

# UNOFFICIAL COPY



Doc#: 1525819054 Fee: \$44.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/15/2015 10:00 AM Pg: 1 of 4

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT  
ORDINANCE NUMBER 67-120 AND GRANTING VARIATIONS  
FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights has heretofore passed and approved Ordinance Number 67-120 granting approval of a Planned Unit Development for Northwest Metalcraft located at 413 South Arlington Heights Road, Arlington Heights, Illinois; and

WHEREAS, on June 10, 2015, the Plan Commission of the Village of Arlington Heights, in Petition Number 15-002, pursuant to notice, conducted a public hearing on a request to amend Planned Unit Development Ordinance Number 67-120 to allow construction of a 1,680 square foot storage building and reconfiguration of the parking lot and variations from Chapter 28 of the Arlington Heights Municipal Code; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said request, subject to the conditions hereinafter described, is 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 an amendment to the Northwest Metalcraft Planned Unit Development approved in Ordinance Number 67-120 to allow the construction of a 1,680 square foot storage building and reconfiguration of the parking lot is hereby approved for the property legally described as follows:

That part of the East half of the Northwest quarter of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian described as follows: beginning at the intersection of center line of a bridge and center line of a state road which point is 1410.75 feet North of the Southwest corner of the East half of the Northwest quarter of Section 32, aforesaid; thence South along the center line of State Road 4.32 chains; thence East 6.32 chains; thence North 5.20 chains. thence South 80 degrees West, along party line, 6.60 chains to the point of

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beginning in Cook County, Illinois. Excepting therefrom those parts thereof taken for public purposes by Document Numbers 21249082 and 20824619.

P.I.N. 03-32-115-007, 03-32-122-001, -002, -003

commonly described as 413 S. Arlington Heights Road, Arlington Heights, Illinois. Approval shall be in substantial conformance with the following plans:

The following plans have been prepared by Haeger Engineering:

**Existing Conditions/Geometry & Paving Plan**, dated December 4, 2014 with revisions through May 11, 2015, consisting of one sheet;  
**Utility/Grading Plan**, dated December 4, 2014 with revisions through May 11, 2015, consisting of one sheet;

The following plans have been prepared by Tinaglia Architects, Inc.:

**Architectural Site Plan & Bulk Data**, dated February 19, 2014 with revisions through May 13, 2015, consisting of sheet CS;  
**Proposed Floor Plan**, dated February 19, 2014 with revisions through May 13, 2015, consisting of sheet 1-P;  
**Proposed Roof Plan**, dated February 19, 2014 with revisions through October 16, 2014, consisting of sheet 2.P;  
**Proposed Elevations**, dated February 19, 2014 with revisions through May 13, 2015, consisting of sheets 3.P and 4.P;  
**Contextual Site Plan**, dated February 19, 2014 with revisions through October 30, 2014, consisting of sheet 5-P;  
**Existing Site Plan**, dated February 19, 2014, consisting of sheet EX.1;  
**Fire Truck Turning Exhibit**, dated May 12, 2015, consisting of one sheet;

The following plans have been prepared by Kile Design Group, LLC:

**Landscape Plan**, dated December 3, 2014 with revisions through May 4, 2015, consisting of sheet L100;  
**Color Landscape Plan**, dated February 13, 2015, consisting of one sheet,

copies of which are available for inspection in the Village Clerk's Office.

**SECTION TWO:** That the following variations from Chapter 28, Zoning Regulations, Arlington Heights Municipal Code, are hereby granted:

1. A variation from Section 5.1-11.1 Conditions of Use to allow outdoor sales within a covered display area on the north side of the proposed storage barn.
2. A variation from Section 6.5-2 Accessory Structures from the requirement that accessory structures, including but not limited to a tool shed, storage building detached garage,

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tree house or gazebo, be located in the rear yard, to allow the proposed storage barn to be located in the side yard.

3. A variation from Section 6.5-6 Height of Accessory Structures in Required Rear Yards from the maximum height allowance for an accessory structure from 15 feet above grade to 28 feet high for the proposed storage barn.

4. A variation from Section 6.5-7 Maximum Size of Accessory Structures from the maximum square footage for a playhouse, shed or gazebo, from 300 square feet to 1,680 square feet.

5. A variation from Section 6.15-1.2b New Landscaping Requirements from the requirement that a four inch caliper shade tree be provided and that the island width be reduced from nine feet to three feet, for the island located immediately east of the covered display area.

6. A variation from Section 11.2-7 Additional Regulations-Parking, Size from the requirement that where the length of a parking space is reduced to 16-1/2 feet including wheel stop with an additional space of one and one-half feet for car overhang, at least three feet, excluding any car overhang space, must be provided for any planting screen to allow two and one-half feet.

7. A variation from 11.6-1 Additional Regulations-Off-Street Loading, Location from the requirement that no loading berth shall be located in the required side yard, to allow a loading berth to be located in the south side yard.

8. A variation from 11.6-2 Additional Regulations-Off-Street Loading, Size from the requirement that a loading berth is exclusive of aisle and maneuvering space to allow the loading berth to encroach into the maneuvering space for the parking spaces.

SECTION THREE: That the amendment to Planned Unit Development Ordinance Number 67-120 and variations from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. A shade tree, four inches in diameter, as required by the Arlington Heights Municipal Code, shall be provided for the island in the northwest corner of the east parking lot.

2. Landscaping shall be incorporated at the base of the existing ground sign located at the corner of Arlington Heights Road and East Grove Street.

3. A portion of the Grove Street parkway adjacent to the building is paved. That pavement shall be removed and the parkway shall be sodded with grass.

4. Any utility meters or structures shall be screened with landscaping or another appropriate method of screening.

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5. The Petitioner shall comply with all Federal, State and Village codes, regulations and policies.

SECTION FOUR: That the remaining provisions in Ordinance Number 67-120 shall remain in full force and effect.

SECTION FIVE: 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.

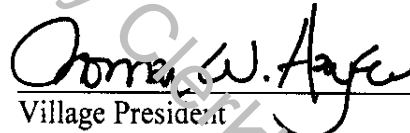
SECTION SIX: That the Director of Building is hereby authorized to issue a permit upon proper application, in accordance with the provisions of this Ordinance and all applicable ordinances of the Village of Arlington Heights.

SECTION SEVEN: 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.

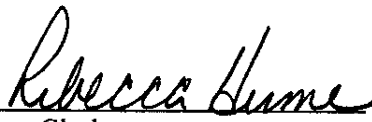
AYES: SIDOR, BLACKWOOD, FARWELL, GLASGOW, LABEDZ, HAYES

NAYS: NONE

PASSED AND APPROVED this 20th day of July, 2015.

  
Village President

ATTEST:

  
Village Clerk

PUD:Northwest Metalcraft Amendment