

PNC Bank
1800 N. Arlington Heights Road

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Doc#: 1213729012 Fee: \$44.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 05/16/2012 09:31 AM Pg: 1 of 4

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A
DRIVE-THROUGH FACILITY FOR A FINANCIAL INSTITUTION
AND REPEALING ORDINANCE NUMBER 99-067
AND SECTION TWO IN ORDINANCE NUMBER 64-67**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 11-011, pursuant to notice, has on October 26, 2011, conducted a public hearing on a request for a special use permit to allow a drive-through facility for a financial institution, located at 1800 North Arlington Heights Road, Arlington Heights, Illinois, which property is located in a B-2 General Business District; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting said request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights; and

WHEREAS, the President and Board of Trustees hereby find that the proposed establishment of a drive-through facility for a financial institution in that location will be desirable for the public convenience and that such facility will be compatible with other uses in the vicinity of the site,

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

SECTION ONE: That SECTION TWO of Ordinance Number 64-67, granting a special use permit for an automobile service station and Ordinance Number 99-067, amending a special use permit for a gas station and granting a variation from the zoning ordinance, and any other ordinances in conflict with the provisions of this Ordinance, are hereby repealed.

SECTION TWO: That a special use permit for a drive through facility for a financial institution in a B-2 General Business District, is hereby granted for the property legally described as:

Parcel 1:

Lot 2A in the resubdivision of Lot 2 in Palatine and State Subdivision, being a subdivision in the Northwest quarter of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, and the Northeast quarter of Section 19,

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Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded September 23, 1964, as Document No. 19253056, containing 32,088.67 sq. ft., 0.74 ac.

Beginning at the Northwest corner of said Lot 2A; thence East along the North line of said Lot 2A; a distance of 226.2 feet to the Northeast corner of said Lot 2A; thence South 01 degrees, 21 minutes 36 seconds East, along the East line of said Lot 2A, a distance of 54.0 feet; thence West parallel with the North Line of said Lot 2A; a distance of 125.66 feet to a point of curvature; thence Southwesterly along the arc of a circle being tangent to the last described line, having a radius of 73.0 feet and being convex to the Northwest, an arc distance of 38.45 feet to a point of reverse curvature; thence Southwesterly along the arc of a circle having a radius of 127.0 feet and being convex to the Southeast, an arc distance of 66.73 feet to a point on the West line of said Lot 2A; thence North 00 degrees 21 minutes 36 seconds West along the West line of said Lot 2A, and the place of beginning, containing 13.705 square feet more or less) in Cook County, Illinois.

Parcel 2:

Lot 2B in the resubdivision of Lot 2 in Palatine and State Subdivision, being a subdivision in the Northwest quarter of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, and the Northeast quarter of Section 19, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded September 23, 1964, as Document No. 19253056, containing 34,009.13 sq. ft., 0.78 ac.

P.I.N. 03-200-100-015, -026

and commonly described as 1800 North Arlington Heights Road, Arlington Heights, Illinois, which shall be in compliance with the following plans:

The following plans have been prepared by **GPD Group**:

- Title Sheet**, dated March 10, 2011 with revisions through August 4, 2011, consisting of sheet G-011;
- General Notes**, dated March 10, 2011 with revisions through September 2, 2011, consisting of sheet C-001;
- Demolition Plan**, dated March 10, 2011 with revisions through April 29, 2011, consisting of sheet C-101;
- Site Plan**, dated March 10, 2011 with revisions through September 2, 2011, consisting of sheet C-111;
- Grading Plan**, dated March 10, 2011 with revisions through April 29, 2011, consisting of sheet C-121;
- SWPP Plan and Details**, dated March 11, 2011 with revisions through April 29, 2011, consisting of sheet C-131;

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Utility Plan, dated March 11, 2011 with revisions through September 21, 2011, consisting of sheet C-141;

Details, dated March 10, 2011 with revisions through September 21, 2011, consisting of sheets C-501, through C-506;

Auto Turn, dated August 4, 2011 with revisions through September 21, 2011, consisting of sheet AT-1;

Landscape Specifications, dated March 10, 2011 with revisions through April 29, 2011, consisting of sheet L-001;

Landscape Plan, March 10, 2011 with revisions through September 21, 2011, consisting of sheet L-101;

Landscape Details, dated March 10, 2011 with revisions through April 29, 2011, consisting of sheet L-501;

Tree Preservation Plan, March 10, 2011 with revisions through September 21, 2011, consisting of sheet L-102;

The following plans have been prepared by **Gensler**:

Electrical Site Plan, consisting of sheet SE-1;

Electrical Site Plan Details, consisting of sheet SE-2;

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

SECTION THREE: That the repeal of SECTION TWO of Ordinance Number 64-67, repeal of Ordinance Number 99-067 and special use permit granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The driveway improvements located along Arlington Heights Road shall be subject to Illinois Department of Transportation approval.
2. The Village shall reserve the right to limit ingress and egress by requiring the property owner to provide a "no left turn" sign at the Lillian Avenue exit should there be site-generated traffic posing problems for the nearby adjacent residential neighborhood, as determined by the Village.
3. The Petitioner shall install six foot tall arborvitae shrubs along the south, east and west sides of the proposed trash enclosure.
4. The Petitioner shall comply with all Federal, State and Village codes, regulations and policies.

SECTION FOUR: That the Director of Building and Health Services of the Village of Arlington Heights is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

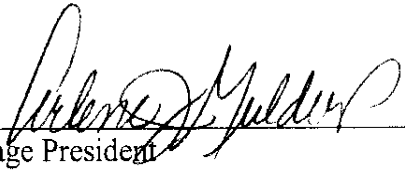
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SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County, Illinois.

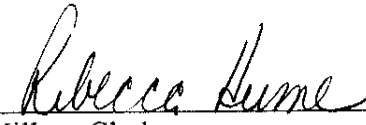
AYES: GLASGOW, BREYER, ROSENBERG, BLACKWOOD, FARWELL, SIDOR, MULDER

NAYS: NONE

PASSED AND APPROVED this 16 day of April , 2012.


Village President

ATTEST:


Village Clerk

LEGLB.SPECUSE: PNC Bank

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