

Arlington Crossings  
NW corner of Dryden Avenue & Kensington Road



Doc#: 1122410037 Fee: \$44.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/12/2011 10:47 AM Pg: 1 of 5

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT  
ORDINANCE NUMBER 10-022, APPROVING A  
PRELIMINARY PLAT OF RESUBDIVISION, AND GRANTING  
CERTAIN VARIATIONS FROM CHAPTER 28 OF  
THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have heretofore passed and approved Ordinance Number 10-022, amending the planned unit development known as Arlington Crossings, for the property located at the northwest corner of Dryden Avenue and Kensington Road, Arlington Heights, Illinois; and

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 11-009, pursuant to notice, has on May 11 2011, conducted a public hearing on a request for approval of an amendment to Planned Unit Development Ordinance Number 10-022, a preliminary plat of resubdivision, and for certain variations from Chapter 28 of the Arlington Heights Municipal Code; 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, is in the best interests of the Village,

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

SECTION ONE: That the Planned Unit Development for Arlington Crossings approved and amended in Ordinance Number 10-022, is hereby further amended to increase the size of Lots 2-3, 2-5, 3-3, 3-5, 4-3, 4-4, 5-3, 5-4, 10-3 and 10-4 from 20 feet to 21 feet in width and from 1,040 square feet to 1,092 square feet in area, for the property legally described as follows:

**Parcel 1 (PB and JIV, LLC)**

Lots 2-1 through 2-7 inclusive, 3-1 through 3-7, inclusive, 4-1 through 4-6, inclusive, 54, 57, 58, 60 and 61 in Arlington Crossings Subdivision being a resubdivision of Arlington Market, being a resubdivision of Arlington Market,

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being a resubdivision in the Southwest quarter of the Southeast quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded in Cook County, Illinois, on February 28, 2007, as Document 0705915065 and corrected by Document Number 0721144016 recorded in Cook County, Illinois on July 30, 2007, pursuant to the plat thereof recorded on June 7, 2010, as Document Number 1018229011, in Cook County, Illinois.

**Parcel 2 (Arlington Crossings Townhome Owners Association, LLC)**

Lot D in Arlington Crossings Subdivision, being a resubdivision of Arlington Market, being a subdivision in the Southwest quarter of the Southwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois on February 28, 2007, as Document 0705915065 and corrected by Document Number 0721144016 recorded in Cook County, Illinois on July 30, 2007, pursuant to the plat thereof recorded on June 7, 2010, as Document Number 1018229011, in Cook County, Illinois.

**Parcel 3 (The Arlington Community Association)**

Lot C in Arlington Crossings Subdivision, being a resubdivision of Arlington Market, being a subdivision in the Southwest quarter of the Southeast quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois on February 28, 2007, as Document No. 0705915065 and corrected by Document Number 0721144016 recorded in Cook County, Illinois on July 30, 2007, pursuant to the plat thereof recorded on June 7, 2010, as Document Number 1018229011, excepting therefrom that part of Beverly Lane lying South of the North line of Lot 40 in Arlington Market Subdivision (created pursuant to the plat recorded as Document No. 0705915065 extended Westerly.

**Parcel 4 (Pulte Home Corporation)**

Lot C in Arlington Crossings Subdivision, being a resubdivision of Arlington Market, being a subdivision in the Southwest quarter of the Southwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois on February 28, 2007, as Document No. 0705915065 and corrected by Document Number 0721144016 recorded in Cook County, Illinois on July 30, 2007, pursuant to the plat thereof recorded on June 7, 2010, as Document Number 1018229011, excepting therefrom that part of Beverly Lane lying North of the North line of Lot 40 in Arlington Market Subdivision (created pursuant to the plat recorded as Document No. 0705915065 extended Westerly.

P.I.N. 03-29-411-069, -070, -071, -072, -073, -076 and a part of -075

and commonly described as the northwest corner of Dryden Avenue and Kensington Road, Arlington Heights, Illinois.

SECTION TWO: That the property shall be developed in accordance with the following plans:

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The following plans, dated April 28, 2010, with revisions through January 21, 2011, have been prepared by **Pulte Homes-Illinois Division**:

**6-Unit Building Cover Sheet**, consisting of sheet 0.00;  
**Wall Sections**, consisting of sheets 3.10 through 3.13;  
**Foundation & Lower Level Plan – 8 Unit**, consisting of sheet 1-1.10  
**Main & Upper Level Plan**, consisting of sheet 1-2.10;  
**Rear Elevation & Roof Plan, - 8 Unit**, consisting of sheet 1-7.00;  
**Side Elevations – 8 Unit**, consisting of sheet 1-7.01;  
**Front Elevation & Details and Partial Plans – 8 Unit**, consisting of sheet 1-7.02;  
**7-Unit Building Cover Sheet**, consisting of sheet 0.00;  
**Wall Sections**, consisting of sheets 3.10 through 3.14;  
**Foundation & Lower Level Plan – 8 Unit**, consisting of sheet 1-1.10  
**Main & Upper Level Plan**, consisting of sheet 1-2.10;  
**Rear Elevation & Roof Plan, - 8 Unit**, consisting of sheet 1-7.00;  
**Side Elevations – 8 Unit**, consisting of sheet 1-7.01;  
**Front Elevation & Details and Partial Plans – 8 Unit**, consisting of sheet 1-7.02;

The following plans dated March 19, 2010 with revisions through April 4, 2011, have been prepared by **Spaceco, Inc.**:

**Cover Sheet**, consisting of sheet C1;  
**General Notes and Typical Sections**, consisting of sheet GN1;  
**Typical Sections**, consisting of sheet TS1;  
**Existing Conditions**, consisting of sheets E1-E2,  
**Geometric, Signage and Striping Plan**, consisting of sheet L1;  
**Grading Plan**, consisting of sheet G1;  
**Overall Utility Plan**, consisting of sheet OVUT;  
**Utility Plan**, consisting of sheet U1;  
**Offsite Existing Utility Locations**, consisting of sheet U2;  
**Plan and Profile – Wing Street**, consisting of sheet PP1;  
**Plan and Profile – Hamlin Lane**, consisting of sheet PP2;  
**Plan and Profile – Beverly Lane**, consisting of sheet PP3;  
**Soil Erosion and Sediment Control Plans**, consisting of sheets SE1-SE3;  
**Specifications**, consisting of sheets SP1-SP2;  
**Details**, consisting of sheets D1-D2;  
**Inlet Area Map**, consisting of sheet IAM;  
**Dry Utility Exhibit**, consisting of sheet DRY UT;

The following plans dated March 19, 2010 with revisions through April 8, 2011, have been prepared by **Gary R. Weber Associates, Inc.**:

**Cover Sheet**, consisting of one sheet;  
**Landscape Plan**, consisting one sheet;

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**Landscape Details**, consisting of one sheet;  
**Hardscape Details**, consisting of one sheet;  
**Specifications**, consisting of one sheet,

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

**SECTION THREE:** The plat of resubdivision for Arlington Crossings Resubdivision No. 1, prepared by Spaceco, Inc., dated April 4, 2011 with revisions through April 11, 2011, consisting of three sheets, is preliminarily approved to increase the size of Lots 2-3, 2-5, 3-3, 3-5, 4-3, 4-4, 5-3, 5-4, 10-3 and 10-4, from 20 feet to 21 feet in width and from 1,040 square feet to 1,092 square feet in area.

**SECTION FOUR:** That the following variations from Chapter 28 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Section 5.1-6.5, Maximum Lot Coverage, to allow an increase to the maximum building lot size coverage from 35% to 71% for Lots 1-4, 1-5, 2-3, 2-5, 3-3, 3-5, 4-3, 4-4, 5-3, 5-4, 10-3 and 10-4.

2. A variation from Section 5.1-6.5, Maximum Lot Coverage, to allow an increase to the maximum building lot coverage 35% to 67% for all exterior/end lots.

**SECTION FIVE:** That the approval of the amendment to Planned Unit Development Ordinance Number 10-022, preliminary plat of resubdivision and variations from Chapter 28 of the Arlington Heights Municipal Code, are subject to the condition that the Petitioner shall comply with all Federal, State and Village codes, regulations and policies, to which the Petitioner has agreed.

**SECTION SIX:** Except as amended by this Ordinance, the remaining provisions of Ordinance Number 10-022, as applicable, shall remain in full force and effect.

**SECTION SEVEN:** That approval of the amendment to the planned unit development granted in SECTION ONE of this Ordinance shall be effective for a period of 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 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.

**SECTION NINE:** 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 in the Office of the Recorder of Cook County, Illinois.

**AYES:** SIDOR, GLASGOW, BREYER, BLACKWOOD, FARWELL, MULDER

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NAYS: ~~NONE~~

PASSED AND APPROVED this 20th day of June, 2011.

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

ATTEST:

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

LEGLB.PUD. Arlington Crossings Amendment 2

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