

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE VILLAGE OF ARLINGTON HEIGHTS, GRANTING
APPROVAL OF A PLANNED UNIT DEVELOPMENT, A LAND
USE VARIATION AND CERTAIN VARIATIONS FROM
CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on February 27, 2019, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 18-023, conducted a public hearing on a request for rezoning from an R-3 One Family Dwelling District to an OT Office Transitional District, approval of a planned unit development, a land use variation and variations from certain provisions of Chapter 28 of the Municipal Code for the property located at 1316 N Arlington Heights Road, 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 the Zoning Ordinance of the Village of Arlington Heights is hereby amended by reclassifying the Subject Property from an R-3 One Family Dwelling District to an OT Office Transitional District, as legally described below:

Lot 2 in Craig's Resubdivision in Arlington Heights being a resubdivision of Lot 21 in Allison's Addition to Arlington Heights, being a subdivision of the Southwest $\frac{1}{4}$ of Section 20, Township 42 North, Range 11 East of the Third Principal Meridian (except the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ thereof and the South 4 acres of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ thereof), according to the Plat of Craig's Resubdivision in Arlington Heights registered in the Office of the Registrar of Titles, of Cook County, Illinois, on June 23 1977, as Document Number 2946719 in Cook County, Illinois.

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commonly described as 1316 N Arlington Heights Rd, Arlington Heights, Illinois.

SECTION TWO: That the Planned Unit Development for Goddard School is hereby approved to allow a day care facility within an OT Office Transitional District, which property is hereby designated as a planned unit development. The Zoning Map of the Village of Arlington Heights is hereby amended accordingly. Approval is hereby given for development of the Subject Property in substantial compliance with the following plans:

The following plans dated February 1, 2019 with revisions through February 20, 2019, have been prepared by Atul Karkhanis Architects, Ltd.:

Site Plan, Existing, consisting of sheet PC-3;
Existing First and Second Floor Plans, consisting of sheet PC-4;
Existing Elevations, consisting of sheet PC-5;
Schematic Site Plan, consisting of sheet PC-6;
Site Details, consisting of sheet PC-7;
Schematic First and Second Floor Plans, consisting of sheet PC-15;
Roof Plan, Schematic, consisting of sheet PC-16;
Schematic Section, consisting of sheet PC-17;
Schematic Elevations, consisting of sheet PC-18;
Colored Rendering, consisting of sheet PC-19;
Aerial View, consisting of sheet PC-20;

The following plans dated June 21, 2018 with revisions through February 19, 2019, have been prepared by Bono Consulting, Inc.:

Title Sheet, Legend, Site Location Map & Aerial Map, consisting of sheet 1;
Existing Topography, Demo, Erosion, and Sedimentation Control Plan, consisting of sheet 2;
Tree Removal & Preservation Plan, consisting of sheet 2.1;
Proposed Grading and Drainage Plan, consisting of sheet 3;
Proposed Utility Plan, consisting of sheet 4;
Site Plan & Geometric Plan, consisting of sheet 5;

Landscape Plan, dated January 30, 2019 with revisions through February 18, 2019, prepared by G Studio, consisting of sheet L1;

Photometrics Plan, dated February 15, 2019 with revisions through February 20, 2019, prepared by PE Enlighten, consisting of one sheet,

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

SECTION THREE: That a land use variation to allow a day care facility within an OT Office Transitional District for the property legally described in SECTION ONE is hereby approved.

SECTION FOUR: That variations from the requirements of certain provisions of Chapter 28 of the Arlington Heights Municipal Code are hereby granted so as to permit development of the Subject Property in accordance with the plans approved in SECTION TWO of this Ordinance, which variations are as follows:

1. A variation from Section 5.1-9.3(b), Required Minimum Yards in an OT District, to allow a reduction in the required side yard setback on the north from 20 feet to 1 foot.

2. A variation from Section 6.5-2, Accessory Structures, which permits accessory structures in the rear yard only, to allow playground equipment in the front yard.

3. A variation from Section 6.13-3(a), Location of Fences, which permits a maximum 36 inch high open fence and prohibits solid fences in a front yard, to allow a six foot high open and a six foot high solid fence in the front yard.

SECTION FIVE: That the rezoning, planned unit development, land use variation and variations from Chapter 28 of the Arlington Heights Municipal Code are subject to the following conditions, to which the Petitioner has agreed:

1. The maximum number of children permitted at the facility shall be 165 and the maximum number of employees permitted shall be 27. In the event an increase in either children or employees is proposed, the Petitioner shall be required to demonstrate through a parking study and surveys of the parking lot usage, that there is adequate capacity for any increase. Final judgment of adequate capacity shall be at the discretion of the Village staff. Alternatively, the Petitioner may alter the site plan, for review and approval by Village staff, to create additional parking areas.

2. The Petitioner shall widen the southern access point to create a third lane of travel. Furthermore, at the discretion of the Village, if egress from the site becomes problematic, the Petitioner shall be required to alter movements from the site through restrictions on northbound egress from the southern access point.

3. Illinois Department of Transportation review and approval of the proposed access to Arlington Heights Road shall be required.

4. One additional shade tree shall be provided to the west of the two northernmost parking stalls at the front of the building.

5. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

SECTION SIX: That the approval of the Planned Unit Development granted in SECTION TWO 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: That the Director of Building and Life Safety of the Village of Arlington Heights is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION EIGHT: 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 1st day of April, 2019.

Village President

ATTEST:

Village Clerk

LEGLB: PUD Goddard School