

# UNOFFICIAL COPY

Registry Square Townhouses  
103 W. Sigwalt Street, 12 3-story townhouses

DEPT-01 RECORDING 627.00  
160008 TRAN 2840 02/05/97 11:11:00  
#3649 #BJ #-97-084041  
COOK COUNTY RECORDER

97084041

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

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 96-001, pursuant to notice, has on July 24, 1996 and August 7, 1996, conducted public hearings on a request for rezoning to a R-7 Multiple Family Dwelling District, preliminary approval of a planned unit development and variations from certain provisions of Chapter 28 of the Municipal Code for property located at 103 West Sigwalt Street, Arlington Heights; 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 a R-6 Multiple Family Dwelling District, to an R-7 Multiple Family District, the following described property:

A tract of land described as follows: beginning at a point on the North line of the West half of the Northwest quarter of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian, 2.40 chains West from the Northeast corner of the West half, running thence West 2.40 chains, thence South along the center of road 97 feet thence East 2.40 chains, thence 97 feet to the point of beginning (except those parts taken or used for streets), in Cook County, Illinois.

also

A tract of land described as follows: beginning at a point on the North line of the West half of the Northwest quarter of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian, 2.40 chains West from the Northeast corner

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

RETURN TO:  
BOX 111

96-056

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of said West half thence West 2.40 chains thence South along the center of road 159 feet thence East 2.40 chains thence North 159 feet to the point of beginning (except the North 97 feet thereof and except that part taken or used for the street) in Cook County, Illinois.

P.L.N. 03-32-103-002-0000

commonly described as 103 West Sigwalt Street, located at the southeast corner of Sigwalt Street and Evergreen Avenue, Arlington Heights, Illinois.

**SECTION TWO:** That the property rezoned in SECTION ONE of this ordinance (the Subject Property) be and it is hereby designated as 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 with a development of 12 three-story townhouses, in substantial compliance with the following plans submitted by the petitioner: site plan, dated July 24, 1996 with revisions through September 10, 1996, consisting of sheet A1.0; landscape plan, dated March 28, 1996 with revisions through September 10, 1996 consisting of sheet A1.1; lower level plan, dated May 13, 1996 with revisions through September 10, 1996, consisting of sheet A2.1; first floor plan, May 13, 1996 with revisions through September 10, 1996, consisting of sheet A2.2; second floor plan dated May 13, 1996 with revisions through September 10, 1996, consisting of sheet A2.3; elevation plan, dated May 14, 1996 with revisions through September 10, 1996, consisting of sheets A3.0, A3.1 and A3.2 all of which have been prepared by Kirk + Partners, Inc.; and concept plan dated June 6, 1996 with revisions through September 10, 1996, consisting of one sheet, prepared by Harrington & Associates, Inc.; copies of which are on file with the Village Clerk and available for public inspection.

**SECTION THREE:** That variations from the requirements of certain provisions of the Municipal Code are hereby granted so as to permit development of the Subject Property in accordance with the plans approved in SECTION TWO of this ordinance, which variations are as follows:

1. A reduction in the minimum front yard requirement as set forth in Section 28-5.3-4, Required Minimum Yards, from 25 to 6.5 feet.
2. A reduction in the minimum side yard requirement as set forth in Section 28-5.3-4.3, Side Yards, from 12.5 to 6.4 feet for a reverse corner lot.
3. A reduction in the minimum side yard requirement as set forth in Section 28.5.3-4, Required Minimum Yards, from 13.8 feet to 1 foot.
4. A reduction in the minimum rear yard setback as set forth in Section 28-5.3-4, Required Minimum Yards, from 30 to 6.4 feet.

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5. An increase in the percentage of maximum building coverage as set forth in Section 28-5.3-5, Floor Area Ratio Building Coverage and Building Height, from 45 to 63 percent.

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

1. The courtyard shall be constructed of brick pavers in lieu of the proposed stamped concrete.

2. The southern facade shall consist primarily of face brick similar to the other exterior facades of the building, all elevations shall be dimensioned and all building materials labeled. Windows shall be provided on the west elevations of the garage facing Evergreen Avenue.

3. No mechanical equipment shall be located along Sigwalt Street or Evergreen Avenue and all mechanical equipment on site shall be screened as required by Code.

4. The petitioner shall comply with all Engineering and Public works issues regarding utilities and storm water management during final engineering.

5. A plat of consolidation shall be recorded.

6. The developer shall be required to pay its fair share for the installation of a municipal street lighting system on Evergreen Avenue.

7. Pursuant to Section 29-401 of the Arlington Heights Municipal Code, the petitioner shall be required to make cash contributions in lieu of land for the park and school districts.

8. The Covenants, Codes and Restrictions (CC&Rs) shall be revised as follows:

a. A provision notifying all future residents of the possible development of high-rise mixed use developments of an urban nature to the north; commercial development to the east, and mid-rise residential to the south as outlined in the Village of Arlington Heights Comprehensive Plan, Zoning Ordinance, Central Business District Master Plan, and as may be approved by the Village of Arlington Heights.

b. The garages shall be used for the storage of operable vehicles only.

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No other storage or activities may be conducted within the garages to prevent the parking of two cars in the garages.

c. All references to garbage storage in common dumpsters shall be removed as all refuse shall be picked up at each of the individual units.

9. The development shall comply with all applicable ordinances of the Village of Arlington Heights.

SECTION FIVE: That the approval of the preliminary plan granted in SECTION TWO of this ordinance shall continue in effect for a period of 12 months from the approval of this ordinance, during which period the petitioner may submit to the Plan Commission, the materials required by the Zoning Ordinance for final approval of the planned unit development.

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 and shall be recorded by the Village Clerk in the office of the Recorder of Cook County.

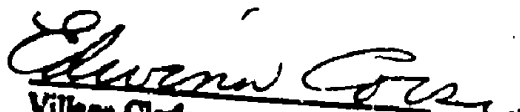
AYES: STENGREN, TAYLOR, EISENHARDT, MEYER, DADAY, MULDER

NAYS: HETTINGER, HARRIS

PASSED AND APPROVED this 7th day of October, 1996.

  
Village President

ATTEST:

  
Village Clerk

FUD:R3388CY.809

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5. The petitioner shall provide the Village with additional information concerning parking demand for the proposed use.

6. The petitioner shall comply with all Engineering and Public Works comments.

7. The proposed development shall comply with all applicable conditions of previously adopted ordinances related to the site.

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

SECTION FIVE: That 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: DADAY, METTINGER, HAYES, EISENHARTER, HARR, STENGREN, BREYER, WELLS

NAYS: NONE

PASSED AND APPROVED this 2nd day of December, 1996.

  
Village President

ATTEST:

  
Village Clerk

SPECIAL AGENT: JBOF:KRS

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