(05/05/86 - Legal # [illegible]) Consent Signature Square South-Transcon
Rezoning & PUD
S.E. corner Golf and Goebbert

LEGAL DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

86200211

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS AND GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT

WHEREAS, the Plan Commission of the Village of Arlington Heights, pursuant to notice, has on February 26, 1986, conducted a public hearing on requests for preliminary approval of a Planned Unit Development for property commonly described as the southeast corner of Golf and Goebbert Roads and rezoning of the property from R-1 One-Family Dwelling District to O-T Office Transitional District, and on April 9, 1986 has heard a request for final approval of the Planned Unit Development, and has recommended approval of said requests; 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, would be 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 the Zoning Ordinance of the Village of Arlington Heights be and it is hereby amended by reclassifying from R-1 One-Family Dwelling District to the O-T Office Transitional District, the following described property:

Parcels 1 & 2 #08-15-101-005-0000 Acres

Parcel 1: Lots 1 and 2 in Elk Grove Company's subdivision of that part north of Seeger Road of the north west 1/4 of the north west 1/4 and that part north of center of Seeger Road of the west 8.12 chains of the north east 1/4 of the north west 1/4 of Section 15, Township 41 North, Range 11 East of the Third Principal Meridian (except the west 673.10 feet of said north west 1/4 of north west 1/4 and except that part of said west 8.12 chains lying east of a line 1593.10 feet east of and parallel with the west line of said Section 15), also

Parcel 2: That part of the north 1/2 of vacated Seegers Road lying south of an adjoining parcel 1 aforesaid, said vacation recorded April 27, 1979 as Document 24937029, also

Parcel 3: That part of the north east 1/4 of the north west 1/4 of Section 15, Township 41 North, Range 11 East of the Third Principal Merdian and described as beginning on the north line of the north west 1/4 of Section 15 at a point 270.7 feet east from the north west corner of the north east 1/4 of the north west 1/4 of said Section 15; thence east along said north line 120 feet;

PROPERTY INDEX NUMBERS

86-61 | 08 (A) | 15 (SA) | 101 (BLK) | 006 (PCL) | 0000 (UNIT) | PI (Parcels 3, 4 & 5) 86-61

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thence south parallel to the west line of the north west 1/4 of the north west 1/4 of Section 15, 297.5 feet to the center line of the Seeger Road; thence north 88 degrees 35 minutes west along the center of said road, 120 feet to a point 270.7 feet east from the west line of the north east 1/4 of the north west 1/4 of said Section 15; thence north 293.6 feet to the place of beginning (excepting that part thereof falling in Golf Road, also known as Evanston-Elgin Road), also

Parcel 4: That part of the north east 1/4 of the north west 1/4 of Section 15, Township 41 North, Range 11 East of the Third Principal Merdian and described as beginning on the north line of said north west 1/4 of Section 15 at a point 390.7 feet east from the north west corner of the north east 1/4 of the north west 1/4 of said Section 15; thence east along said north line 145.22 feet to a point 8.12 chains east from the north west corner of said north east 1/4 of the north west 1/4 of Section 15; thence south parallel to the west line of the north west 1/4 of the north west 1/4 of Section 15, 303 feet to the center of Seeger Road; thence north 88 degrees 34 minutes west along the center of said road, 145.22 feet to a point 390.7 feet east of the west line of the north east 1/4 of the north west 1/4 of said Section 15; thence north 297.5 feet to the place of begining, (excepting the part thereof falling in Golf Road, also known as Evanston-Elgin Road), also

Parcel 5: Lot 7 (excepting from said lot the portion of Lot 7 falling within the south 287.53 feet of the west 606.00 feet of lots 7 and 8 (taken as a tract); and excepting from said lot 7, that part thereof falling within The Mansions, as described on plat thereof registered on July 27, 1978, as Document number 3035027), all in Meier Brothers Subdivision, being a subdivision of parts of Sections 10 and 15, Township 41 North, Range 11, East of the Third Principal Meridian, all in Cook County, Illinois.

SECTION TWO: That final approval is hereby granted for a Planned Unit Development to permit the construction of three single-story office buildings on the property described in SECTION ONE of this ordinance, and the property is hereby designated as a Planned Unit Development and shall be so identified on the zoning map and comprehensive plan of the Village of Arlington Heights.

SECTION THREE: That the Site Plan and supporting plans prepared by Jerome Soltan, Architect, dated February 19, 1986, as received by the Plan Commission on April 4, 1986, and marked for identification as File 85-109, a copy of which is on file with the Village Clerk and available for public inspection, is hereby approved as the Site Plan for development of the subject property.

SECTION FOUR: That the approval of the Planned Unit Development granted by this ordinance is specifically conditioned on the following:

1. The development shall comply with all applicable ordinances of the Village of Arlington Heights, all requirements of the Illinois Department of Transportation related to improvements in Golf Road, and all requirements of agencies with jurisdiction over the sewer systems.

2. All public improvements shall be designed and constructed in accordance with "A Manual of Practice for the Design of Public Improvements," latest edition and revisions.

3. The developer and/or owner shall enter into an agreement for on-site maintenance of water and sewer mains and their appurtenances and storm water detention basin or basins, which agreement shall be recorded in the office of the Recorder of Cook County and run with the land.

4. The Subject Property shall be landscaped in accordance with plans approved by the Village Forester and Village Planner, which plans shall be in substantial conformance with the landscape plans prepared by The Sam Mormino Corporation, and dated February 12, 1986, and shall include shrubbery between the parking area and fence along the southerly property line.

5. The owner shall dedicate to the Village for roadway purposes the seven (7) feet abutting Goebbert Road on the westerly portion of the property.

6. Special Assessment #185 against the property shall be paid in full.

SECTION FIVE: That the rezoning and approval of the Planned Unit Development granted by this ordinance shall be effective for a period no longer than twelve months, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION SIX: That this ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES: JOLLY, PALMATIER, WALSH, AGRAN, RUSS, WALTON, HAKI, DUFFY, RYAN
NAYS: NONE

PASSED AND APPROVED this 5th day of May, 1986.

ATTEST:

Village President

Village Clerk

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