



Doc#: 1529329017 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/20/2015 10:11 AM Pg: 1 of 4

**AN ORDINANCE APPROVING AN AMENDMENT TO
PLANNED UNIT DEVELOPMENT ORDINANCE NUMBERS
88-060, 14-002 AND 15-016, 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 passed and approved Ordinance Numbers 88-060, 14-002 and 15-016, approving and amending a planned unit development, for the property located at 1421 and 1501 West Shure Drive, Arlington Heights, Illinois; and

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 15-019, pursuant to notice, on September 16, 2015, conducted a public hearing on a request for approval of amendments to Planned Unit Development Ordinance Numbers 88-060, 14-002 and 15-016, and 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 the 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 Northwest Crossings approved and amended in Ordinance Numbers 88-060, 14-002 and 15-016, is hereby amended to allow certain modifications to the previously approved plan for the property legally described as:

That part of Lot 1 in Arlington Industrial & Research Center-Unit Number 6, being a subdivision of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded on August 22, 1972, as Document Number 22024211, in the Office of the Recorder of Deeds of Cook County, Illinois, said parts lying North and West of a line described as follows:

Commencing at the Southwest corner of said Lot 1; thence North 11 degrees 17 minutes 16 seconds East 36.44 feet; thence North 89 degrees 53 minutes 08

15-040

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seconds East, 2145.54 feet; thence North 00 degrees 04 minutes 09 seconds East, 372.77 feet; thence North 89 degrees 53 minutes 30 seconds East 72.20 feet to the East line of Lot 1 aforesaid, in Cook County, Illinois.

P.I.N. 03-07-100-005, -006

and commonly described as 1421 and 1501 West Shure Drive, Arlington Heights, Illinois.

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

The following plans August 21, 2015, have been prepared by OKW Architects:

Architectural Existing Site Plan, consisting of sheet A001;
Architectural Proposed Site Plan, consisting of sheet A002;
1501 Removal Plan, consisting of sheet A100;
1501 Interim Floor Plan, consisting of sheet A101;
Building Elevations, consisting of sheet A201;
Proposed Interim Improvement Rendering, consisting of sheet A300;

The following plans dated August 21, 2015, have been prepared by Kimley-Horn & Associates, Inc.:

Title Sheet, consisting of sheet C0.0;
Overall Site Survey, consisting of sheet V0.0;
Detailed Site Survey, consisting of sheet V0.1;
General Notes consisting of sheet C1.0;
Demolition Plan, consisting of sheet C2.0;
Site Plan, consisting of sheet C3.0;
Erosion Control Plan, consisting of sheet C4.0;
Erosion Control Notes & Details, consisting of sheet C4.1;
Grading Plan, consisting of sheet C5.0;
Utility Plan, consisting of sheet C6.0;
Construction Details, consisting of sheet C7.0;
Landscape Plan, consisting of sheet L1.0,

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

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

1. A variation from Section 6.12, Traffic Engineering Approval, waiving the requirement for a traffic study and parking analysis.

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2. A variation from Section 6.5, Accessory Structures, to allow a sports/basketball court and associated basketball pole at 1420 W. Shure Drive and within the side yard along Shure Drive.

3. A variation from Section 6.13-3, Location of Fences, to allow a 14 foot high (six foot high fence with an eight foot high sports net/mesh constructed thereon) in conjunction with the aforesaid sports/basketball court.

SECTION FOUR: That approval of the amendment to the Planned Unit Development, and the variations from Chapter 28 of the Arlington Heights Municipal Code are subject to the following conditions:

1. Not more than three years after the approval of this Ordinance, the Petitioner shall provide the Planning and Community Development Department with an approved option for upgrading the exterior proposed interim concrete masonry unit located on the north wall of the 1501 West Shure Drive building, along with the schedule of construction.

2. The Petitioner shall provide a landscaping plan that consists of shade trees, shrubs, and perennials on the north elevation of the 1501 West Shure Drive building, as well as foundation plantings, which shall be submitted concurrent with the design approval referenced in condition number 1.

3. The Petitioner shall provide details of the proposed sports fence.

4. The Petitioner shall comply with all Federal, State and Village codes, regulations and policies to which the Petitioner has agreed.

SECTION FIVE: Except as amended by this Ordinance, the remaining provisions of Ordinance Numbers 88-060, 14-002 and 15-016, shall remain in full force and effect.

SECTION SIX: That the 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 SEVEN: 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.

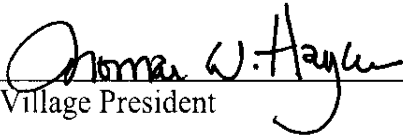
SECTION EIGHT: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded in the Office of the Recorder of Cook County, Illinois.

AYES: LABEDZ, ROSENBERG, SCALETTA, SIDOR, BLACKWOOD, FARWELL, GLASGOW, TINAGLIA, HAYES

NAYS:
NONE

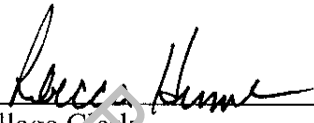
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PASSED AND APPROVED this 5th day of October, 2015.



Village President

ATTEST:



Village Clerk

PUD. Northwest Crossings 2nd Amendment

Property of Cook County Clerk's Office