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Arlington Lakes Professional Center
1614-1628 West Central Road

DEPT-01 RECORDING

\$27.00

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T30008 TRAM 2840 02/05/97 11:11:00

43650 # B.J # -97-084042

COOK COUNTY RECORDER

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

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights has heretofore passed and approved Ordinance Number 80-114, to approve a planned unit development for the property located at 1614-1628 West Central Road, Arlington Heights, Illinois, on which property is located the Arlington Lakes Professional Center; and

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 96-005, pursuant to notice, has on October 9, 1996, conducted a public hearing on a request to amend the planned unit development to include the adjacent lot located to the west, rezone the western portion of the planned unit development to an O-T Office Transitional District and variations from certain provisions of 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, rezoning and variations, 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:

SECTION ONE: That the Planned Unit Development for Arlington Lakes Professional Center, which property is legally described as follows:

Lot 1 in Emily's Re subdivision of Lots 10, 11 and 12; and Lot 9 in Central-Wilke Subdivision of Lot 1 in Arthur T. Macintosh and Company's First Addition to Arlington Heights Farms, a subdivision of that part of the Southwest quarter of Section 31, Township 42 North, Range 11, East of the Third Principal Meridian, lying South of the public highway and West of the East 944.93 feet of said Southwest quarter, in Cook County, Illinois.

**RETURN TO:
BOX 111**

P.I.N. 03-31-302-009, -019

96-06427

Property of Cook County

Clerk's Office

97084042

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

96-064

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and commonly known as 1614-1628 West Central Road, Arlington Heights, Illinois, is hereby amended to include the lot located to the west of the planned unit development, in substantial compliance with: 1) the site plan prepared by FEI Architects, P.C., dated June 27, 1996 with revisions through October 8, 1996, consisting of sheet A-1; 2) the engineering plan prepared by CE Design, dated July 19, 1996 with revisions through September 6, 1996, consisting of one sheet; and 3) the tree preservation plan prepared by Clearidge Arlington Associates, dated October 4, 1996, consisting of sheets L-1 and L-2, copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That the zoning ordinance of the Village of Arlington Heights be and is hereby amended by reclassifying from an R-1 Single Family District to an O-T Office Transition District, the following described property:

Lot 9 in Central-Wilke Subdivision of Lot 1 in Arthur T Macintosh and Company's First Addition to Arlington Heights Farms, a subdivision of that part of the Southwest quarter of Section 31, Township 42 North, Range 11, East of the Third Principal Meridian, lying South of the public highway and West of the East 944.93 of said Southwest quarter, in Cook County, Illinois.

P.L.N. 03-31-302-009

and commonly described as 1628 West Central Road, Arlington Heights, Illinois.

SECTION THREE: The following variations from the requirements of certain provisions in Chapter 28 of the Arlington Heights are hereby granted:

1. A variation from Section 28-11.2-7, Parking Stall Size, to allow a reduction in the size of the parking stalls from 18 to 17 feet.
2. A variation from Section 28-11.7, Schedule of Loading Requirements, to waive the requirement for a loading dock.

SECTION FOUR: That the approval of the amendment to the planned unit development, amendment to the zoning ordinance and variations are subject to the following conditions, to which the petitioner has agreed:

1. That all drainage plans shall be reviewed by the Engineering Department to ensure that the direction of the drainage shall not adversely affect the existing drainage problems to the property located to the north of the planned unit development.
2. The petitioner shall be required to amend the planned unit development for approval of the plans for any future building on the site.
3. A perpetual and reciprocal cross-access easement agreement shall be required for the property located along the eastern property line, to allow access for the property to the east. Said agreement shall include terms for shared parking.

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4. The site plan shall be revised to include a curb line along the western property line, creating a 1.5 foot overhang for the parking spaces located along the property line to the north of the proposed future building.

5. The area identified as the proposed building footprint shall be maintained as a landscaped area until such time that a building permit has been issued for the proposed building.

6. The petitioner shall be required to comply with all engineering and public works comments at the time of final engineering.

7. The petitioner shall be required to sign an estoppel agreement for street lighting.

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

SECTION FIVE: Except as amended by this ordinance, the provisions of Ordinance Number 80-114 shall remain in full force and effect.

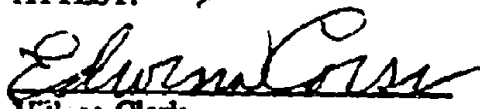
SECTION SIX: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded in the office of the Recorder of Cook County, Illinois.

AYES: WALTON, DADAY, BAYES, HAEN, EISENHAMMER, HETTINGER, BREYER, MULLER

NAYS: NONE

PASSED AND APPROVED this 4th day of November, 1966.

ATTEST:


Village Clerk


Village President

3/11/2016 10:52 AM

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