

**AN ORDINANCE GRANTING APPROVAL OF A PLANNED UNIT
DEVELOPMENT, A PRELIMINARY PLAT OF SUBDIVISION AND
CERTAIN VARIATIONS FROM CHAPTERS 28 AND 29 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, for Petition Number 18-005, on June 27, 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, a preliminary plat of subdivision, and certain variations from Chapters 28 and 29 of the Arlington Heights Municipal Code for the property located at 4 N Hickory Ave, 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 4 N Hickory Ave is hereby granted for the following described property:

Lots 31 to 36 both inclusive in Block 2 in Dunton and Bigsby Addition to Arlington Heights, a subdivision of the West 960 feet of the South West $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian – in Cook County, Illinois.

Parcel 2:

That part of Block 3 in Dunton and Bigsby Addition to Arlington Heights aforesaid (except that part of said Block 3 condemned for road in County Court of Cook County, Illinois as Case No. 50638 described as follows: beginning at the Southwest corner of said block; thence running North along the West line of said Block 11.78 feet; thence Easterly along the arc of a circle of 1017.17 feet radius convex to the Southwest to a point in the South line of said block that is 154.35 East of the Southwest corner of said block; thence West 154.35 feet to the point of beginning), also of the South $\frac{1}{2}$ of all that part of Peoria Street (now known as Campbell Street) lying between the East line of Western Avenue (now known as Douglas Avenue) and West line of Evergreen Avenue (now known as Hickory Avenue) in Dunton and Bigsby Addition to Arlington Heights aforesaid North and adjoining Block 3, and the North $\frac{1}{2}$ of all that part of Peoria Street (now known as Campbell Street) lying between the East line of Western Avenue (now known as Douglas Avenue)

and the West line of Evergreen Avenue (now known as Hickory Avenue) in Dunton and Bigsby Addition to Arlington Heights aforesaid South and adjoining Lot 36 in Block 2 all lying East of a line described as follows: commencing at a point on the South line of said Block 3 at the gauge of west rail of existing switch track of Chicago and Northwestern Railroad Company, said point being 120.89 feet East (measured along the said South line of said Block 3) of the South West corner of said Block 3; thence North 273.11 feet along a line (being said gauge) which extended North intersects the center of said vacated Campbell Street at a point 122.30 feet East (measured) along the center of said vacated Campbell Street) of West line of said Block 3 extended North; thence East perpendicular to the last described course a distance of 3 feet; thence North perpendicular to last described course 8.64 feet; thence West perpendicular to last described course 3 feet; thence North 28.25 feet to center of vacated Campbell Street at said point 122.30 feet East (measured along center of vacated Campbell Street) of West line of said Block 3 extended North; thence East 12.70 feet along center of said vacated Campbell Street; thence North 25 feet to the South West corner of Lot 36 in Block 2 in Dunton and Bigsby Addition aforesaid, all in Cook County, Illinois

P.I.N. 03-29-405-003-0000, 03-29-408-003-0000

commonly known as 4 N Hickory Ave, Arlington Heights, Illinois ("Subject Property"), in substantial compliance with the following plans submitted by the Petitioner:

Zoning Cover Sheet, dated July 25, 2017 with revisions through May 31, 2018, consisting of sheet PC1-1.0;

Conceptual Site Plan, dated June 20, 2018, consisting of sheet AC-2;

Landscape Plan, dated July 25, 2017 with revisions through May 31, 2018, consisting of sheet PC1-1.2

Basement Plan, dated June 20, 2018, consisting of sheet AC-3;

First Floor Plan, dated June 20, 2018, consisting of sheet AC-4;

Second Floor Plan, dated June 20, 2018, consisting of sheet AC-5;

Typical Floor Plan (3-5), dated June 20, 2018, consisting of sheet AC-6;

Building Section, dated June 20, 2018, consisting of sheets AC-7 and AC-8;

Exterior Elevations, dated July 25, 2018 with revisions through March 5, 2018, consisting of sheets A5-1.1 and A5-1.2;

Project Renderings, dated June 20, 2018, consisting of sheets AC-14A, AC-15A, AC-17, AC-19, and AC-18A;

The following plans have been prepared by Spaceco:

Cover Sheet, dated October 10, 2017 with revisions through May 25, 2018, consisting of sheet C1;

Overall Existing Condition Plans, dated October 10, 2017 with revisions through May 25, 2018, consisting of sheet OVEC;

Overall Site Plan, dated October 10, 2018 with revisions through May 25, 2018, consisting of sheet OVSP;

Geometric Plan, dated October 10, 2017 with revisions through May 25, 2018, consisting of sheet GM1;

Engineering Plan, dated October 10, 2017 with revisions through May 25, 2018, consisting of sheet ENG1;

Turning Exhibit-Fire Truck 1, dated October 9, 2017 with revisions through May 25, 2018, consisting of sheet TURN 1;
Turning Exhibit-Fire Truck 2, dated October 9, 2017 with revisions through May 25, 2017, consisting of sheet TURN 2;
Turning Exhibit-Fire Truck 3, dated October 9, 2017 with revisions through May 25, 2017, consisting of sheet TURN 3;
Turning Exhibit-Fire Truck 4, dated October 9, 2017 with revisions through May 25, 2017, consisting of sheet TURN 4;
Turning Exhibit-WB-50 Truck, dated October 9, 2017 with revisions through May 25, 2017, consisting of sheet TURN 5,

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

SECTION TWO: That the Preliminary Plat of Subdivision for 4 North Subdivision, prepared by Spaceco, Illinois registered land surveyors, dated February 12, 2018 with revisions through May 25, 2018, is hereby approved.

SECTION THREE: That the following variations are hereby granted from Chapter 28, Zoning Regulations, and Chapter 29, Subdivision Control Regulations, of the Arlington Heights Municipal Code:

1. A variation from Chapter 28, Section 10.4, Schedule of Required Parking, to reduce the parking requirements for commercial uses from 11 spaces to 3 spaces, for an on-site parking total of 117 parking spaces where 125 spaces are required.
2. A variation from Chapter 28, Section 10.7, Schedule of Loading Requirements, to waive the requirement for one loading space.
3. A variation from Chapter 28, Section 10.2-8, Additional Regulations-Parking, to reduce the required width of certain drive aisles in the garage from 24 feet in width to no less than 18 feet in width.
4. A variation from Chapter 28, Section 6.15-1.2(b), New Landscaping Requirement, to waive the requirement for a landscape island at the end of the northernmost parking stall.
5. A variation from Chapter 29, Section 29-304(l), Street Layout and Design, to allow a 60 foot wide right-of-way for a local street where Code requires a 66 foot wide right-of-way.
6. A variation from Chapter 29, Section 29-501(a), Required Improvements, to allow a sidewalk that is non-compliant with the standards set forth in Section 20-109 of the Municipal Code.

SECTION FOUR: That the approval of the Planned Unit Development, Preliminary Plat of Subdivision, and variations from Chapters 28 and 29 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

Site Related:

1. The two parallel parking spaces in the northwest corner of the parking lot shall be shifted three feet to the north to allow the landscape island on the southern side of these spaces to increase to 12 feet in width. The proposed transformer shall then be relocated to the 12 foot landscape island (if feasible) and shall be screened. The landscape island where the transformer is currently located shall then be reduced in width by three feet to allow all standard parking spaces in the parking row to the south of the island to be increased in width to nine feet wide.

2. The property owner shall be responsible for maintaining the ten foot wide private sidewalk and streetscape elements in front of the building along Kensington Road, which includes, but is not limited to, maintenance of the planters, light poles, sidewalk and street furnishings.

3. Overhead utilities along Kensington Road between Hickory Avenue and Douglas Avenue shall be buried unless Commonwealth Edison and the Village deems it not feasible. Additional landscaping shall be installed to screen any ground mounted mechanical equipment that may result from this burial, where feasible.

4. Prior to building permit issuance, the Petitioner shall enter into an indemnification agreement with the Village to allow for the proposed building encroachments within the Hickory Avenue Right-of-Way.

Traffic/Parking Related:

5. Ingress/Egress to and from Kensington Road shall be restricted if, at the sole discretion of the Village, turning movements into and out of the site at this location have created a traffic problem.

6. Commercial deliveries are prohibited from parking along the western side of the building adjacent to the commercial units. Signage outlining this restriction shall be added on the building.

7. If it is determined by the Village that additional right-of-way is needed for an expansion of Kensington Road, the Petitioner shall dedicate ten feet of land as public right-of-way for this expansion.

8. The three surface parking spaces on the subject property shall be made available for employees of the commercial tenants within the development.

Landscape Related:

9. At the request of the Village, within 90 days the property owner shall install additional landscaping along the western side of the site. This shall only be required if the existing Union Pacific railroad spur is abandoned and no longer needed for use.

10. Prior to building permit issuance, the Petitioner shall obtain an easement from the Village to allow for plantings within the Campbell Street Right-of-Way. The maintenance of all plantings in this area shall be the responsibility of the property owner.

11. The Petitioner shall incorporate landscape lighting in the planting beds along the east building wall, for review and approval by staff.

12. Where feasible, a four foot tall decorative wrought iron style fence shall be added along the western edge of the parking spaces, setback approximately two feet from the back of the curb.

General:

13. The Petitioner shall enter into an agreement with the Village that assigns the responsibility of snow removal for the eight on-street parking spaces along the west side of Hickory Avenue to the property owner.

14. The developer shall comply with the April 17th, 2018 motion from the Housing Commission.

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

SECTION FIVE: 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 SIX: 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 SEVEN: 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 6th day of August, 2018.

Village President

ATTEST:

Village Clerk

PUD:4 N Hickory Ave