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AN ORDINANCE GRANTING A SPECIAL USE FOR A DRIVE-THROUGH BANK FACILITY

95423545

WHEREAS, the Plan Commission of the Village of Arlington Heights, in petition number 94-036, pursuant to notice, has on April 12, 1995, conducted a public hearing on a request for a special use permit for a drive-through bank facility, located on 1515 West Dundee Road, (Wilke Road South of Dundee Road), Arlington Heights, Illinois, and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting said request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights; and

WHEREAS, the President and Board of Trustees hereby find that the proposed establishment of a drive-through bank facility in that location will be desirable for the public convenience and that such facility will be compatible with other uses in the vicinity of the site,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That a special use permit for a drive-through bank facility is hereby granted for the property legally described as:

PARCEL 1

Lot 1 in Bill Knapp's resubdivision, a resubdivision of lot 4 in Arlington Industrial and Research Center Unit 12 in part of the northwest 1/4 of section 7 township 42 north, range 11 east of the third principal meridian, according to the plat thereof recorded July 12, 1983 as Document No. 26683318 (except that part described as follows: Beginning at the southeast corner of said lot 1; thence westerly along the south line of said lot 1, 148.0 feet; thence north at right angles to said last described line, 25.00 feet; thence easterly parallel with the south line of said lot 1, 52.00 feet; thence northerly parallel with the east line of said lot 1 141.16 feet to an intersection with a line 30.00 feet as measured at right angles, southerly of and parallel with the northerly line of said lot 1; thence westerly along said last described parallel line, 66.26 feet; thence northerly at right angles to said last described line, 30.00 feet to an intersection with the northerly line of said lot 1; thence easterly along the northerly line of said lot 1, 152.00 feet to an angle point in said northerly line; thence northeasterly along the northerly line of said lot 1, 11.63 feet to the northeast corner of said lot 1, thence southerly along the east line of said lot 1, 197.00 feet to the point of beginning), in Cook County, Illinois

PARCEL 2

Easement for the benefit of parcel 1 as created by easement agreement entered into by and between LaSalle National Bank, as trustee under trust No. 53022, Dundee Wilke Venture, and Bill Knapp's Properties, Inc. dated June 21, 1983 and recorded July 12 1983 as Document No. 26684378; for ingress and egress construction, maintenance and upkeep over, upon and across the following described land: the north 17.5 feet of the west 170 of lot 2 (said 170 feet as measured on the north line of lot 2) in Bill Knapp's resubdivision, being a resubdivision of lot 4 in Arlington Industrial and Research Center Unit No. 12, being a subdivision in part of the northwest 1/4 of section 7, township 42 north, range 11, east of the third principal meridian, according to the plat thereof recorded July

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\$47.50

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13, 1978 as Document No. 24533497, in Cook County, Illinois.

PARCEL 3

Easement for the benefit of parcel 1 as created by easement agreement entered into by and between La Quinta Motor Inns, Inc., and Bill Knapp's Properties, Inc., dated May 29, 1987 and recorded April 19, 1988 as Document No. 88160821 and modified by agreement recorded September 25, 1989 as Document No. 89451627, for parking, roadways and driveways for vehicular and pedestrian traffic, upon that portion of the common area of the La Quinta Motor Parcel.

Commonly described as 1515 W. Dundee, Arlington Heights, Illinois.

P.I.N. 03-07-102-014

SECTION TWO: That a variation from Chapter 28, Section 6.16-1.2, Landscaped Islands, is hereby granted to allow single shade trees that have matured beyond 4" in diameter to remain in double islands at the end of each row of parking without the required second tree to be planted, as designated on the approved landscape plan.

SECTION THREE: That the drive-through bank facility shall be constructed in compliance with all Village Codes and in substantial conformance with the plans prepared by Cordogan Clark & Associates; consisting of a Site Plan dated March 27, 1995 with revisions through April 24, 1995 consisting of one sheet, a Landscape Plan dated March 27, 1995 with revisions through April 24, 1995 consisting of one sheet, an Elevations and Site Detail dated March 27, 1994 with revisions through April 24, 1995 consisting of one sheet, and a First Floor Plan dated March 27, 1995 with revisions through April 24, 1995 consisting of one sheet, copies of which are on file with the Village Clerk and available for public inspection.

SECTION FOUR: That the special use permit and variation granted by SECTIONS ONE and TWO of this ordinance is conditioned upon compliance with the following requirements, to which the petitioner has agreed:

1. A cross access easement and a shared parking agreement shall be recorded between the subject property and the La Quinta Inn located to the east of the property.
2. The landscape plan should be revised to be consistent with the site plan.
3. If required by staff, the petitioner will enter into an estoppel agreement for the construction of sidewalks along the perimeter of the site.
4. All lanes exiting the drive-through area shall be clearly separated with lane markings carried out to the intersection with the common drive. In addition, a right turn arrow shall be painted on to those lanes, a stop sign shall be placed somewhere along the front edge, and a "NO LEFT TURN" sign shall be added to the island on the east side of the drive-through lanes.

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- 5. The development shall comply with all applicable ordinances, regulations and policies of the Village of Arlington Heights.

SECTION FIVE: The Director of Building and Zoning of the Village of Arlington Heights be and he is hereby directed to issue permits for the alteration of the facility, herein approved, upon proper application and after compliance with 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: WALTON, HAHN, HAYES, EISENHAMMER, HETTINGER, BREYER, DADAY, MULDER

NAYS: NONE

PASSED AND APPROVED this 15th day of May 1995.

Arlene J. Mulder
Village President

ATTEST:

Alvin Corsi
Village Clerk

SPECIAL USE: PRKNT .BNK/JCF

DEPT-01 RECORDING \$25.50
T#0002 TRAM 6999 06/30/95 08:59:00
#4506 # SL *--95-423545
COOK COUNTY RECORDER
DEPT 10 PENALTY \$20.00

**LEGAL DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 South Arlington Heights Rd.
Arlington Heights, IL 60005**



**Return to:
Box 114**

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VILLAGE OF ARLINGTON
1100 S. ARLINGTON ST.
ARLINGTON, ILL. 60010

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