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LEGAL DEPARTMENT  
VILLAGE OF ARLINGTON HEIGHTS  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

Northwest  
ophthalmology

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

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WHEREAS, the Plan Commission of the Village of Arlington Heights, in Project Number 89-066, pursuant to notice, has, on November 29, 1989, conducted a public hearing on requests for preliminary and final approval of a planned unit development, rezoning of the Subject Property from R-1 One Family Dwelling District to O-T Office Transitional District and variations from Chapter 28 of the 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 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 O-T Office Transitional District the following described property:

Lot 15 in Central-Wilke Subdivision of Lot "1" in Arthur T. McIntosh and Company's First Addition to Arlington Heights Farms, a Subdivision of that part of the South West Quarter of Section 31, Township 42 North, Range 11, East of the Third Principal Meridian, lying South of Public Highway, West of East 944.93 feet of said South West Quarter in Cook County, Illinois.

and commonly known as 1602 West Central Road, Arlington Heights, Illinois.

SECTION TWO: That the Subject Property be and it is hereby designated a planned unit development, and the Zoning Map and Comprehensive Map of the Village of Arlington Heights are hereby amended accordingly. Approval is hereby given for development of the Subject Property in compliance with all applicable ordinances of the Village and in substantial conformance with the Site Plans prepared by Hundreiser, Gutowsky and Associates, Inc., dated June 5, 1989, with revisions through November 24, 1989, landscape plans prepared by James Martin Associates, Inc., dated August 25, 1989, with revisions through November 24, 1989, sanitary and storm sewer plans prepared by Elk Grove Engineering Company dated September 1, 1989, with revisions through November 22, 1989, copies of which are on file with the Village Clerk and available for public inspection.

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SECTION THREE: That the following variations from the requirements of certain provisions of Chapter 28 of the Municipal Code are hereby granted so as to permit development of the property in accordance with the plans submitted by the petitioner:

1. Release of the requirement in Section 5.1-7.2, O-T, Conditions of Use, to permit a freestanding sign in a required front yard and to permit nameplates up to ten (10) square feet.

2. Variation from Sections 5.3-4 and 10.3-1 to permit a sign in a required front yard.

3. Release of the requirement in Section 6.6-5.1, Table of Permitted Obstructions, to permit a retaining wall/fence in the front yard.

4. Variation from the requirement in Section 6.16-1, landscaping of parking lots, to permit a reduction in the required width of landscaping islands from nine feet to six feet.

5. Release from the landscaping requirement between zoning districts in Section 6.16-2 for the north side of the property.

SECTION FOUR: That the rezoning, preliminary and final approval of the planned unit development and variations granted by this ordinance are subject to compliance with the following conditions, to which the petitioner has agreed:

1. That the lighting in the rear of the parking lot shall be turned off no later than 10:00 p.m. every night, with the exception of lighting used for safety purposes.

2. The Petitioner will negotiate for a cross easement, the terms and conditions of which will be mutually agreeable with the property owners to the west, if that property is developed as an office transitional use. Consent to the cross easement will not be unreasonably withheld by the Petitioner.

SECTION FIVE: That any future amendments to this planned unit development shall also necessitate an amendment to the adjoining planned unit development located at 1600 West Central Road, passed and approved by Ordinance Number \_\_\_\_\_.

SECTION SIX: That the approval of the planned unit development granted in SECTION TWO of 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 SEVEN: This ordinance shall be in full force

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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.


AYES: WALSH, SCHROEDER, SILES, WALTON, DAY, AGRAN, JOLLY, DADAY, MAKI

NAYS: NONE

PASSED AND APPROVED this 22nd day of January, 1990.

  
Village President

ATTEST:

  
Village Clerk

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