

Office

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2000-06-20 09:19:51  
Cook County Recorder 27.00



**AN ORDINANCE AMENDING ORDINANCE NUMBER 99-011  
AND THE ZONING ORDINANCE  
OF THE VILLAGE OF ARLINGTON HEIGHTS, GRANTING  
PRELIMINARY APPROVAL OF A PLAT OF SUBDIVISION,  
FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT AND A VARIATION  
FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 99-022, pursuant to notice, has on February 23, 2000, conducted a public hearing on a request for an amendment to Ordinance Number 99-011, rezoning to an Office-Transitional District, preliminary approval of a plat of subdivision, final approval of a planned unit development to allow the construction of a one story office building rather than a two-story building and a variation from Chapter 28 of the Arlington Heights Municipal Code for property located at 1410 West Algonquin Road, Arlington Heights, 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 the Zoning Ordinance of the Village of Arlington Heights be and it is hereby amended by reclassifying from an R-3 One-Family Dwelling District to an Office-Transitional District, the following described property:

Lot 2 in Delko Resubdivision of Lot 33 in the Chante Claire Subdivision, being a subdivision in Section 8, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 08-08-401-026-0000

commonly described as 1410 West Algonquin Road, Arlington Heights, Illinois.

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00-014

**LEGAL DEPARTMENT  
VILLAGE OF ARLINGTON HEIGHTS  
33 South Arlington Heights Rd.  
Arlington Heights, IL 60005**

**RETURN TO:  
BOX 111**

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SECTION TWO: That the property rezoned in SECTION ONE of this ordinance (the Subject Property) be and it is hereby designated as a Planned Unit Development and the Zoning Map and Comprehensive Map of the Village of Arlington Heights are hereby amended accordingly. Approval is hereby given for development of the Subject Property with a one-story office building, in substantial compliance with the following plans submitted by the petitioner:

The following plans have been prepared by Elias G. Pappageorge Architects:

**Site Plan** – dated March 15, 2000, consisting of sheet C;

**Floor Plan** – dated March 9, 2000, consisting of sheet A2;

**Elevation Plan**, dated March 15, 2000, consisting of sheet A3;

**Electrical Site Plan**, dated March 15, 2000, consisting of sheet E1;

**Landscape Plan and Handicap Parking Signage** – prepared by Whelans' Landscape Designers and Contractors, revised through March 4, 1999, consisting of one sheet;

**Exhibit of the Revisions to the Permanent Reciprocal Parking and Access Easement for Lot 2 in the Final Plat of Delko Resubdivision**, prepared by O'Connor Enterprises, dated December 6, 1999, consisting of one sheet;

The following plans have been prepared by Pearson, Brown & Associates, Inc.:

**Cover Sheet** – dated April 5, 1999 with revisions through November 23, 1999, consisting of sheet number 1;

**Notes and Specifications** – dated April 5, 1999 with revisions through November 23, 1999; consisting of sheet numbers 2 and 3;

**Geometric Plans** – dated April 5, 1999 with revisions through November 23, 1999 consisting of sheet number 4;

**Grading and Erosion Control Plan and Notes** – dated April 5, 1999 with revisions through November 23, 1999, consisting of sheet numbers 5 and 6;

**Utility Plan** – dated April 5, 1999 with revisions through November 23, 1999, consisting of sheet number 7;

**Details** – dated April 5, 1999 with revisions through November 23, 1999, consisting of sheet number 8,

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

SECTION THREE: That a preliminary plat of resubdivision for Delko Resubdivision, prepared by McTigue & Spiewak, Inc., Illinois registered surveyors, dated September 13, 1999, is hereby approved.

SECTION FOUR: That a variation from Section 28-11.7(k), Schedule of Loading Requirements, be and is hereby granted waiving one 10 foot by 35 foot loading berth.

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SECTION FIVE: That the amendment to Ordinance Number 99-011, rezoning, preliminary plat of subdivision, final approval of the planned unit development and variation from the Zoning Ordinance granted by this ordinance are subject to the following conditions, to which the petitioner has agreed:

1. The petitioner shall be required to submit final engineering plans, details and calculations as part of the final permit process.
2. The Revised Perpetual Reciprocal Parking and Access Easement shall be recorded prior to building permit approval. All of the conditions and stipulations approved in Ordinance Number 99-011, shall also apply to the revised easement.
3. One ground sign shall be allowed for both lots within the planned unit development and shall be designed to be compatible with the two buildings.
4. All refuse shall be stored in a single enclosure that is least obtrusive to the residential neighborhood. Individual trash receptacles for each tenant along the east building elevation shall be prohibited.
5. Proper signage shall be placed on-site, indicating the direction of the fire lane. Similarly, a "Do Not Enter" sign should be placed at the exit of the one-way circulation aisle to eliminate potential traffic conflicts.
6. The site plan shall be modified so that the landscape island located at the north end of the row of parking along the west building elevation is expanded up to the 24-foot circulation aisle.
7. The roof mounted air conditioning units shall be placed on the far west side of the building away from the residential homes.
8. The petitioner shall comply with all current Federal, State and Village Codes, policies and regulations.

SECTION SIX: Except as amended by this ordinance, the remaining provisions of Ordinance Number 99-011, shall remain in full force and effect.

SECTION SEVEN: That the approval of the planned unit development granted in SECTION TWO 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: The Director of Building and Zoning 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.

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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 Clerk in the office of the Recorder of Cook County.

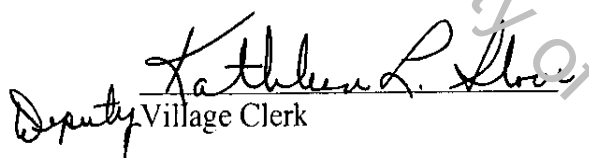
AYES: HAYES, DADAY, WALTON, GUAGLIARDO, TOLJANIC, STENGREN, JENSEN, KUCERA, MULDER

NAYS: NONE

PASSED AND APPROVED this 3<sup>rd</sup> day of April, 2000.

ATTEST:

  
\_\_\_\_\_  
Village President

  
\_\_\_\_\_  
Deputy Village Clerk

PUD:Parkway Bank, 04.03.00

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