

**AN ORDINANCE GRANTING APPROVAL OF A  
PLANNED UNIT DEVELOPMENT, AMENDMENT TO  
SPECIAL USE ORDINANCE NUMBERS 63-078, 97-058 AND 07-012,  
A PRELIMINARY PLAT OF RESUBDIVISION, AND CERTAIN  
VARIATIONS FROM THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on December 13, 2017, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 17-012, conducted a public hearing on a request for approval of a planned unit development, a preliminary plat of resubdivision, amendment to Special Use Ordinance Numbers 63-078, 97-058 and 07-012 and variations from certain provisions of Chapter 28 of the Municipal Code for the property located at 821 North Arlington Heights Road, 831 North Arlington Heights Road, 841 North Arlington Heights Road, 811 North Arlington Heights Road, 800-820 North Arlington Heights Road, and 810 North Pine Avenue, Arlington Heights, Illinois; 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, would be in the best interests of the Village of Arlington Heights,

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

SECTION ONE: That approval of the Planned Unit Development for St. James Parish, encompassing both the east and west campuses, to allow multiple buildings on one zoning lot, is hereby granted for the following described property:

The North 62 feet of the South 190 feet of the West 165 feet (except a strip along the West of said tract used for a road) of the Northeast Quarter of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Also,

The North 62 feet of the South 199 feet of the East 88 feet of the West 253 feet of the Northeast Quarter of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian.

Also,

The North 62 feet of Lot 19 in Block 5 in D.W. Miller's Arlington heights Acre Addition on the East half of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded December 23, 1901 as document number 3188548.

Also,

The North 64 feet of the South 137 feet of the East 88 feet of the West 253 feet of the Northeast Quarter of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Also,

The South 64 feet of the North 126 feet of Lot 19 in Block 5 in D.W. Miller's Arlington Heights Acre Addition on the East half of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded December 23, 1901 as document number 3188548.

Also,

Lots 1 through 18, both inclusive, in D.W. Miller's Arlington Heights Acre Addition on the East half of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded December 23, 1901 as document number 3188548.

Also,

The North 64 feet of the South 137 feet of the West 165 feet (except a strip along the west side of said tract used for a road) of the Northeast Quarter of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Also,

Lots 1 through 11, both inclusive, in A.W. Schaeffer's Subdivision of Lot 3 (except that part conveyed by warranty deed dated October 3, 1902 and recorded on October 9, 1902 as document 3306370) in Dunton and Others Subdivision of the Northwest Quarter of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Also,

That part of vacated Evergreen Avenue lying West of and adjoining Lots 1, 4 and 5 and lying East of and adjoining Lots 6 through 11 in A.M. Schaeffer's Subdivision aforesaid, in Cook County, Illinois.

Also,

Lots 6, 7 and the South 20 feet of Lot 8 in Schroeder's Subdivision of the East 2.5 acres of the North 5 acres of the Southeast Quarter of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Also,

Lot 2 in Page's Subdivision of the North half of the West half of Lot 3 (excepting therefrom the North 275.31 feet thereof) in the subdivision of the Northwest Quarter of the Northwest Quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, (and excepting from said tract the East 33.00 feet lying South of the North 275.31 feet of the said tract), according to the plat of said Page's Subdivision registered in the Office of the Registrar of Titles of Cook County, Illinois on February 28, 1969 as document 2437951 in Cook County, Illinois.

Also,

The South 41.33 feet of Evergreen Avenue lying North of and adjoining that part of vacated Evergreen Avenue lying West of and adjoining Lots 1, 4 and 5 and lying East of and adjoining

Lots 6 through 11, in A.W. Schaeffer's Subdivision of Lot 3 (except that part conveyed by warranty deed dated October 3, 1902 and recorded on October 9, 1902 as Document 3305370) in Duntun and Others Subdivision of the Northwest Quarter of the Northwest Quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

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commonly known as 821 North Arlington Heights Road, 831 North Arlington Heights Road, 841 North Arlington Heights Road, 811 North Arlington Heights Road, 800-820 North Arlington Heights Road, and 810 North Pine Avenue, Arlington Heights, Illinois ("Subject Property"), in substantial compliance with the following plans submitted by the Petitioner:

The following plans have been prepared by Newman Architecture:

**Architectural Demolition and New Site Plans**, dated September 27, 2017 with revisions through December 20, 2017, consisting of sheet A1;

**First Floor Plan**, dated September 27, 2017 with revisions through November 30, 2017, consisting of sheet A2;

**Lower Level Floor Plan**, dated September 27 2017 with revisions through November 30, 2017, consisting of sheet A3;

**Exterior Elevations**, dated September 19, 2017, consisting of sheet A4;

**Exterior Elevations**, dated September 27, 2017 with revisions through November 1, 2017, consisting of sheet A5;

**Conceptual Renderings**, dated September 19, 2017, consisting of sheet A6;

**Building Sections**, dated September 19, 2017 consisting of sheet A7;

The following plans have been prepared by Kimley-Horn and Associates, Inc.:

**Title Sheet**, dated October 5, 2017 with revisions through November 30, 2017, consisting of sheet C0.0;

**General Notes**, dated October 5, 2017 with revisions through November 30, 2017, consisting of sheet C1.0;

**MWRD General Notes**, dated October 5, 2017 with revisions through November 30, 2017, consisting of sheet C1.1;

**Existing Conditions and Demolition Plan**, dated October 5, 2017 with revisions through November 30, 2017, consisting of sheet C2.0;

**Site Plan**, dated October 5, 2017 with revisions through January 4, 2018, consisting of sheet C3.0;

**Erosion Control Plan**, dated October 5, 2017 with revisions through November 30, 2017, consisting of sheet C4.0;

**Erosion Control Details**, dated October 5, 2017 with revisions through November 30, 2017, consisting of sheet C4.1;

**Grading Plan**, dated October 5, 2017 with revisions through November 30, 2017, consisting of sheet C5.0;

**Utility Plan**, dated October 5, 2017 with revisions through November 30, 2017, consisting of sheet C6.0;

**Construction Details**, dated October 5, 2017 with revisions through November 30, 2017, consisting of sheet C7.0, C7.1, C7.2, C7.3, C7.4;

**Fire Truck Routing Exhibit**, dated October 5, 2017, consisting of one sheet;

The following plans have been prepared by Hitchcock Design Group:

**Tree Preservation Plan**, dated November 30, 2017 with revisions through December 20, 2017, consist of sheet L1;

**Planting Plan**, dated December 20, 2017, consisting of sheet L2;

**Planting Details**, dated December 20, 2017, consisting of sheet L3;

**Site Photometric Plan**, prepared by Amsco Engineering, dated September 19, 2017, consisting of sheet E0-2P,

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

SECTION TWO: That the Special Use Permit granted in Ordinance Numbers 63-078, 97-058 and 07-012 is hereby amended to allow an addition to the Church building and modifications to the east campus parking lot for the property legally described in SECTION ONE.

SECTION THREE: That the Preliminary Plat of Resubdivision for St. James East Resubdivision, prepared by Edward J. Molloy & Associates, Illinois registered land surveyors, dated September 28, 2017 with revisions through December 5, 2017, is hereby approved.

SECTION FOUR: That variations from the requirements of certain provisions of Chapters 28 Zoning Regulations and Chapter 29 Subdivision Control Regulations of the Arlington Heights Municipal Code are hereby granted so as to permit development of the Subject Property in accordance with the plans approved in SECTION ONE of this Ordinance, which variations are as follows:

1. A variation from Chapter 29, Section 29-307(f), Residential Lot Standards, to allow a double frontage lot with vehicular access from an abutting arterial street.
2. A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction in the number of required parking stalls from 974 stalls to 337 stalls.
3. A variation from Chapter 28, Section 11.2-8, Additional Regulations-Parking, to allow a reduction in the required width of a parking row from 24 feet to 22 feet.
4. A variation from Chapter 28, Section 6.15-1.2(b), New Landscaping Requirements, waiving the requirement for one landscape island with a shade tree at the end of a row of twenty parking stalls.

SECTION FIVE: That the approval of the Planned Unit Development, amendment to Special Use Ordinance Numbers 63-078, 97-058 and 07-012, preliminary plat of resubdivision, and variations from Chapters 28 and 29 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. Any future costs associated with the operation, maintenance, modification, relocation, replacement, removal or restoration of the traffic signal along Arlington Heights Road at the exit to the west campus shall be borne by St. James Catholic Church. The electrical energy and maintenance costs that are currently paid by the Village of Arlington Heights shall be billed by the Village to the Church.

2. The Petitioner shall receive final plat of resubdivision approval.

3. The allowance for Sunday parking along both the east and west sides of Arlington Heights Road, adjacent to St. James Parish, shall be eliminated.

4. The Parish shall continually encourage parishioners to utilize both the east and west parking lots prior to parking along the street for typical Sunday and Saturday services.

5. The Village and St. James Parish shall continue to monitor parking to determine if parking overflow onto neighboring residential streets is problematic. If parking overflow is determined to be problematic, the Parish shall develop and implement a plan for Village review and approval that would provide additional parking either on the Subject Property or at alternative off-site location(s).

6. If parishioner parking during the course of construction overflows becomes a problem in the surrounding residential neighborhood, St. James Parish shall provide, to the satisfaction of the Village, a plan for satellite parking at other agreeable locations.

7. Illinois Department of Transportation review and approval of the proposed curb cut onto Arlington Heights Road and the Final Plat of Resubdivision shall be required.

8. Compliance with the Design Commission motion from October 24, 2017 shall be required.

9. The Parish shall install timers on all site lighting within the east campus so that they automatically turn off no later than 12:00 a.m., with the exception of Christmas Eve and Christmas services.

10. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

SECTION SIX: That the remaining provisions in Special Use Ordinance Numbers 63-078, 97-058 and 07-012 shall remain in full force and effect.

SECTION SEVEN: 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 EIGHT: That the approval of the preliminary plat of resubdivision granted in SECTION THREE of this Ordinance authorizes the submission and detailed plans for the proposed resubdivision and detailed plans and specifications for the public improvements therein; and further, that approval of the preliminary plat shall be effective for a period no longer than twelve months, unless extended by the President and Board of Trustees during that period.

SECTION NINE: That 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 in the office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 5th day of February, 2018.

ATTEST:

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Village President

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Village Clerk

LEGLB: PUD St. James Parish