

Arlington Commons Townhomes-56 Units  
300 and 404 W. Algonquin Road and  
2206, 2207, 2212, 2213, 2218 and 2219  
Martin Lane



Doc#: 0625839015 Fee: \$32.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 09/15/2006 10:53 AM Pg: 1 of 5

**REVISED**

**AN ORDINANCE AMENDING ORDINANCE NUMBER 89-083,  
AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF  
ARLINGTON HEIGHTS, GRANTING PRELIMINARY APPROVAL  
OF A PLANNED UNIT DEVELOPMENT, A PRELIMINARY  
PLAT OF SUBDIVISION AND CERTAIN VARIATIONS  
FROM THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 05-016, pursuant to notice, has on June 22 and July 13, 2005, conducted a public hearing on a request to amend Ordinance Number 89-083, for rezoning to an R-5 Multi-Family Dwelling District, preliminary approval of a planned unit development, approval of a preliminary plat of subdivision, and granting certain variations from certain provisions of Chapter 28 of the Municipal Code for the property located at 300 and 404 W. Algonquin Road and 2206, 2207, 2212, 2213, 2218 and 2219 Martin Lane, 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 a B-2 General Business District to an R-5 Multi-Family Dwelling District, the following described property:

Lots 1 to 10, both inclusive together with vacated Martin Lane adjoining said lots, in Martin's Subdivision of part of Lot 7 in Joseph A. Barnes' Farm Subdivision in Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof registered in the Registrar of Titles of Cook County, Illinois, on December 9, 1955 as Document Number LR-1639274 in Cook County, Illinois, excepting therefrom that part of said

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BOX 111**

05-067

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Lots 9 and 10 taken for roadway purposes by The Illinois Department of Transportation, described as follows:

Beginning at the Southeast corner of said Lot 9; thence Northwesterly along a 2441.29 foot radius curve, being also the Southerly line of said Lots 9 and 10, the center of circle of said curve bears on an assumed bearing of North 33 degrees 09 minutes 44 seconds East from said point, central angle 05 degrees 14 minutes 33 seconds, 223.37 feet to a point on a 2435.29 foot radius curve. The center of circle of said curve bears North 37 degrees 32 minutes 05 seconds East from said point; thence Southeasterly along said curve, radius 2435.29 feet, central angle 05 degrees 12 minutes 50 seconds, 221.61 feet to the Easterly line of said Lot 9, thence South 07 degrees, 27 minutes, 08 seconds West along said Easterly line of Lot 9, a distance of 3.76 feet to the point of beginning.

P.I.N. 08-16-203-001, -002, -003, -004; 08-16-204-001, -002, -003, -004, -005, -006

commonly described as 300 and 404 W. Algonquin Road, and 2206, 2207, 2212, 2213, 2218 and 2219 Martin Lane, Arlington Heights, Illinois.

SECTION TWO: That preliminary approval is hereby granted for a planned unit development to permit the construction of 56 townhouse units with ancillary parking and detention, on the property legally described in SECTION ONE. Said property 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 Subject Property in substantial compliance with the following plans:

The following plans have been prepared by C E Design, Ltd.:

**Title Sheet**, dated March 21, 2005 with revisions through June 9, 2005, consisting of one sheet;

**Demolition Plan**, dated March 21, 2005 with revisions through June 9, 2005, consisting of one sheet;

**Grading Plan**, dated March 21, 2005 with revisions through June 9, 2005, consisting of one sheet;

**Utility Plan**, dated March 21, 2005 with revisions through June 9, 2005, consisting of one sheet;

**Specifications and Details**, dated March 21, 2005, consisting of one sheet;

**Fire Truck Turning Plan A**, dated June 9, 2005 with revisions through July 25, 2005, consisting of one sheet;

**Fire Truck Turning Plan B**, dated June 9, 2005 with revisions through July 25, 2005, consisting of one sheet;

**Fire Truck Turning Plan C**, dated June 9, 2005 with revisions through July 25, 2005, consisting of one sheet;

**Fire Truck Turning Plan D**, dated June 9, 2005 with revisions through July 25, 2005, consisting of one sheet;

**Fire Truck Turning Plan E**, dated June 9, 2005 with revisions through July 25, 2005, consisting of one sheet;

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**Fire Truck Turning Plan F**, dated June 9, 2005 with revisions through July 25, 2005, consisting of one sheet;

The following plans have been prepared by Bloodgood Sharp, Buster, Architects and Planners, Inc.:

**Rowhouse Character Elevations**, dated July 20, 2005, consisting of two sheets;

**Rowhouse Building Plan**, dated July 20, 2005, consisting of one sheet;

**Rowhouse Floor Plans-Unit 740**, dated July 20, 2005, consisting of one sheet;

**Rowhouse Floor Plans-Unit 742**, dated July 20, 2005, consisting of one sheet;

The following plans have been prepared by Pugsley & LaHaie, Ltd.:

**Preliminary Landscape Plan**, dated October 15, 2004 with revisions through June 10, 2005, consisting of one sheet;

**Tree Preservation Plan**, dated March 17, 2005 with revisions through July 25, 2005, consisting of two sheets;

The following plan has been prepared by JEN:

**Preliminary PUD Plan**, dated April 14, 2005 with revisions through July 25, 2005, consisting of one sheet,

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

**SECTION THREE:** That a preliminary plat of subdivision of the Subject Property, prepared by Jen Land Design, Inc., dated April 4, 2005 with revisions through June 9, 2005, is hereby approved.

**SECTION FOUR:** That variations from the requirements of certain provisions of Chapter 28 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 TWO of this ordinance, which variations are as follows:

1. A variation from Sections 5.1-5.5, Required Minimum Yards, and 5.4, Table of Required Minimum Yards, to allow a reduction to the required side yard for building 11 located on the east side, from 53.3 feet to 30.5 feet.
2. A variation from Sections 5.1-5.7, Maximum Building Height, and 5.3-2, Table of Floor Area Ratio, Building Coverage, Height, to allow an increase to the permitted building height from 25 feet to 35 feet.
3. A variation from Section 6.13-3, Location of Fences, to allow a four foot tall open fence in a front yard, where a three foot tall open fence is allowed.

**SECTION FIVE:** That Ordinance Number 89-083, be and is hereby amended by releasing the easement requirements located in SECTION FOUR, Condition Number One, of the ordinance.

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SECTION SIX: That amendment to Ordinance Number 89-083, rezoning, preliminary approval of a planned unit development, preliminary approval of the plat of subdivision and variations granted by this ordinance are subject to the following conditions, to which the petitioner has agreed:

1. The petitioner shall be required to receive approval of the final plat of subdivision and final planned unit development.
2. As part of the final planned unit development review, the petitioner shall be required to receive approval of final engineering plans which shall address any remaining issues regarding the intersection with Algonquin, emergency services, grading, utilities, parking lot lighting, etc.
3. At a minimum, the units shall meet the sound insulation standards of the FAA, as set forth in the Model Sound Insulation Ordinance.
4. The petitioner shall revise the tree preservation plan to preserve more trees on site.
5. The petitioner shall revise the landscape plan to provide an upper story screen along the side and rear property lines.
6. The grant of reciprocal easement document shall be reviewed and amended, as needed, in conjunction with the final planned unit development review.
7. The proposed emergency access onto the site from the west shall be reviewed to ensure that the required easements have been provided and that the access meets the Village's requirements as part of final planned unit development review.
8. The petitioner shall provide a final copy of the homeowner's association documents and/or covenants as part of the final plat of subdivision review process. These covenants shall include a provision for cross access easements for the common sidewalks between each lot as well as for maintenance of the exterior building and garage elevations.
9. Pursuant to Section 29-401 of the Arlington Heights Municipal Code, the petitioner shall be required to make cash contributions in lieu of land for the park, school and library districts, prior to the issuance of a building permit.
10. The petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

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 twelve months, 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 subdivision granted in SECTION THREE of this ordinance authorizes the submission and detailed plans for the proposed subdivision and detailed plans and specifications for the public improvements

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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 Clerk in the office of the Recorder of Cook County.

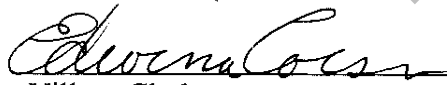
AYES: **TOLJANIC, STENGREN, KUCERA, FARWELL, ROSENBERG, JENSEN, HAYES, BREYER, MULDER**

NAYS: **NONE**

PASSED AND APPROVED this 15<sup>th</sup> day of August, 2005.

  
Village President

ATTEST:

  
Village Clerk

LEGLB: PUD Arlington Commons