and Specifications, consisting of one sheet;
Construction Details and Standards, consisting of two sheets;
Contech Details, dated October 17, 2017, consisting of one sheet;
Exhibit R, dated February 2, 2018, consisting of one sheet;
Fire Truck Maneuvering Exhibit, dated January 9, 2018, consisting of two sheets;
Truck Routing Exhibit, dated February 20, 2018, consisting of one sheet;

The following plans dated August 15, 2017 with revisions through January 9, 2018, have been prepared by Wingren Landscape:

Overall Landscape Plan, consisting of one sheet;
Phase 1 Landscape Plan, consisting of one sheet;
Phase 2 Landscape Plan, consisting of one sheet;
Native Seeding/Details, consisting of one sheet;
Tree Survey, dated October 31, 2017 with revisions through January 9, 2018, consisting of two sheets;

Photometric Plan, prepared by D. Mirow, dated October 6, 2017, consisting of one sheet,

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

SECTION TWO: That the Preliminary Plat of Subdivision for Hamilton Partners – Arlington Heights Subdivision prepared by Joseph F. Gentile, an Illinois registered land surveyor, dated September 22, 2017 with revisions through January 29, 2018, is hereby approved.

SECTION THREE: That the approval of the Planned Unit Development and preliminary plat of subdivision granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

Final Plat of Subdivision:

1. Final Plat of Subdivision approval shall be required. Prior to Final Plat of Subdivision approval, the following items shall be required:
 - a. IDOT review and approval of the proposed development.
 - b. Petitioner shall be responsible for design, construction, and installation of all off-site roadway improvements required by the proposed development. This may include, but shall not be limited to, proportional contributions towards any improvements required to Meijer Drive as determined necessary by the Village of Arlington Heights.
 - c. Petitioner shall work with the Village of Arlington Heights to resolve issues raised by the City of Rolling Meadows, to the satisfaction of the Village of Arlington Heights.

Site Plan:

2. The Petitioner shall install a decorative fence around any detention area as requested by the Public Works Department.
3. The Petitioner shall install a paved waiting area for PACE customers in the right-of-way adjacent to Algonquin Road. The location of such paved waiting area shall be determined in coordination with PACE and the Village of Arlington Heights.
4. The Petitioner shall revise the site plan to incorporate greenspace and a shade tree within the parking lot island located at the southwest corner of the Phase II building.
5. The Petitioner shall revise the site plan to remove the two parking spaces in the southwest corner of the site that encroach into the shared access drive easement.

Outlot A:

6. The Petitioner shall take the following actions relative to Outlot A:
 - a. If ownership of Outlot A has been transferred to the Petitioner prior to Final Plat of Subdivision approval, the Petitioner shall incorporate Outlot A within the subdivision area.

- b. Prior to issuance of a building permit, the Petitioner shall cause to be recorded an amendment to, or abrogation of, the stormwater easement over Outlot A to accommodate for the proposed driveway improvements within the easement area, if the Village determines such amendment or abrogation is needed.

Shared Private Access Drive:

7. The Petitioner shall either reconstruct or repave, as determined by the Village, the entire portion of the existing approximately 22 foot wide shared access driveway that is located on the Weber Packaging Solutions property, only if approved by Weber Packaging Solutions. This reconstruction/repavement shall be to a standard suitable to accommodate heavy truck traffic, for review and approval by the Village of Arlington Heights.
8. The Petitioner shall continue to work with the Weber Packaging Solutions and the Village of Arlington Heights on acceptable improvements, as determined by the Village of Arlington Heights, to the shared private access roadway to provide for adequate passenger vehicle/truck traffic separations. This may include, but is not limited to, striping of the access driveway and landscape barriers to separate and protect vehicular movements.

Meijer Drive Improvements:

9. If approved by the City of Rolling Meadows, the Petitioner shall install an extension to the raised barrier median in the center of Meijer Drive located adjacent to the subject property, as well as certain improvements to the sidewalk on Meijer Drive adjacent to the subject property. If the City of Rolling Meadows does not grant approval for such barrier median extension and sidewalk improvements, then the extension and sidewalk improvements will not be required at this time. However, the Petitioner shall be required to install the barrier median extension and sidewalk improvements, upon request of the Village, when jurisdiction of Meijer Drive (within the corporate limits of Arlington Heights) is transferred to Arlington Heights.

General:

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

SECTION FOUR: That the approval of 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 FIVE: That the approval of the preliminary plat of subdivision granted in SECTION TWO of this Ordinance authorizes the submission and detailed plans for the proposed subdivision and detailed plans and specifications for the public improvements therein; and further,

that approval of the preliminary plat shall be effective for a period no longer than twelve months, unless extended by the President and Board of Trustees during that period.

SECTION SIX: That 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 in the office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of May, 2018.

Village President

ATTEST:

Village Clerk

PUD 703-709 715-723 W Algonquin Rd 2