

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

WHEREAS, on December 5, 2016, the President and Board of Trustees of the Village of Arlington Heights adopted Ordinance Number 16-057, granting preliminary approval of a planned unit development, preliminary plat of subdivision, variations from the Zoning Ordinance, and repeal of a portion of Ordinance Number 92-060, to allow the construction of nine townhome buildings with 48 dwelling units on one zoning lot for the property located at 3216-3240 N. Old Arlington Heights Road, Arlington Heights, Illinois; and

WHEREAS, on June 14, 2017, in Petition Number 16-021, the Plan Commission of the Village of Arlington Heights 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 16-057, 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 Lexington Heritage Townhomes, preliminarily approved in Ordinance Number 16-057, to allow nine townhome buildings with 48 dwelling units on one zoning lot, is hereby granted for the following described property:

Lots 17, 18, 19, 20 and 21 in Freedom Small Farms, being a subdivision in the Northwest quarter of the Northwest quarter and the North half of the Southwest quarter of the Northwest quarter of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-18-102-004, -005, -006, -007, -008

commonly described as 3216-3240 N. Old Arlington Heights Road, Arlington Heights, Illinois, in substantial compliance with the following plans submitted by the Petitioner:

The following plans, dated December 19, 2016 with revisions through June 2, 2017, have been prepared by Haeger Engineering:

Title Sheet, consisting of sheet C1.0;
General Notes & Specifications, consisting of sheets C2.0 and C2.1;
Existing Conditions & Demolition Plan (3D scale), consisting of sheet C3.0;
Existing Conditions & Demolition Plan-Old Arlington Heights Rd. (3D scale), consisting of sheet C3.1;
Overall Site Improvement Plan (3D scale), consisting of sheet C4.0;
Geometry & Paving Plan-North (2D scale), consisting of sheet C5.0;
Geometry & Paving Plan-South (2D scale), consisting of sheet C5.1;
Geometry & Paving Plan-Old Arlington Heights Rd. (2D scale), consisting of sheet C5.2;
Grading Plan-North (2D scale), consisting of sheet C6.0;
Grading Plan-South (2D scale), consisting of sheet C6.1;
Grading Plan-Old Arlington Heights Road (2D scale), consisting of sheet C6.2;
Utility Plan-North (2D scale), consisting of sheet C7.0;
Utility Plan-South (2D scale), consisting of sheet C7.1;
Utility Plan-Old Arlington Heights Rd. (2D scale), consisting of sheet C7.2;
Water Main Profiles, consisting of sheet C8.0;
Sanitary Sewer Profiles, consisting of sheet C8.1
Storm, Sewer, Gutter and Roadway Centerline Profiles, consisting of sheet C8.2;
Gutter & Roadway Centerline Profiles, consisting of sheet C8.3;
Old Arlington Heights Road Cross Sections, consisting of sheet C8.4 and C8.5;
Typical Details, consisting of sheets C9.0, C9.1 and C9.2;
Typical IDOT Details, consisting of sheet C9.3;
Typical Storm Trap Details, consisting of sheet C9.4;

The following plans have been prepared by Haeger Engineering:

Existing (IDOT) Drainage Exhibit, dated January 6, 2017, consisting of sheet EX1.0;
Proposed (IDOT) Drainage Exhibit, dated January 6, 2017 with revisions through June 2, 2017, consisting of sheet EX1.1;
MWRD Drainage Exhibit, dated January 2, 2107 with revisions through April 26, 2017, consisting of sheet EX2.0;
MWRD Volume Control Exhibit, dated January 2, 2017 with revisions through April 26, 2017, consisting of sheet EX2.1;
MWRD Schedule "R" Maintenance Exhibit, dated January 3, 2017 with revisions through April 26, 2017, consisting of sheet EX2.2;
Construction Phasing & Staging Plan, dated May 16, 2017, consisting of sheet EX4.0;
Striping and Signage Exhibit, dated May 24, 2017, consisting of sheet EX5.0;
SWPPP Title Sheet, dated December 16, 2016 with revisions through May 15, 2017, consisting of sheet EC1;
SWPPP General Notes & Specifications, dated December 16, 2016 with

revisions through May 15, 2017, consisting of sheet EC2;
Storm Water Pollution Prevention Plan (SWPPP), dated December 16, 2016 with revisions through May 15, 2017, consisting of sheet EC3;
SWPPP Typical Details, dated December 16, 2016 with revisions through May 15, 2017, consisting of sheet EC4;

Photometric Plan, prepared by Aurora Lighting Design, dated February 1, 2017, consisting of two sheets;

Final Landscape Plan, prepared by Krogstad Land Design Limited, dated December 15, 2016 with revisions through May 31, 2017, consisting of 3 sheets,

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 condition that the Petitioner shall comply with all of the conditions set forth in Ordinance Number 16-057, as well as all Federal, State and Village codes, regulations and policies, to which the Petitioner has agreed.

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 17th day of July, 2017.

ATTEST:

Village President

Village Clerk

PUD:Lexington Heritage - Final