

UNOFFICIAL COPY

Lutheran Home, 800 W. Oakton Street
100-unit senior living facility, child & adult
day care facilities & addition to kitchen

96758448

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DEPT-03 RECORDING

925.00

790008 TRAN 6149 10/04/96 10114100

AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT AND GRANTING A VARIATION #3988 + B.J # -96-758448
COOK COUNTY RECORDER

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights has heretofore passed and approved Ordinance Number 89-007 approving a final planned unit development for the property located at 800 West Oakton Street, Arlington Heights, Illinois, on which property is located the Lutheran Home & Services for the Aged; and

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 95-036, pursuant to notice, has on July 10, 1996, conducted a public hearing on a request to amend the planned unit development, to allow the construction of a new 100-unit senior living facility, child and adult day care facilities, a 4,700 square foot addition to the kitchen 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 an amendment to the planned unit development and a variation from the zoning ordinance, subject to certain conditions hereinafter described, would be in the best interests of both the property owner and the Village of Arlington Heights,

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

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SECTION ONE: That the planned unit development for Lutheran Home & Services for the Aged, which property is legally described as follows:

The West half of the Southeast quarter of Section 19, Township 42 North, Range 11 East of the Third Principal Meridian excepting therefrom that part thereof heretofore dedicated for public streets as per Document No. 2303670 and Document No. 7867820 and except that part thereof taken for public street in that cause entitled Village of Arlington Heights, a municipal corporation, vs. Lutheran Home and Services for the Aged, a corporation, 62 CO 5215 Cook County, IL.

P.I.N. 03-18-400-002, -005

and commonly known as 800 West Oakton Street, Arlington Heights, Illinois, is hereby amended

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

RETURN TO:
BOX 111

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to allow the construction of a new 100-unit senior living facility, child and adult day care facilities, and a 4,700 square foot addition to the kitchen, in substantial compliance with the Grading Plan dated April 9, 1996 with revisions through May 17, 1996, consisting of sheet C1; the Utility Plan dated April 9, 1996 with revisions through May 17, 1996, consisting of Sheet C2; Topographic Survey dated April 9, 1996 with revisions through May 17, 1996 consisting of Sheet C3; Site Plan dated July 11, 1996 with revisions through July 18, 1996, consisting of Sheet A0-02; Vicinity Site Plan, dated February 1, 1988 with revisions through July 18, 1996, consisting of sheet A0-02A; Tree Preservation Plan, dated July 18, 1996, consisting of sheet L1; Tree Preservation Schedule, dated July 18, 1996, consisting of sheet L1.A; Landscape Plan, dated May 21, 1996, consisting of sheets L2, L3 and L4; all of which were prepared by BRW Elson Architects, Inc., copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That a variation from Chapter 28, Section 11.4, Schedule of Parking Requirements, is hereby granted to allow a reduction in the minimum number of parking spaces.

SECTION THREE: That the approval of the amendment to the planned unit development and variation are subject to the following conditions, to which the petitioner has agreed:

1. The screening that was to be provided along Ridge Avenue (the east side of the property) when the future parking lot is developed shall instead be done at this time.
2. Deliveries shall be limited to weekdays, between the hours of 7:00 a.m. and 6:00 p.m.
3. If, upon the determination of Village staff, on-site parking becomes a problem, the petitioner shall be required to construct land banked parking spaces on the east side of the property within 90 days of notification.
4. The layout and location of the annual outdoor festivals and activities held by the petitioner shall be in substantial conformance with the 1996 Fall Festival plans in which the festivities are to be located on the south side of the Olson Pavilion stretching to the west end of the property.
5. The development shall comply with all applicable ordinances, policies and regulations of the Village of Arlington Heights.

SECTION FOUR: Except as amended by this ordinance, the provisions of Ordinance Numbers 71-104, 76-021, 79-011, 88-093 and 89-007, shall remain in full force and effect.

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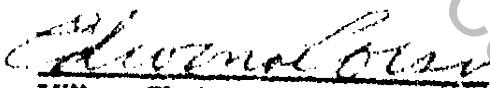
SECTION FIVE: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded in the office of the Recorder of Cook County, Illinois.

AYES: HAHN, STENGREN, HAYES, WALTON, EISENHAMMER, HETTINGER, BREYER,
DADAY, MULDER
NAYS: NONE

PASSED AND APPROVED this 19th day of August, 1996.

ATTEST:


Village President


Village Clerk

FOR CLERK AND

Property of Cook County Clerk's Office

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