

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT
ORDINANCE NUMBERS 78-026 AND 05-041 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 approved Ordinance Numbers 78-026 and 05-041, approving and amending a planned unit development for the property located at 200 East Sigwalt Street, Arlington Heights, Illinois, commonly known as the Arlington Heights Police Station; and

WHEREAS, on February 22, 2017, in Petition Number 16-024, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request to amend Planned Unit Development Ordinance Numbers 78-026 and 05-041 and for certain variations from Chapter 28 of the Arlington Heights Municipal Code; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting that request, subject to certain conditions hereinafter described, is in the best interest of the Village,

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

SECTION ONE: The Planned Unit Development previously approved and amended by Ordinance Numbers 78-026 and 05-041, for the property legally described as:

Parcel 1

P.I.N. 03-29-350-015, 03-32-105-001

Part of Sections 29 and 32, Township 42 North, Range 11 East of the Third Principal Meridian described as follows:

Commencing at a point 310 feet East of the North West corner of the North East quarter of the North West quarter of said Section 32, thence North parallel with the West line of the East half of the South West quarter of Section 29 aforesaid 250 feet; thence East parallel with section line 30 feet; thence South parallel with the West line of said East half of the South West quarter of Section 29, a distance of 74.19 feet; thence East parallel with the section line 188.56 feet; thence North East perpendicular to the South Westerly line of the right of way of the Chicago and Northwestern Railroad Company 51.63 feet to a point in said right of way line; thence South

Easterly along said right of way line to a point 100 feet due South of the North line of said North East quarter of the North West quarter of Section 32, thence West parallel with section line to a point 100 feet due South of the place of beginning; thence North to the place of beginning in Cook County, Illinois.

Parcel 2

P.I.N. 03-29-350-016

That real estate described as commencing at a point 341 feet North of the Southwest corner of the East half of the Southwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian; thence East parallel with the South line of said East half, 185.97 feet; thence Southeasterly 98.75 feet to a point 316.9 feet North of the South line of said East half and 281.6 feet East of the West line of said East half; thence South parallel to the West line of said East half, 49.9 feet; thence East parallel to the South line of said East half, 58.4 feet; thence South parallel to the West line of said East half, 91.19 feet; thence East parallel to the South line of said East half, 188.56 feet; thence Northeasterly perpendicular to the Southwesterly line of the right of way of the Chicago and Northwestern Railway Company, 55.90 feet to a point in said Southwesterly right of way line; thence Northwesterly along said right of way line to its intersection with the West line of the East half of the Southwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian; thence South along the West line of said East half to the point of beginning (except the West 40 feet thereof), in Cook County, Illinois.

Parcel 3

P.I.N. 03-29-350-004

That part of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, described as follows: commencing at a point 144 feet North of the South West corner of the East half of the South West quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, running thence North 106 feet, thence East 310 feet, thence South 106 feet, thence West 310 feet to the place of beginning, in Cook County, Illinois.

Parcel 4

P.I.N. 03-29-350-005

That part of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, described as follows: commencing at the South West corner of the East half of the South West quarter of said Section 29, running thence North along center of highway 144 feet, thence East 310 feet, thence South 144 feet to section line, thence West along section line 310 feet to the place of beginning in Cook County, Illinois.

Parcel 5

P.I.N. 03-29-350-013, 03-29-350-014

That part of the East half of the South West quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian described as follows: commencing at a point in the West line of said East half of the South West quarter that is 250 feet North of the South West corner thereof; thence East parallel with the South line of said East half of the South West quarter a distance of 340 feet, thence North parallel with the West line of said East half of the South West quarter a distance of 17 feet, thence West parallel with the South line of said East half of said South West quarter, a distance of 58.4 feet, thence North parallel with the West line of said East half of the South West quarter a distance of 49.9 feet, thence North Westerly 98.75 feet to a point

in a line 341 feet North of and parallel with the South line of said East half of the South West quarter, said point being 185.97 feet East of the West line of said East half of the South West quarter, thence West parallel with the South line of said East half of the South West quarter, 185.97 feet to the West line of said East half of the South West quarter, thence South 91 feet to the place of beginning in Cook County, Illinois.

commonly known as 200 East Sigwalt Street, Arlington Heights, Illinois, is hereby amended in substantial compliance with the following plans:

The following plans, dated January 30, 2017, have been prepared by Legat Architects:

Title Sheet, consisting of sheet G-001;
Roof Plan, consisting of sheet AR-101;
Wall Sections, consisting of sheet A-311;

The following plans dated January 30, 2017 with revisions through February 7, 2017, have been prepared by Legat Architects:

Basement Plan, Color Keyed, consisting of sheet A-100;
First Floor Plan, Color Keyed, consisting of sheet A-101;
Second Floor Plan, Color Keyed, consisting of sheet A-102;

The following elevations have been prepared by Legat Architects:

South Elevation, consisting of one sheet;
West Elevation, consisting of one sheet;
East Elevation, consisting of one sheet;
North Elevation, consisting of one sheet;

The following plans, dated January 4, 2017 with revisions through January 27, 2017, have been prepared by Mackie Consultants, LLC:

Cover Sheet, consisting of sheet C100;
Preliminary Overall Site Plan, consisting of sheet C-101;
Preliminary Grading Plan, consisting of sheet C-102;
Preliminary Utility Plan, consisting of sheet C-103;
Preliminary Paving Plan, consisting of sheet C-104;
Ambulance Turning Movement Plan, consisting of sheet C-105;
Fire Truck Movement Plan, consisting of sheet C-106;
Police Interceptor Turning Movement Plan, consisting of sheet C-107;
SU-30 Turning Movement Plan, consisting of sheet C-108,

The following plans, dated January 30, 2017, have been prepared by Upland Design, Landscape Architect:

Tree Preservation Plan, consisting of sheet L-101;
Landscape Plan - South, consisting of sheet L-201;

Landscape Plan - North, consisting of sheet L-202; and

AHPD Construction Staging Plan, prepared by Riley Construction, consisting of one sheet,

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

SECTION TWO: That the following variations from Chapter 28, Zoning Regulations, of the Arlington Heights Municipal Code, are hereby granted so as to permit development of the property in accordance with the plans submitted by the Petitioner, which variations are as follows:

1. A variation from Section 6.15-1.2b, New Landscaping Requirements, waiving the requirement for one landscaped island within a row of more than 20 parking spaces in the rear of the Police parking lot.

2. A variation from Section 11.2-8, Additional Regulations-Parking, to allow a reduction in the minimum drive aisle width in the rear parking lot from 24 feet to 22 feet for Police vehicle parking.

3. A variation from Section 11.4, Schedule of Parking Requirements, to allow a reduction in the number of required parking spaces from 620 parking spaces to 434 parking spaces for the Municipal Campus.

SECTION THREE: That approval of the amendment to Planned Unit Development Ordinance Numbers 78-026 and 05-041, and variations from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. Final engineering plans, details and calculations shall be required prior to the issuance of a building permit.

2. Location of the Fire Station dumpster shall be determined prior to the issuance of a building permit.

3. All mechanical equipment shall be completely screened.

4. The Petitioner shall comply with the Design Commission recommendation of February 14, 2017.

7. The Petitioner shall comply with all applicable Federal, State and Village codes, regulations, and policies.

SECTION FOUR: Except as amended by this Ordinance, the provisions in Ordinance Numbers 78-026 and 05-041 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 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 by the Village Clerk in the Office of the Recorder of Cook County, Illinois.

AYES:

NAYS:

PASSED AND APPROVED this 20th day of March, 2017.

Village President

ATTEST:

Village Clerk

PUD:AH Police Station Amendment