

**AN ORDINANCE GRANTING APPROVAL OF A
PLANNED UNIT DEVELOPMENT AND A VARIATION
FROM THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on February 14, 2018, in Petition Number 17-015, pursuant to notice, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request for approval of a planned unit development and a variation from Chapter 28 of the Municipal Code for the property located at 132 W. Northwest Hwy, 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 Para Residence to allow a building addition is hereby granted for the following described property:

All of Block 16 (except the East 139 feet measured on the North line thereof) in the Town of Dunton (now known as Arlington Heights) in Cook County, Illinois, according to the plat thereof recorded December 8, 1854, as Document Number 55328 in Book 85 of Plats, Page 80, being a subdivision of the West half of the Southwest quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-29-324-001

commonly known as 132 W. Northwest Hwy., Arlington Heights, Illinois (“Subject Property”), in substantial compliance with the following plans submitted by the Petitioner:

The following plans have been prepared by Kingsley + Ginnodo Architects:
Title Sheet and Site Plan, dated January 12, 2018 with revisions through February 27, 2018, consisting of sheet T100;

Site/Engineering Plan, dated December 15, 2017 with revisions through February 21, 2018, consisting of sheet T102;

Existing Floor Plans and Elevations and Context Elevations, dated December 11, 2017, consisting of sheet EX100;

First and Second Floor Plans, dated December 11, 2017 with revisions through January 12, 2018, consisting of sheets A100, and E100;

First and Second Floor Plans, dated December 11, 2017, consisting of sheet A100;

East and West Elevations, dated December 11, 2017 with revisions through January 12, 2018, consisting of sheet A200;

North and South Elevations, dated December 11, 2017 with revisions through January 12, 2018, consisting of sheet A201;

Context Elevations, dated December 11, 2017 consisting of sheet A202;

Renderings, dated December 11, 2017, consisting of sheet A203;

Landscape Plan, prepared by John Fitzgerald, dated December 11, 2017, consisting of one sheet,

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

SECTION TWO: That a variation from Section 5.1-14.6, Required Minimum Yards, in Chapter 28 Zoning Regulations of the Arlington Heights Municipal Code is hereby granted to allow a rear yard setback of 1.7 feet for a dwelling unit from the required 30 foot rear yard setback for residential units above the first floor.

SECTION THREE: That approval of the Planned Unit Development and variation 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. Compliance with the January 9, 2018, Design Commission motion.
2. A fee-in-lieu of onsite detention shall be required at the time of building permit issuance.
3. The Petitioner shall obtain an easement from the Illinois Department of Transportation (IDOT) to allow for the proposed plantings within the Northwest Highway right-of-way and approval from IDOT for the sidewalk connection from the building to the sidewalk along Northwest Highway.
4. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

SECTION FOUR: 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 FIVE: 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 19th day of March, 2018.

Village President

ATTEST:

Village Clerk

LEGLB: PUD Para Residence