

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT  
ORDINANCE NUMBERS 88-060, 15-016 and 15-040 AND  
GRANTING VARIATIONS 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 88-060, 15-016 and 15-040, approving and amending a planned unit development for the property located at 1455, 1421 and 1501 W Shure Dr, Arlington Heights, Illinois, commonly known as Northwest Crossings; and

WHEREAS, on August 28, 2019, in Petition Number 19-011, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request to amend Planned Unit Development Ordinance Numbers 88-060, 15-016 and 15-040 and for variations 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, 88-060, 15-016 and 15-040, for the property legally described as:

Lots 1 and 2 in Northwest Crossings Subdivision, being a subdivision in the northwest quarter of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat of said subdivision recorded on January 27, 2016, as Document No. 1602722029, in Cook County, Illinois, and;

That part of Lot 1 in Arlington Industrial & Research Center – Unit Number 6, being a subdivision of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded on August 22, 1972 as Document Number 22024211, in the Office of Recorder of Deeds of Cook County, Illinois, said parts lying south and east of a line described as follows:

Commencing at the southwest corner of said Lot 1; thence north 11 degrees 17 minutes 16 seconds east, 36.44 feet; thence north 89 degrees 53 minutes 08 seconds east, 2145.54 feet; thence north 00 degrees 04 minutes 09 seconds east, 372.77 feet; thence north 89 degrees 53 minutes 30 seconds east, 72.20 feet to the east line of Lot 1 aforesaid, in Cook County, Illinois, and;

That part of the south 969.60 feet of the northwest quarter of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, described as follows: beginning on the north line of said south 969.60 feet, 820.00 feet east of the east line of Frontage Road, at the northeast corner of Arlington Ridge West, recorded as Document No. 25290181; thence southerly along the east line of said Arlington Ridge West and the southerly extension thereof, 637.61 feet; thence easterly parallel with the north line of said south 969.60 feet; 1373.86 feet to a point on the westerly line of C/S Subdivision, recorded as Document No. 25851185; thence northerly along the westerly line of said C/S Subdivision 637.23 feet to the north line of said south 969.60 feet of the northwest quarter; thence westerly along the north line of said south 969.60 feet, 1353.18 feet to the point of beginning, in Cook County, Illinois.

P.I.N. 03-07-100-015, -021, -023, -024

commonly known as 1455, 1421 and 1501 W Shure Dr, Arlington Heights, Illinois, is hereby amended in substantial compliance with the following plans:

The following plans dated August 7, 2019, have been prepared by Corgan:

**Enlarged Site Plans and Details**, consisting of sheets A01-14 and A01-15;  
**Floor Elevation Plan**, consisting of sheet A02-00B;  
**Floor Plan – Level One – Segment F**, consisting of sheet A02-01F;  
**Exterior Elevations**, consisting of sheet A05-01;

The following plans dated May 22, 2019 with revisions through August 7, 2019, have been prepared by Kimley Horn and Associates, Inc.:

**Title Sheet**, consisting of sheet C0.0;  
**General Notes**, consisting of sheet C1.0;  
**MWRD General Notes**, consisting of sheet C1.1;  
**Existing Conditions & Demolition Plan (North)**, consisting of sheet C2.0;  
**Existing Conditions & Demolition Plan (South)**, consisting of sheet C2.1;  
**Overall Site Plan**, consisting of sheet C3.0;  
**Site Plan (North)**, consisting of sheet C3.1;  
**Site Plan (South)**, consisting of sheet C3.2;  
**Site Plan (Phase 2)**, consisting of sheet C3.3;  
**Erosion Control Plan**, consisting of sheet C4.0;  
**Erosion Control Plan (Phase 2)**, consisting of sheet C4.1;  
**Erosion Control Notes and Details**, consisting of sheet C4.2;

**Grading Plan (North)**, consisting of sheet C5.1;  
**Grading Plan (South)**, consisting of sheet C5.2;  
**Grading Plan (Phase 2)**, consisting of sheet C5.3;  
**Utility Plan (North)**, consisting of sheet C6.1;  
**Utility Plan (South)**, consisting of sheet C6.2;  
**Utility Plan (Phase 2)**, consisting of sheet C6.3;  
**MWRD Plan**, consisting of sheet C7.0;  
**Construction Details**, consisting of sheets C8.0 and C8.1;  
**Tree Removals Plan (North)**, consisting of sheet L1.0;  
**Tree Removals Plan (South)**, consisting of sheet L1.1;  
**Tree Removals Plan**, consisting of sheet L1.2;  
**Overall Landscape Plan**, consisting of sheet L2.0;  
**Landscape Plan (Phase 1 North)**, consisting of sheet L2.1;  
**Landscape Plan (Phase 1 South)**, consisting of sheet L2.2;  
**Landscape Plan (Phase 2)**, consisting of sheet L2.3;  
**Landscape Notes and Details**, consisting of sheet L3.0;

The following plans dated May 22, 2019 with revisions through July 25, 2019, have been prepared by Kimley Horn and Associates, Inc.:

**Site Lighting Demolition Plan**, consisting of sheet E00-06;  
**Site Lighting Plan**, consisting of sheet E00-07;  
**Site Lighting Details**, consisting of sheet E00-08;  
**Site Lighting Photometric**, consisting of sheet E00-09;  
**Panel Board Schedules – Lighting Panels**, consisting of sheet E05-13;

The following plans have been prepared by Kimley Horn and Associates, Inc.:

**Hydrants and FDC**, consisting of sheet EX;  
**Trucking Routing Exhibit**, dated May 22, 2019, consisting of sheet EX;

**Guard House Plans**, prepared by Porta-King Building Systems, consisting of one sheet,  
copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That the following variations from Chapter 28, Zoning Regulations, of the Arlington Heights Municipal Code, are hereby granted:

1. A variation from Section 6.13-3a, Location of Fences-Front Yard, to allow an eight foot tall open fence with sharp points, a 17.3 foot tall solid fence enclosing a mechanical unit, an eight foot tall chain-link fence enclosing a transformer, and a six foot tall solid fence enclosing certain gas meters, all in a front yard.

2. A variation from Section 6.13-3b, Location of Fences-Side and Rear Yards, to allow an eight foot tall open fence in a side yard and an eight foot tall solid fence in a side yard.

3. A variation from Section 6.13-3b.2, Location of Fences-Corner Lot, to allow an eight foot tall open and solid fence, eight foot tall chain-link fence enclosing a transformer, and a 17.3 foot tall solid fence enclosing a mechanical unit, all in a rear yard.

4. A variation from Section 6.13-3c.1, Location of Fences-Exterior Side Yards, to allow an eight foot tall open fence in an exterior side yard.

5. A variation from Section 6.13-2f, Materials and Type of Construction, to allow slatted chain-link fencing.

6. A variation from Section 6.12-1, Traffic Engineering Approval-For Projects Requiring Plan Commission Review, waiving the requirement for a traffic and parking study prepared by a qualified professional engineer.

7. A variation from Section 6.6-5.1, Table of Permitted Obstructions, to allow Central Air Conditioning Units to allow a reduction from a side property line setback from a 97.4 feet setback to a 8.5 foot setback.

8. A variation from Section 6.5-2, Accessory Structures, to allow certain accessory structures (guard houses) within a front yard and to allow an increase to the maximum number of accessory structures on the subject property from four to five.

9. A variation from Section 10.2-9, Access, to allow certain driveway entrances in excess of the maximum allowable driveway width of 36 feet.

10. A variation from Section 6.15-1.2b, New Landscape Requirements, waiving the requirement for shade trees in certain landscape islands on the subject property.

SECTION THREE: That approval of the amendment to Planned Unit Development Ordinance Numbers 88-060, 15-016 and 15-040, and variations 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. Occupancy of the 68,253 square foot Phase II area cannot occur until completion of the construction of the Phase II parking area.

2. Prior to building permit issuance, the Petitioner shall work with the Village to revise areas within the parking lots where fire truck turning may be difficult, to the satisfaction of the Fire Department.

3. The Petitioner shall add all missing shade trees to the landscape islands on the subject property, except for the island on the south of the building adjacent to the building entrance and the island on the north side of building adjacent to the transformer.

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

SECTION FOUR: Except as amended by this Ordinance, the provisions in Ordinance Numbers shall 88-060, 15-016 and 15-040, 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 3rd day of September, 2019.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk