

**AN ORDINANCE APPROVING AN AMENDMENT TO
PLANNED UNIT DEVELOPMENT ORDINANCE NUMBERS
88-060 AND 14-002, GRANTING A PRELIMINARY PLAT
OF SUBDIVISION AND CERTAIN VARIATIONS FROM
CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have heretofore passed and approved Ordinance Numbers 88-060 and 14-002, approving and amending a planned unit development, for the property located at 1501 and 1421 West Shure Drive, Arlington Heights, Illinois; and

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 15-007, pursuant to notice, has on May 27, 2015, conducted a public hearing on a request for approval of amendments to Planned Unit Development Ordinance Numbers 88-060 and 14-002, a preliminary plat of subdivision to subdivide the subject property into two lots, and variations from Chapter 28 of the Arlington Heights Municipal Code; 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, 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 the Planned Unit Development for Northwest Crossings approved and amended in Ordinance Numbers 88-060 and 14-002, is hereby amended to allow certain modifications to the previously approved plan for the property legally described as:

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 the Recorder of Deeds of Cook County, Illinois, said parts lying North and West 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.

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and commonly described as 1501 and 1421 West Shure Drive, Arlington Heights, Illinois.

SECTION TWO: That the Preliminary Plat of Subdivision for Northwest Crossings prepared by Compass Surveying Ltd., dated April 23, 2015 with revisions through May 14, 2015, for the property legally described in SECTION ONE, is hereby approved.

SECTION THREE: That the property shall be developed in accordance with the following plans:

The following plans April 27, 2015, have been prepared by OKW Architects:

Architectural Site Plan, consisting of sheet A101;
Building Elevations, consisting of sheet A201;
New 1421 Entry Rendering, consisting of sheet A202;
Signage Plans & Elevations, consisting of sheet A203;

The following plans dated May 14, 2015, have been prepared by Torburn Partners:

Title Sheet, consisting of sheet C0.0;
General Note, consisting of sheet C1.0;
Demolition Plan-East, consisting of sheet C2.1;
Demolition Plan-West, consisting of sheet C2.2;
Overall Site Plan, consisting of sheet C3.0;
Site Plan - East, consisting of sheet C3.1;
Site Plan - West, consisting of sheet C3.2;
Erosion Control Plan-East, consisting of sheet C4.1;
Erosion Control Plan-West, consisting of sheet C4.2;
Erosion Control Notes & Details, consisting of sheet C4.3;
Grading Plan-East, consisting of sheet C5.1;
Grading Plan-West, consisting of sheet C5.2;
Grading Plan Details, consisting of sheet C5.3;
MWRD Plan, consisting of sheet C5.4;
Utility Plan-East, consisting of sheet C6.1;
Utility Plan-West, consisting of sheet C6.2;
Construction Details, consisting of sheets C7.0 and C7.1;
Photometric Plan, consisting of sheet P1.0;
Tree Preservation Plan-East, consisting of sheet L1.1;

Tree Preservation Plan-West, consisting of sheet L1.2;
Tree Preservation Plan, consisting of sheet L1.3;
Landscape Plan-East, consisting of sheet L1.4;
Landscape Plan-West, consisting of sheet L1.5,

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

SECTION FOUR: That the following variations from Chapter 28 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Section 5.1-17.7, Required Minimum Yards, to allow a side yard reduction from 50 feet to 0 feet for Lot 1.
2. A variation from Section 6.12, Traffic Engineering Approval, waiving the requirement for a traffic study and parking analysis.
3. A variation from Section 11.2-11.2, Additional Regulations-Parking-In Yards, from the requirement that off-street parking spaces in the M-1 District not be located in the front yard, to allow the existing spaces for Lots 1 and 2 in the front yard.

SECTION FIVE: That approval of the amendment to the Planned Unit Development, Preliminary Plat of Subdivision and variations from Chapter 28 of the Arlington Heights Municipal Code, are subject to the following conditions:

1. A Final Plat of Subdivision shall be submitted.
2. The Petitioner shall provide a reciprocal easement agreement (REA) for the two lots prior to Final Plat of Subdivision. The REA shall address cross-access, shared parking, shared detention and utilities in perpetuity.
3. The Petitioner can proceed at their own risk with improvements on the site, prior to Final Plat of Subdivision approval and shall comply with other outside agency requirements, as requested by said agencies.
4. The Petitioner may divide the property in meets and bounds for financing prior to Final Plat of Subdivision approval and shall complete the Final Plat of Subdivision as soon as possible, within the prescribed timeframe in Chapter 29, Subdivision Control Regulations, of the Arlington Heights Municipal Code.
5. A landscape compliance bond in the amount of 30% of the landscaping costs shall be required at the time of building permit along with a tree fee of \$200.00 per tree identified for preservation
6. The signage as proposed does not meet the requirements of Chapter 30, Sign Regulations, of the Arlington Heights Municipal Code. The signage shall be revised to meet Code requirements or a variation shall be sought.

7. Lot 1 will comply with zoning requirements, when specific users are known.

8. The Petitioner shall comply with all Federal, State and Village codes, regulations and policies to which the Petitioner has agreed.

SECTION SIX: Except as amended by this Ordinance, the remaining provisions of Ordinance Numbers 88-060 and 14-002, shall remain in full force and effect.

SECTION SEVEN: That the approval of the amendment to the Planned Unit Development granted in SECTION ONE of this Ordinance shall be effective for a period of 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 EIGHT: That the approval of the Preliminary Plat of Subdivision granted in SECTION TWO of this Ordinance authorizes the submission of a final plat for the proposed subdivision 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 NINE: 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 TEN: 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 in the Office of the Recorder of Cook County, Illinois.

AYES:

NAYS:

PASSED AND APPROVED this 1st day of June, 2015.

Village President

ATTEST:

Village Clerk