

AN ORDINANCE AMENDING
PLANNED UNIT DEVELOPMENT
ORDINANCE NUMBER 06-043

WHEREAS, on September 5, 2006, the President and Board of Trustees of the Village of Arlington Heights approved Ordinance Number 06-043, granting a planned unit development for the property located at the northwest corner of Dryden Avenue and Kensington Road, Arlington Heights, Illinois; and

WHEREAS, on July 10, 2019, in Petition Number 19-008, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request to amend Planned Unit Development Ordinance Number 06-043, to repeal condition 17, in order to allow the construction of 17 three-bedroom units in lieu of 8 three-bedroom units; 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 approved by Ordinance Number 06-043 is hereby amended for the property legally described as:

Lots 53, 54, 55, 56, H, and G in Arlington Crossings Resubdivision No. 2, being a resubdivision of parts of Arlington Crossings and Arlington Crossings Resubdivision No.1 being resubdivisions in the southwest quarter of the southeast quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, According to the Plat of said Arlington Crossings Resubdivision No. 2, recorded June 13, 2014 as Document 1416434055, in Cook County, Illinois, and;

Lots 2-1 through 5-6, 57, 60, 61, C, and D in Arlington Crossings Resubdivision No. 1, being a resubdivision of parts of Arlington Crossings Subdivision being a subdivision in the southwest quarter of the southeast quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat of said Arlington Crossings Resubdivision No. 1, recorded June 28, 2011 as Document 1117918008, in Cook County Illinois, and;

Lots 1-1 through 1-8, 6-1 through 9-7, 55, 56, 59, 62, 63, 64, and F in Arlington Crossings Subdivision, being a resubdivision of parts of Arlington Market Subdivision being a subdivision in the southwest quarter of the southeast quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat of said Arlington Crossings, recorded July 1, 2010 as Document 1018229011, in Cook County, Illinois, and;

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 in Arlington Market Resubdivision No. 1, a resubdivision of parts of Arlington Market Subdivision being a subdivision in the northwest quarter of the southeast quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat of said Arlington Market Resubdivision No. 1, recorded March 6, 2008 as Document 0806603056, in Cook County, Illinois, and;

Lots 1, 2, 16 through 52, A, and B (excepting that portion of Lot B contained within Lot C of the aforementioned Arlington Crossings Resubdivision No.1 and that portion of Lot B contained within lots 53, 54, 55, 56, G, and H in the aforementioned Arlington Crossing Resubdivision No. 2) in Arlington Market Subdivision, being a subdivision in the southwest quarter of the southeast quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian according to the Plat of said Arlington Market Subdivision recorded February 28, 2007 as Document 0705915065 and corrected by Document 0721144016 as recorded July 30, 2007, in Cook County, Illinois.

P.I.N.: 03-29-411-055, -056, -057, -058, -059, -060, -061, -062, -063, -064; 03-29-411-156, -157, -158, -159, -160

commonly described as 1-5 and 9-52 N Beverly Ln, Arlington Heights, Illinois, which shall be in substantial compliance with the following plans submitted by the Petitioner:

The following plans (each consisting of one sheet) have been prepared by Thomas Buckley, Architect:

Master Site Plan, dated June 20, 2019 with revisions through June 24, 2019;
Option-1 Site Plan, dated June 20, 2019 with revisions through June 24, 2019;
Option-1 Floor Plan, dated February 8, 2019;
Option -1A Elevations, dated February 8, 2019;
Option-1E Floor Plan, dated February 9, 2018 with revisions through February 8, 2019;
Option-1E Enhanced Elevations, February 9, 2018 with revisions through February 8, 2019;
Option-1 Det. Garage, dated June 20, 2019 with revisions through June 24, 2019;
Option-2 Site Plan, dated June 20, 2019 with revisions through June 24, 2019;
Option-2 Floor Plan, dated June 20, 2019 with revisions through June 24, 2019;
Option-2A Elevations, dated June 20, 2019 with revisions through June 24, 2019;
Option-2 Garage, dated June 20, 2019 with revisions through June 24, 2019;
Option-2E Site Plan, dated June 20, 2019 with revisions through June 24, 2019;
Option 2E Floor Plan, dated June 20, 2019 with revisions through June 24, 2019;
Option-2E Enhanced Elevations, dated June 20, 2019 with revisions through June 24, 2019;
Option-3 Site Plan, dated June 20, 2019 with revisions through June 24, 2019;
Option-3 Floor Plan, dated June 20, 2019 with revisions through June 24, 2019;
Option-3 Garage, dated June 20, 2019 with revisions through June 24, 2019;
Option-3A Elevations, dated June 20, 2019 with revisions through June 24, 2019;

Option-3E Site Plan, dated June 20, 2019 with revisions through June 24, 2019;
Option-3E Floor Plan, dated June 20, 2019 with revisions through June 24, 2019;
Option-3E Enhanced Elevations, dated June 20, 2019 with revisions through June 24, 2019,

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

SECTION TWO: That the amendment of Planned Unit Development Ordinance Number 06-043 granted by this Ordinance is subject to the following conditions, to which the Petitioner has agreed:

1. The Petitioner shall comply with all Design Commission recommendations from the May 22, 2018, meeting.

2. The Petitioner shall comply with all remaining conditions of Ordinances Numbers 06-043 and 14-015.

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

SECTION THREE: Except as amended by this Ordinance, the provisions in Ordinance Number 06-043 shall remain in full force and effect.

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

SECTION FIVE: 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 19th day of August, 2019.

ATTEST:

Village President

Village Clerk

PUD:Arlington Market-Arlington Crossings Amendment