

AN ORDINANCE AMENDING
PLANNED UNIT DEVELOPMENT
AND LAND USE VARIATION
ORDINANCE NUMBER 96-037

WHEREAS, on June 17, 1996, the President and Board of Trustees of the Village of Arlington Heights approved Ordinance Number 96-037, granting a planned unit development and a land use variation for a sit-down/carry-out restaurant for the property located at 45 E Golf Rd, Arlington Heights, Illinois; and

WHEREAS, on August 28, 2019, in Petition Number 19-010, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request to amend Ordinance Number 96-037 to amend the Planned Use Development and land use variation by modifying the approved development plan to allow an additional drive-through lane; 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 96-037 is hereby amended for the following property legally described as:

That part of the northwest quarter of the northwest quarter of Section 15, Township 41, Range 11, East of the Third Principal Meridian, described as follows: commencing at a point in the north line of said Section 15, which is 300 feet east of the northwest corner thereof; thence east along said north line of said Section 15, 373.10 feet; thence south parallel with the west line of said Section 15, 194.3 feet thence south 71 degrees 30 minutes 03 seconds west a distance of 260.21 feet to a point in a line which is 273.50 feet south (as measured on the west line) of the north line of said Section 15; thence west along said parallel line 126.22 feet to a point 300 feet east of the west line of said Section 15; thence north 273.50 feet to the place of beginning (excepting therefrom that part lying east of a straight line drawn from a point in the north line of said Section 15, which is 211.00 feet east of the point of beginning to a point 66.75 feet easterly of

the westerly end of the above described course running south 71 degrees 30 minutes 03 seconds west), (except that part thereof conveyed to the People of the State of Illinois on November 2, 1993 by deed recorded as Document Number 93885432 and described as follows: commencing at the northwest corner of said Section 15; thence easterly along the north line of said Section 15 on an assumed bearing of north 88 degrees 47 minutes 42 seconds east, 299.95 feet (300 feet, record) to the point of beginning; thence continuing north 88 degrees 47 minutes 42 seconds east, 211.00 feet; thence south 04 degrees 16 minutes 18 seconds west. 63.85 feet; thence south 89 degrees 45 minutes 55 seconds west 205.55 feet; thence north 00 degrees 37 minutes 03 seconds west, 60.08 feet, to the point of beginning, all in Cook County, Illinois.

P.I.N. 08-15-100-011-0000

commonly described as 45 E Golf Rd, Arlington Heights, Illinois, which shall be in substantial compliance with the following plans submitted by the Petitioner:

The following plans dated May 2, 2019 with revisions through June 4, 2019, have been prepared by Lingle Design Group, Inc.:

Cover Sheet, consisting of sheet T1.0;
Building Information Plan, consisting of sheet T2.0;
Building Seating Plan, consisting of sheet T3.0;
Construction Plan, Notes & Details, consisting of sheet A1.0;
Roof Plan, consisting of sheet A1.3;
Exterior Elevations, consisting of sheets A2.0 and A2.1;

The following plans have been prepared by Watermark Engineering Resources, Ltd.:

Cover Sheet, dated August 2, 2019 with revisions through August 5, 2019, consisting of sheet C-1;
Geometric Plan, dated August 2, 2019 with revisions through August 5, 2019, consisting of sheet C-2;
Accessible Route Grades and Details, dated June 13, 2019 with revisions through August 5, 2019, consisting of sheet C-3;
Project Details and Specifications, dated August 2, 2019 with revisions through August 5, 2019, consisting of sheet C-4;
Landscape Plan, dated June 13, 2019 with revisions through August 5, 2019, consisting of sheet L-1;
Tree Preservation and As-Built Landscape Plan, dated June 13, 2019 with revisions through August 5, 2019, consisting of sheet L-2;
Drive Thru Pavement Plan, dated June 13, 2019 with revisions through August 5, 2019, consisting of sheet DT-1;
Drive Thru Equipment Plan, dated June 13, 2019 with revisions through August 5, 2019, consisting of sheet DT-2;
Drive Thru Details, dated June 13, 2019 with revisions through August 5, 2019, consisting of sheets DT-3 and DT-4;

Trash Enclosure Plan + Details, dated April 29, 2019, prepared by Samartano and Company, consisting of sheet SSD-4,

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

SECTION TWO: That the amendment to the Planned Unit Development and land use variation approved in Ordinance Number 96-037 granted by this Ordinance is subject to the following conditions, to which the Petitioner has agreed:

1. Illinois Department of Transportation review and approval of the proposed improvements within the Golf Road right-of-way shall be required.

2. Should detention calculations show that the proposed site conditions cause a deficiency in stormwater capacity, the Petitioner must provide a fee in lieu of onsite detention at the time of building permit issuance.

3. The six foot tall wooden privacy fence with two foot lattice extension located along the southern lot line shall be replaced in its entirety.

4. Compliance with the June 25, 2019, and August 27, 2019, Design Commission motions shall be required.

5. 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 96-037 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 7th day of October, 2019.

ATTEST:

Village President

Village Clerk

PUD:McDonalds 45 E Golf Rd