

**AN ORDINANCE GRANTING FINAL
APPROVAL OF A PLANNED UNIT DEVELOPMENT**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights, have heretofore passed and approved Ordinance Number 14-043, granting preliminary approval of a planned unit development and granting variations from the Zoning Ordinance, Development to allow the construction of a seven story mixed-use building that has a total of 45 residential rental apartment units, 1,314 square feet of commercial retail space on the first floor, and a total of 60 interior parking spaces for the property located at 212 North Dunton Avenue, Arlington Heights, Illinois; and

WHEREAS, the Plan Commission of the Village of Arlington Heights on January 28, 2015, in Petition Number 14-013, approved the final Planned Unit Development; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have determined that final approval of the Planned Unit Development, subject to certain conditions hereinafter described as well as set forth in Ordinance Number 14-043, is in the best interests of the Village,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That final approval of the Planned Unit Development for Parkview Apartments, preliminarily approved in Ordinance Number 14-043, is hereby granted for the following described property:

Lots 1 and 2 in Block 15 in the Town of Dunton (now Arlington Heights) in the West half of the Southwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-29-325-004, -005, -006

commonly described as 212 North Dunton Avenue, Arlington Heights, Illinois, in substantial compliance with the following plans submitted by the Petitioner:

The following plans, dated March 26, 2014 with revisions through July 11, 2014, have been prepared by Tinaglia Architects, Inc.:

Architectural Site Plan, consisting of sheet 1.P;
First/Ground Plan with Commercial Space at Northeast Corner, consisting of sheet 2.PA;
Basement Mechanicals Plan, consisting of sheet 2.PB;
Second Floor Plan, consisting of sheet 3.P;
Typical Residential Floor Plan (Floors 3-7), consisting of sheet 4.P,
Roof Plan, consisting of sheet 5.P;
North/South Building Section Looking West, consisting of sheet 6.P;
East Elevation, consisting of sheet 7.P;
North Elevation, consisting of sheet 8.P;
West Elevation, consisting of sheet 9.P;
South Elevation, consisting of sheet 10.P;
Preliminary Landscape Plan, consisting of sheet 11.P;
Proposed Staging Plan, consisting of sheet 12.P;

The following plans dated January 14, 2015, have been prepared by Northwest Engineering Consultants, P.C.:

General Notes and Specifications, consisting of one sheet;
Title Sheet, consisting of sheet C-1;
Site Plan, consisting of sheet C-2;
Grading and Drainage Plan, consisting of sheet C-3;
Utility Plan, consisting of sheet C-4;
Storm Water Pollution Prevention Plan, consisting of sheet C-5;
Details, consisting of sheet C-6;
Village Streetscape Details, consisting of sheet C-7;
Demolition Plan, consisting of sheet C-8,

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

SECTION TWO: That final approval of the Planned Unit Development granted by this Ordinance is subject to the following conditions to which the Petitioner has agreed:

1. Prior to the issuance of a building permit, the Petitioner shall pay a fee in lieu of onsite detention.
2. Prior to the issuance of a building permit, the Petitioner shall be required to complete an indemnification agreement to indemnify and hold harmless the Village for the balconies on the north and east facades that overhang above the right-of-way.
3. In accordance with the August 8, 2014, Housing Commission motion, the following shall apply:

- a. The seven affordable units shall be maintained as affordable in perpetuity under the Village's affordable rental housing guidelines.
 - b. The affordability requirements of an affordable housing financing program secured for the project (e.g., the low income housing tax credit program), which are consistent with the requirements of the Village's affordable rental housing guidelines, may be temporarily followed with respect to the seven units during the compliance period of the financing but at all other times the requirements of the Village's affordable rental housing guidelines shall apply in perpetuity.
 - c. Any additional affordable units in the project, beyond the seven affordable units required, are recommended for approval and shall comply with the affordability requirements associated with the project financing.
 - d. The owner or the owner's designee shall be responsible for reporting to the Village on a quarterly basis in compliance with the affordable housing requirements utilizing a form prescribed by the Village of Arlington Heights.
 - e. The bedroom mix of the seven required affordable units shall be provided according to the ratios as proposed by the Petitioner at the July 1, 2014, Housing Commission meeting resulting in two one-bedroom units, four two-bedroom units and one three-bedroom unit. Any additional affordable units provided shall also comply as much as practical with the bedroom mix ratios proposed by the Petitioner at the July 1, 2014, Housing Commission meeting, those approximate ratios being 20% one-bedroom units, 65% two-bedroom units and 15% three-bedroom units.
4. The plans shall ensure the placement of the exhaust venting is designed in such a manner that it does not impact adjacent residents of the new building or potential development to the south.
5. The Petitioner shall comply with all Federal, State and Village codes, regulations and policies.

SECTION THREE: That the approval of 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 FOUR: The Director of Building 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 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 2nd day of March, 2015.

Village President

ATTEST:

Village Clerk

PUD:Parkview Apartments - Final