

UNOFFICIAL COPY



Doc#: 1617522240 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/23/2016 03:15 PM Pg: 1 of 3

8978471 CB

**AN ORDINANCE GRANTING FINAL
APPROVAL OF A PLANNED UNIT DEVELOPMENT
AND A VARIATION FROM CHAPTER 28 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights passed and approved Ordinance Number 16-016, rezoning and granting preliminary approval of a planned unit development and variations from the Zoning Ordinance, to allow a memory care facility for the property located at 511 W. Rand Road, Arlington Heights, Illinois; and

WHEREAS, in Petition Number 15-023, on May 25, 2016, the Plan Commission of the Village of Arlington Heights approved the final Planned Unit Development; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have determined that final approval of the Planned Unit Development, subject to certain conditions set forth in Ordinance Number 16-016, 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 final approval of the Planned Unit Development for Waverly Inn Memory Care, preliminarily approved in Ordinance Number 16-016, is hereby granted for the following described property:

Parcel 1:

A tract of land in that part of the Southeast quarter of the Northeast quarter of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, lying Southwest of Rand Road described as follows: beginning at a point in the center line of Rand Road that is 465.48 feet Northwesterly of the intersection of said center line with the South line of said Southeast quarter of the Northeast quarter of Section 18, thence Northwesterly along said center line of Rand Road, 100.00 feet; thence Southwesterly at right angles to said center line of Rand Road, 250.00 feet; thence Southeasterly parallel with Rand Road, 100.00 feet; thence Northeasterly 250.00 feet to the point of beginning (except therefrom the Northeasterly 50 feet thereof), in Cook County, Illinois.

Parcel 2:

A tract of land described as follows: commencing at the East quarter corner of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian,

UNOFFICIAL COPY

thence Westerly on the quarter section line, 584.50 feet to the center line of Rand Road for the place of beginning; thence Westerly on the quarter section line 734.19 feet; thence Northerly on quarter section line, 661.57 feet to the center line of Rand Road; thence Southeast along said road center line, 1015.0 feet to the place of beginning, (except therefrom that part of the Southeast quarter of the Northeast quarter of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, lying Southwest of Rand Road described as follows: beginning at a point in the centerline quarter of the Northeast quarter of Section 18, Northwesterly along said center line with the South line of said Southeast quarter of the Northeast quarter of Section 18; thence Northwesterly along said center line of Rand Road, 100.00 feet; thence Southwesterly at right angles to said center line of Rand Road, 250.00 feet; thence Southeasterly parallel with Rand Road, 100.00 feet; thence Northeasterly 250.00 feet to the point of beginning;,, (also excepting the Northeasterly 50.00 feet thereof), (also except that portion of Techny Road dedicated for road purposes recorded October 24, 2001, as Document Number 0010995241, and amended by Certificate of Correction recorded November 6, 2002, as Document Number 0021225741, all in Cook County, Illinois.

P.I.N. 03-18-204-003, -007

commonly described as 511W. Rand Road, Arlington Heights, Illinois, and in substantial compliance with the following plans submitted by the Petitioner:

The following plans dated March 15, 2016, have been prepared by Lyle Andrew Brummeyer Architectural Services:

Site Plan, consisting of sheet A1.0;
Duplex Floor Plans, consisting of sheet A8.0;
Overall Floor Plan, consisting of sheet A3.0;
Exterior Elevations, consisting of sheet A6.0;
Exterior Elevations and Details, consisting of sheet A6.1;
Exterior Elevations, Cottage, consisting of sheet A8.1,

The following plans dated March 29, 2016 with revisions through May 10, 2016, have been prepared by Pearson, Brown & Associates, Inc., Consulting Engineers:

Cover Sheet, consisting of sheet C1;
Specifications, consisting of sheet C2;
Existing Conditions & Demolition Plan, consisting of sheet C3;
Geometrics Plan, consisting of sheet C4;
Grading Plan, consisting of sheet C5;
Erosion Control Plan, consisting of sheet C6;
Erosion Control Notes and Details, consisting of sheet C7;
Utility Plan, consisting of sheet C8;
Details, consisting of sheets C9 and C10;
Rand Road Entrance, consisting of sheet C11;
Standards, consisting of sheet C12;

The following plans dated November 17, 2015 with revisions through March 30, 2016, have been prepared by Allen L. Kracower & Associates Incorporated:

UNOFFICIAL COPY

- Cover Sheet**, consisting of sheet CVR;
- North Landscape Plan**, consisting of sheet LP-1 (with revisions through April 15, 2016);
- South Landscape Plan**, consisting of sheet LP-2;
- Landscape Details**, consisting of sheet LP-3;
- Plant List**, consisting of sheet LP-4;
- Specifications**, consisting of sheet LP-5;
- Tree Survey and Preservation Plan**, consisting of sheet TS-1,

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

SECTION TWO: That a variation from Chapter 28, Section 6.13-3, Location of Fences, is hereby granted to allow an increase from a five foot high fence to a six foot high fence.

SECTION THREE: That the provisions set forth in Ordinance Number 16-016 shall remain in full force and effect.

SECTION FOUR: That the approval of the Planned Unit Development granted in SECTION ONE of this Ordinance shall be effective for a period 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.

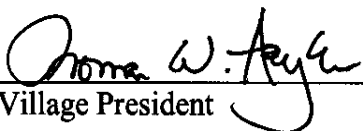
SECTION FIVE: The Director of Building is hereby authorized to issue a permit upon proper application, in accordance with the provisions of this Ordinance and all applicable ordinances of the Village of Arlington Heights.

SECTION SIX: 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.

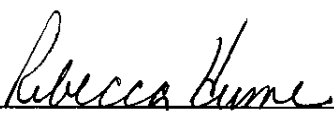
AYES: SIDOR, LABEDZ, GLASGOW, TINAGLIA, ROSENBERG, SCALETTA,
BLACKWOOD, HAYES

NAYS: NONE

PASSED AND APPROVED this 20th day of June, 2020.


Village President

ATTEST:


Village Clerk