



**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE VILLAGE OF ARLINGTON HEIGHTS, GRANTING  
PRELIMINARY APPROVAL OF A PLANNED UNIT DEVELOPMENT  
AND CERTAIN VARIATIONS FROM CHAPTER 28 OF THE  
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 01-024 pursuant to notice, has on May 8, 2002, conducted a public hearing on a request to rezone a parcel to an R-6 Multiple-Family Dwelling District, preliminary approval of a planned unit development and variations from certain provisions of Chapter 28 of the Municipal Code for the property located at 835 W. Rand Road, 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 the Zoning Ordinance of the Village of Arlington Heights be and it is hereby amended by reclassifying from an R-1 One-Family Dwelling District to an R-6 Multiple-Family Dwelling District the following described property:

That part of the Northeasterly 300.0 feet, as measured at right angles to the Northeasterly line thereof, of that part of the East 673.03 feet, as measured on the South line thereof, of the West 1/2 of the Northeast 1/4 of Section 18; Township 42 North, Range 11 East of the Third Principal Meridian lying Southwesterly of the Southwesterly line of Rand Road and bounded by a line described as follows: commencing at a point on the Southwesterly line of Rand Road which is 200.0 feet Northwesterly of the intersection of said Southeastery line of Rand Road with the East line of the West 1/2 of the Northeast 1/4 of said Section 18; thence Southwesterly 383.29 feet to a point on the Southeastery line of said Northeasterly 300.0 feet which is 425.0 feet Northwesterly, as measured along said Southwesterly line of the intersection of Southwesterly line of said Northeasterly 300.0 feet with the East line of the West 1/2 of the Northeast 1/4 of said Section 18; thence Northeasterly along the

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M4  
JHC

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

**RETURN TO:  
BOX 111**

02-042

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Southwesterly line of said Northeasterly 300.0 feet, 283.03 feet on a point on said line which is 200.0 feet Southwesterly as measured along said Southwesterly line of the intersection of said Southwesterly line with the West line of the East 673.83 feet of the West ½ of the Northeast ¼ of said Section 18; thence Northeasterly 307.95 feet to a point on the Southwesterly line of Rand Road which is 400.0 feet Southwesterly, as measured along said Southwesterly line, of the intersection of the Southwesterly line of Rand Road with the West line of the East 673.83 feet of the West ½ of the Northeast ¼ of said Section 18; thence Southeasterly along the Southeasterly line of Rand Road 305.80 feet to the place of beginning, Cook County, Illinois.

That part of the Northeasterly 300.0 feet, as measured at right angles to the Northeasterly line of the Northwesterly line thereof, of that part of the East 673.83 feet, as measured on the South line thereof, of the West ½ of the Northeast ¼ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian lying Southwesterly of the Southwesterly line of Rand Road bounded by a line described as follows: beginning at the intersection of the East line of the West ½ of the Northwest ¼ of said Section 18 with the Southwesterly line of Rand Road; thence Northeasterly along the Southwesterly line of Rand Road 200.0 feet; thence Southwesterly 383.29 feet to a point on the Southwesterly line of said Northeasterly 300.0 feet which is 425 feet Northwesterly of the intersection of said Southwesterly line with the East line of the West ½ of the Northeast ¼ of said Section 18; thence Southeasterly along the Southwesterly line of said Northeasterly 300.0 feet as measured 425 feet to the intersection with the East line of the West ½ of the Northeast ¼ of said Section 18; thence North along the East line 383.29 feet to the place of beginning, Cook County, Illinois.

That part of the Northeasterly 300.0 feet, as measured at right angles to the Northwesterly line thereof, of that part of the East 673.83 feet, as measured on the South line thereof, of the West ½ of the Northeast ¼ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, lying Southwesterly of the Southeasterly line of Rand Road bounded by a line described as follows: beginning at the intersection of the West line of the East 673.83 feet, of the Southeasterly line of Rand Road; thence South along the West line of the East 673.83 feet as aforesaid, 683.29 feet to the intersection of said West line with said line 300.0 feet Southwesterly, measured at right angles and parallel with the Southwesterly line of Rand Road; thence Southeasterly along said line 300.0 feet Southwesterly 200.0 feet; thence Northwesterly to a point on the Southwesterly line of Rand Road which is 400.0 feet Southeasterly, as measured along the Southwesterly line of said Road to the point of beginning; thence Northwesterly along the Southeasterly line of Rand road 400.0 feet to the place of beginning, Cook County, Illinois.

P.I.N. 03-18-203-005, -006, -007

commonly described as 835 W. Rand Road, Arlington Heights, Illinois.

4. The petitioner shall explore a perpetual cross-access easement agreement with the property owners(s) located to the west, allowing access from the Fountains of Arlington on to Kennicott Drive.

5. As part of Phase I, the petitioner shall provide a temporary vehicle turn around near the southwest corner of Building A, which can be removed as part of the Phase II improvements.

6. The width of the two-way drive aisle located near the elevator shaft in the underground parking garage shall be increased from 18 feet to 24 feet.

7. The proposed structure shall be constructed from non-combustible materials and incorporate a sprinkler and fire alarm system.

8. The six-foot high fence located along the south property line shall be completely removed while the fence located along the east and west property lines shall be replaced by a six-foot high compact hedgerow.

9. The petitioner shall comply with all of the conditions that are outlined in the Design Commission motion.

10. The petitioner shall comply with all Federal, State, and Village codes, regulations and policies of the Village of Arlington Heights.

SECTION FIVE: That the approval of the preliminary planned unit development granted in SECTION TWO of this ordinance shall continue in effect for a period of 12 months from the approval of this ordinance, during which period the petitioner may submit to the Plan Commission the materials required by the Zoning Ordinance for final approval of the planned unit development.

SECTION SIX: 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: KUCERA, DADAY, HAYES, FARWELL, ROSENBERG, TOLJANIC, STENGREN, JENSEN, MULDER

NAYS: NONE

PASSED AND APPROVED this 3rd day of June, 2002.

ATTEST:

*Edwin G...*

Village Clerk

PUD: Fountains of Arlington

*Wilma Mulder*  
Village President



UNOFFICIAL COPY

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SECTION TWO: That the property rezoned in SECTION ONE of this ordinance be and is hereby designated as a Planned Unit Development and the Zoning Map of the Village of Arlington Heights is hereby amended accordingly. Approval is hereby given for development of the property with two four-story condominium buildings having a total of 109 dwelling units, in substantial compliance with the following plans submitted by the petitioner as follows:

The following plans have been prepared by Cornerstone Architectural Group, Inc.:

- Partial Elevation, dated December 10, 2001 with revisions through April 15, 2002 consisting of sheets A1, A2, and A3;
- Elevations, dated December 10, 2001 with revisions through April 15, 2002 consisting of sheet A4;
- First Floor Plan, dated December 10, 2001 with revisions through April 15, 2002 consisting of sheets A5 and A6;
- Typical Floor Plan, dated December 10, 2001 with revisions through April 15, 2002 consisting of sheet A7;
- Full Garage Parking Elevation, dated December 10, 2001 with revisions through April 15, 2002 consisting of sheet A9;
- Roof Plan, dated December 10, 2001 with revisions through April 15, 2002 consisting of sheet A10;
- Typical Wall Sections, dated December 10, 2001 with revisions through April 15, 2002 consisting of sheet A11;
- Wall Section at Garage Doors, dated December 10, 2001 with revisions through April 15, 2002 consisting of sheet A12;

The following plans have been prepared by Haeger Engineering:

- Preliminary Site Plan Exhibit, dated April, 2002, consisting of one sheet;
- Preliminary Engineering Plan, dated October 15, 2001 with revisions through April 15, 2002 consisting of one sheet;
- Proposed Site Cross-Sections, dated October 15, 2001 with revisions through April 15, 2002 consisting of two sheets;
- Fire Truck Movement Exhibit Building A Access, dated February 18, 2002 with revisions through April 3, 2002 consisting of one sheet;
- Fire Truck Movement Exhibit Building B Access, dated February 18, 2002 with revisions through April 3, 2002 consisting of one sheet;
- Preliminary Site Geometry Plan, dated February 18, 2002 with revisions through April 9, 2002 consisting of one sheet;
- Tree Inventory Exhibit, dated July 16, 2001 consisting of one sheet;
- Offsite Building Height Exhibit, dated February 6, 2002, consisting of one sheet;
- Development Plan, dated April 8, 2002, consisting of one sheet;
- USGS Quadrangle Exhibit, dated February 13, 2002 consisting of one sheet;
- Hydrologic Inv. Atlas HA-67, dated February 13, 2002 consisting of one sheet;
- FEMA Firm Map Exhibit, dated February 13, 2002 consisting of one sheet;
- Existing Drainage Conditions, dated February 13, 2002 consisting of one sheet.



The following plan has been prepared by Linden Linet Land Design:

Preliminary Landscape Plan, dated December 10, 2001 with revisions through March 26, 2002 consisting of one sheet,

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

**SECTION THREE:** That variations from the requirements of certain provisions in Chapter 28 of the Municipal Code are hereby granted so as to permit development of the Subject Property in accordance with the plans approved in **SECTION TWO** of this ordinance, which variations are as follows:

1. A variation from Section 5.3-4, Required Minimum Yards, to allow a reduction in the minimum side yard setback for Building A, from 112.7 feet to 85.3 feet.
2. A variation from Section 5.3-4, Required Minimum Yards, to allow a reduction in the minimum side yard setback for Building B, from 111.6 feet to 83.5 feet.
3. A variation from Section 5.3-5, Floor Area Ratio, Building Coverage Height, to allow an increase in the maximum building height for Building A, from 40 feet to 45.6 feet.
4. A variation from Section 5.3-5, Floor Area Ratio, Building Coverage Height, to allow an increase in the maximum building height for Building B, from 40 feet to 46.7 feet.

**SECTION FOUR:** That the rezoning, preliminary approval of the planned unit development and variations granted by this ordinance are subject to the following conditions, to which the petitioner has agreed:

1. The petitioner shall acquire final approval of the planned unit development.
2. The petitioner shall be required to receive approval from the Illinois Department of Transportation for the following items:
  - a. The proposed curb cut location and configuration along Rand Road.
  - b. The storm sewer connections.
  - c. The roadway improvements including the restriping of Rand Road, to accommodate a northbound left-hand turn lane, which shall be implemented as part of the Phase I improvements.
3. The Village reserves the right to require the petitioner to install the 14 landbanked parking stalls within 90 days of notice should the need arise, for additional resident and guest parking.