

**AN ORDINANCE APPROVING AMENDMENTS TO  
PLANNED UNIT DEVELOPMENT ORDINANCE NUMBERS  
12-006, 12-039 AND 14-025 AND GRANTING 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 passed and approved Ordinance Numbers 12-006, 12-039 and 14-025, approving and amending the Arlington Downs Planned Unit Development located at 3400 West Euclid Avenue, Arlington Heights, Illinois; and

WHEREAS, on October 28, 2015, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 15-020, conducted a public hearing on a request for approval of amendments to Planned Unit Development Ordinance Numbers 12-006, 12-039 and 14-025 to allow modifications to the approved development plan 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 the 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 Arlington Downs approved and amended in Ordinance Numbers 12-006, 12-039 and 15-020, is further amended to allow certain modifications to the approved development plan as follows:

1. Ordinance Number 12-006 - Repeal Section Six, granting conceptual approval for restaurants, a drive-through bank and drive-through pharmacy;
2. Ordinance Number 12-006 - Repeal Section Nine, General Condition number 5, granting conceptual approval for future restaurants;
3. Ordinance Number 12-006, Repeal Section Nine, General Condition number 7, limiting the amount of non-sales and food and beverage tax generators;

4. Ordinance Number 12-039 – Repeal Section Two, Condition number 1b, regarding the requirement for a right-turn lane on Rohlwing Road;

5. Conceptual approval for up to 26,825 square feet of indoor restaurant space and 6,400 square feet of Outdoor restaurant space in Zones A, D and E combined, subject to further evaluation of parking during the Special Use Permit process,

for the property legally described as:

Arlington Downs P.U.D. of Lots 11, 17 & 18 in Arlington Park Office Center Subdivision recorded January 3, 2013 recorded January 3, 2013 Document 1300334039 and; Arlington Downs Two, being a resubdivision of Lots 1, 2 and 4 in Arlington Downs, being a Planned Unit Development of part of the Northwest ¼ of Section 25 and part of the Northeast ¼ of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat of said Arlington Downs Two, recorded October 25, 2013, as Document 1329839030, in Cook County Illinois, and; Lot 16 in Arlington Park Office Center, being a subdivision of part of the Northwest ¼ of Section 25, and part of the Northeast ¼ of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, recorded on May 22, 1980, Document Number 25466742, in Cook County, Illinois.

P.I.N. 02-25-100-021, -026; 02-26-201-019, -020, -023

and commonly described as 3400 West Euclid Avenue, Arlington Heights, Illinois.

SECTION TWO: That the property shall be developed in accordance with the following plans prepared by Funke Architects:

The Plans below are dated September 3, 2015:

**Title Sheet**, consisting of sheet A;

**Rendering**, consisting of sheet A0.10;

**Site Plan w/Lighting**, consisting of sheet A1.10;

**Building ‘D1’ Ground Floor and Roof Plans**, consisting of sheet A2.10;

**Building ‘D2’ Ground Floor and Roof Plans**, consisting of sheet A2.20;

**Building ‘D3’ Ground Floor and Roof Plans**, consisting of sheet A2.30;

**Building ‘D4’ Ground Floor and Roof Plans**, consisting of sheet A2.40;

**Building ‘D5’ Ground Floor and Roof Plans**, consisting of sheet A2.50;

**Building ‘E1’ Ground Floor and Roof Plans**, consisting of sheet A2.60;

**Building Plan Details**, consisting of sheet A2.70;

**Building ‘D1’ Exterior Elevations**, consisting of sheet A3.10;

**Building ‘D2’ Exterior Elevations**, consisting of sheet A3.20;

**Building ‘D3’ Exterior Elevations**, consisting of sheet A3.30;

**Building ‘D4’ Exterior Elevations**, consisting of sheet A3.40;

**Building ‘D5’ Exterior Elevations**, consisting of sheet A3.50;

**Building ‘D6’ Exterior Elevations**, consisting of sheet A3.60;

**Building Sections**, consisting of sheet A4.10;

**Building Parapet Sections**, consisting of sheet A4.20;

**Screen Wall Details**, consisting of sheets A5.20 and A5.21;

The Plans below are dated August 12, 2015 with revisions October 7, 2015:

**Overall Site Plan**, consisting of sheet C3.0;  
**Layout and Paving Plan – South**, consisting of sheet C3.1;  
**Layout and Paving Plan - North**, consisting of sheet C3.2;  
**Grading Plan - South**, consisting of sheet C4.1;  
**Grading Plan - North**, consisting of sheet C4.2;  
**Overall Utility Plan**, consisting of sheet C5.0;  
**Utility Plan - South**, consisting of sheet C5.1;  
**Utility Plan - North**, consisting of sheet C5.2;

The Plans below are dated September 3, 2015 with revisions through October 7, 2015:

**Overall Site Landscape Plan/Tree Preservation**, consisting of sheet L1.0;  
**Landscape Plan – South**, consisting of sheet L1.1;  
**Landscape Plan – North Plaza**, consisting of sheet L2.1;  
**Landscape Plan – Zone E**, consisting of sheet L2.2;  
**Landscape Plan – South Plaza**, consisting of sheet L2.3;  
**Landscape Details**, consisting of sheets L3.0, L3.1 and L3.2;

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

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

1. A variation from Section 5.1-22.1, Conditions of Use, Overlay Zoning District-Euclid Avenue/Rohlwing Road, to allow a reduction from the required 15 foot setback for parking lots located along Rohlwing Road, to allow 10 feet for the parking area north of Building D1.
2. A variation from Section 11.4, Schedule of Parking Requirements, to allow a reduction from the required number of parking spaces from 2,526 parking spaces to 2,028 parking spaces.

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

1. No more than 15,000 square feet of medical office space shall be permitted in Zones ‘D’ and ‘E’ combined, and no more than 21,600 square feet of medical office space shall be permitted for all zones.
2. No more than 20,000 square feet of non-sales tax/food and beverage tax generators shall be permitted in Zones ‘D’ and ‘E’ combined.
3. The Petitioner shall install a right-hand turn lane from southbound Rohlwing Road to westbound Euclid Avenue as part of Phase 2 (hotel and water park), or with Phase 3, 4 or 5, if

any of those phases precede Phase 2. Implementation may occur at a later phase, or may not be required at all, if agreed upon by both the Village of Arlington Heights and the City of Rolling Meadows.

4. The entry feature/sign at Euclid Avenue and Rohlwing Road shall require separate review by Staff prior to the issuance of a permit.

5. The Developer shall grant an easement, if necessary, along Euclid Avenue to accommodate a portion of the proposed bike path.

6. All restaurants and child day care shall require approval of a special use permit.

7. The Petitioner shall comply with the September 9, 2015, Design Commission motion.

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

SECTION FIVE: Except as amended by this Ordinance, the remaining provisions of Ordinance Numbers 12-006, 12-039 and 14-025, shall remain in full force and effect.

SECTION SIX: 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 SEVEN: 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 EIGHT: 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 7th day of December, 2015.

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Village President

ATTEST:

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Village Clerk