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**AN ORDINANCE AMENDING A
PLANNED UNIT DEVELOPMENT AND
GRANTING A SPECIAL USE PERMIT
FOR A RESTAURANT AND A VARIATION**

DEPT-09 MISC. \$25.00
008 TRAN 4918 06/09/95 10:36:00
7378 + JM *-95-371769
COOK COUNTY RECORDER
10 PENALTY \$22.00

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights has heretofore passed and approved Ordinance Number 66-087 to approve a planned unit development for the property at located at the northeast corner of Rand and Arlington Heights Roads, Arlington Heights, Illinois, on which property is located the Northpoint Shopping Center, and has, from time to time, amended the planned unit development for the property; and

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 95-002, pursuant to notice, has on March 22, 1995, conducted a public hearing on a request to further amend the planned unit development for the property to allow the construction of additional retail space on the outlot of the planned unit development, a special use permit for a sit down restaurant and a variation from Chapter 28 of the Arlington Heights Municipal Code; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have considered the report and recommendations of the Plan Commission and have determined that approval of said amendment to the planned unit development, subject to certain conditions hereinafter described, would be in the best interests of both the property owners and the Village of Arlington Heights; and

WHEREAS, the President and Board of Trustees hereby find that the proposed establishment of a restaurant 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 the planned unit development for Northpoint Shopping Center, which property is legally described as follows:

That part of the East half of the South West Quarter of Section 17 (except that part dedicated for public highway by instrument recorded July 13, 1923, in Book 175 of Plats, Page 39 as Document 8020341) lying North Easterly of Rand Road in Township 42 North, Range 11, East of the Third Principal Meridian (except the North 16 acres of the North East Quarter of said South West Quarter of said Section 17) in Cook County, Illinois, and also excepting additional right-of-way taken for roads and highways amounting to .5154 acres. also

The South West 600 feet, as measured perpendicular to the center line of Rand Road, lying South of the North 578.25 feet of that part of the East 1/4 of the South West 1/4 of Section 17 lying Northeasterly of Rand Road in Township 42 North, Range 11, East of the Third Principal Meridian (except the North 16 acres of the Northeast 1/4

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Return to:
Box 144

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

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33 South Wacker Drive
Chicago, Illinois 60601

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of said Southwest 1/4 of said Section 17) and except that part taken for roads and highways as described by documents 18292513 and 8020341 and by Case 61 C 5724 and except that part falling in Knob Hill Unit 1) in Cook County, Illinois.

P.I.N. 03-17-301-017, -019, -020, -021, -022

located at the northeast corner of Arlington Heights and Rand Roads, Arlington Heights, Illinois, is hereby amended to allow the construction of additional retail space on the outlot of the planned unit development and a special use permit for a restaurant, in substantial compliance with the preliminary engineering plan, prepared by Marchis Engineering, Ltd. dated January 27, 1995 with revisions through March 21, 1995, consisting of one sheet, building plan, prepared by prepared by Solomon, Cordwell, Buentz & Associates, dated March 16, 1995, consisting of one sheet, elevation plan, prepared by Solomon, Cordwell, Buentz & Associates, dated March 16, 1995, consisting of one sheet, tree preservation plan, prepared by Jacobs/Ryan Associates Landscape Architects, dated January 27, 1995, with revisions through March 22, 1995, consisting of sheet L-1, and landscape plan, prepared by Jacobs/Ryan Associates Landscape Architects, dated January 27, 1995 with revisions through March 22, 1995, consisting of sheets L-2 and L-3, copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That a variation from the requirements in Chapter 28, Section 6.16-1.2, Landscaping of Parking Lots, is hereby granted waiving the requirement that a second tree be planted in the double islands which are to be located at the end of each row of parking. In lieu thereof, single shade trees over four inches in diameter shall be permitted.

SECTION THREE: That the approval of the amendment to the planned unit development, special use permit and variation granted by this ordinance, is subject to the following conditions, to which the petitioner has agreed:

1. The petitioner shall install a twenty-four motion hour sensitive light to illuminate the trash area at the rear of the outlot structure.
2. The petitioner shall enter into cross-access and shared parking agreements with the shopping center owner to allow access to the new retail building and to allow parking at the shopping center.
3. The north facade of the outlot building shall be designed with sufficient detail consisting of a varied roof line, additional brick relief and additional landscaping, to soften the overall impact of the facade.
4. The landscape plans shall be revised to reflect the additional landscaping along the rear building elevation.
5. All signage for the special use and retail tenants of the outlot building shall comply with Chapter 30, Sign Regulations, of the Arlington Heights Municipal Code and shall be compatible

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with the signage throughout the shopping center.

6. In the event any of the trees to be transplanted do not survive the move, the petitioner shall replace the tree with a minimum of two four-inch caliber shade trees, which shall be subject to Village staff review.

7. The petitioner shall provide a connection for the fire suppression system to be located within one hundred feet of a Village hydrant.

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


SECTION FOUR: 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: WALTON, HAHN, HAYES, EISENBANNER, STENGREN, HETTINGER, BREYER,
DADAY, MULDER

NAYS: NONE

PASSED AND APPROVED this 1st day of May, 1995.

ATTEST:


Village Clerk


Village President

FUD:baqaibro.1

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