

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE VILLAGE OF ARLINGTON HEIGHTS, GRANTING  
APPROVAL OF A PLANNED UNIT DEVELOPMENT, A  
PRELIMINARY PLAT OF RESUBDIVISION AND A VARIATION  
FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on February 24, 2021, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 21-004, conducted a public hearing on a request for rezoning from an R-3 One Family Dwelling District to a P-L Public Land District, approval of a planned unit development to allow the expansion of an existing detention pond, a preliminary plat of resubdivision to consolidate four parcels into one, and a variation from Chapter 28 of the Municipal Code for the property located at the northeast corner of Cambridge Street and Yale Avenue, 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 property legally described as follows from an R-3 One Family Dwelling District to a P-L Public Land District:

Lots 72 through 75 inclusive in Arlington Meadows Subdivision, being a subdivision in the Southwest  $\frac{1}{4}$  of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded February 14, 1978 as Document No. 24324934 and that part of vacated North Yale Avenue

adjoining said Lots 72 through 75 and adjoining Lot 76 in said Arlington Meadows Subdivision in Cook County, Illinois.

PIN 03-18-302-020, -021, -022, -023

commonly described as the northeast corner of Cambridge Street and Yale Avenue, Arlington Heights, Illinois.

SECTION TWO: That a Planned Unit Development for Greenbrier Detention Pond is hereby approved to allow the expansion of an existing detention pond 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 January 13, 2021, have been prepared by Christopher B. Burke Engineering, Ltd.:

**Cover Sheet**, consisting of one sheet;

**Basin Area Grading Plan**, consisting of drawing no. 58;

**Basin Details**, consisting of drawing no. 59;

**Construction Details**, consisting of drawing no. 77;

**Greenbrier Subdivision Infrastructure Improvements Removal Plans Basin Area Removal**, consisting of drawing no. 21;

**Basin Area Landscape Plan**, prepared by the Village of Arlington Heights, consisting of sheet L-1,

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

SECTION THREE That a preliminary plat of resubdivision which includes the vacation of a portion of N. Yale Avenue for Happiness Park Resubdivision, prepared by Christopher B. Burke Engineering, Ltd., dated February 19, 2021, is hereby approved.

SECTION FOUR: That a variation from Chapter 28, Zoning Regulations, of the Arlington Heights Municipal Code, Section 6.12-1, Traffic Engineering Approval for Projects Requiring Plan Commission Review, is hereby granted waiving the requirement to provide a Traffic and Parking Study prepared by a Certified Traffic Engineer.

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

1. Final Plat of Resubdivision approval is required.
2. 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: The approval of the preliminary plat of resubdivision granted in SECTION THREE of this Ordinance authorizes the submission of a final plat for the proposed resubdivision and detailed plans and specifications for the public improvements therein. The preliminary approval shall be effective for a period no longer than 12 months, unless extended by the President and Board of Trustees during that period.

SECTION EIGHT: 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 NINE: 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 Cook County Clerk.

AYES:

NAYS:

PASSED AND APPROVED this 1<sup>st</sup> day of March, 2021.

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Village President

ATTEST:

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

PUD:Greenbrier Detension Pond