

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT
ORDINANCE NUMBERS 79-166, 80-105, 81-028 AND 81-035 AND
GRANTING A VARIATION FROM CHAPTER 28 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have approved Ordinance Numbers 79-166, 80-105, 81-028 and 81-035, approving and amending a planned unit development for the property located at 3335-3395 N Arlington Heights Rd, Arlington Heights, Illinois, commonly known as Arlington Executive Plaza; and

WHEREAS, on December 12, 2018, in Petition Number 18-022, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request to amend Planned Unit Development Ordinance Numbers 79-166, 80-105, 81-028 and 81-035 and for a variation 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 79-166, 80-105, 81-028 and 81-035, for the property legally described as:

Lots 2 and 3 in North Ridge Subdivision in Arlington Heights being a subdivision of part of the Northwest quarter of the Northwest quarter of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

and

Lot 3 in Tschurtz's Subdivision of part of the Northwest quarter of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois.

PIN 03-08-100-035, -036, -040

commonly known as 3335-3395 N Arlington Heights Rd, Arlington Heights, Illinois, is hereby amended in substantial compliance with the following plans:

The following plans, dated June 7, 2018, have been prepared by Carlson Architecture:

Cover Sheet, consisting of sheet G101;

Demolition Plan, consisting of sheet D101;

Proposed Floor Plan, consisting of sheet A101;

Electrical Power and Lighting Plan, consisting of sheet A121;

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

SECTION TWO: That a variation from Section 10.4-2 Schedule of Parking Requirements – Retail, Commercial and Service Uses, in Chapter 28 Zoning Regulations of the Arlington Heights Municipal Code is hereby granted to allow a reduction in the required number of off-street parking spaces from 266 spaces to 238 spaces.

SECTION THREE: That approval of the amendment to Planned Unit Development Ordinance Numbers 79-166, 80-105, 81-028 and 81-035 and the variation 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:

1. The property owner shall install a 15-space bicycle rack on the east side of the 3385 North Arlington Heights Road building, per the submitted documentation, by March 15, 2019.
2. The square footage of all medical uses within the planned unit development shall be limited to 14,419 square feet. Any future expansion of medical uses beyond the total 14,419 square feet shall require a planned unit development amendment and parking variation.
3. The Petitioner shall comply with all applicable Federal, State and Village codes, regulations, and policies.

SECTION FOUR: Except as amended by this Ordinance, the provisions in Ordinance Numbers 79-166, 80-105, 81-028 and 81-035 shall remain in full force and effect.

SECTION FIVE: 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 SIX: The Director of Building and Life Safety 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 SEVEN: 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 7th day of January, 2019.

Village President

ATTEST:

Village Clerk