

**AN ORDINANCE APPROVING AMENDMENT TO  
PLANNED UNIT DEVELOPMENT ORDINANCE NUMBERS  
ORDINANCE NUMBERS 77-005 AND 95-055**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have passed and approved Ordinance Numbers 77-005 and 95-055, approving and amending a planned unit development, for the property located at 1415 South Arlington Heights Road, Arlington Heights, Illinois; and

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 16-003, pursuant to notice, on March 23, 2016, conducted a public hearing on a request for approval of amendments to Planned Unit Development Ordinance Numbers 77-005 and 95-055; 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 1415 South Arlington Heights Road, approved and amended in Ordinance Numbers 77-005 and 95-055, is hereby amended to allow a 1,612 square foot expansion for a medical office, for the property legally described as:

Lots 1 and 2 in Caporale's Subdivision of part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 9 and part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 10, Township 41 North, Range 11, East of the Third Principal Meridian according to the Plat thereof recorded September 6, 1995, as Document Number 95592247, in Cook County, Illinois.

P.I.N. 08-10-300-127

and commonly described as 1415 South Arlington Heights Road, Arlington Heights, Illinois.

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

The following plans dated April 2, 2015 with revisions through December 15, 2015, have been prepared by Architectural Planning & Services, Ltd.:

- Cover Page**, consisting of sheet G001;
- Existing Floor Plan**, consisting of sheet EC1;
- Existing Elevations**, consisting of sheet EC2;
- Proposed Floor Plan**, consisting of sheet A101;
- Proposed Roof Plan**, consisting of sheet A102;
- Proposed Building Elevations & Trash Enclosure**, consisting of sheet A201;

The following plans dated April 2, 2015 with revisions through December 15, 2015, have been prepared by W-T Civil Engineering, LLC:

- Title Sheet**, consisting of sheet T-1.0;
- Site Demolition Plan**, consisting of sheet C-1.0;;
- Site Geometric/Development Plan**, consisting of sheet C-2.0;
- Site Grading Plan**, consisting of sheet C-3.0;;
- Site Utility Plan**, consisting of sheet C-4.0;
- Stormwater Pollution Prevention Plan**, consisting of sheet C-5.0;
- Construction Details**, consisting of sheets C-6.0 and C-6.1;
- Project Specifications**, consisting of sheets C-7.0 and C-7.1;

The following plans dated April 2, 2015 with revisions through December 15, 2015, have been prepared by Brusseau Design Group, LLC:

- Landscape Plan**, consisting of sheet LS1;
- Detailed Landscape Plan**, consisting of sheet LS2;
- Details and Specifications**, consisting of sheet LS3,

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

SECTION THREE: That approval of the amendment to the Planned Unit Development is subject to the following conditions:

1. The Plat of Easement for cross-access and drainage shall be recorded prior to the issuance of a building permit.
2. The detention basin shall be modified to meet the requirements of Metropolitan Water Reclamation District Permit 77-496 and the Petitioner shall verify if Structure #25 includes the required restrictor, which shall meet Code, prior to the issuance of a building permit.
3. An executed on-site utility maintenance agreement shall be provided prior to the issuance of a building permit.

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

SECTION FOUR: Except as amended by this Ordinance, the remaining provisions of Ordinance Numbers 77-005 and 95-055 shall remain in full force and effect.

SECTION FIVE: 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 SIX: 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 SEVEN: 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 2<sup>nd</sup> day of May, 2016.

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Village President

ATTEST:

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Village Clerk

PUD. Northwest Gastroenterologists – 1415 AH Rd Amendment