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Cook County Recorder 25.00

Annex of Arlington Shopping Center
SW corner of Arlington Heights and Rand Roads



**AN ORDINANCE GRANTING FINAL
APPROVAL OF A PLANNED UNIT DEVELOPMENT**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights, have heretofore passed and approved Ordinance Number 99-014, rezoning a parcel to the B-2 General Business District, granting preliminary approval of a planned unit development and plat of subdivision, two special use permits for restaurants and a special use permit for a monopole antenna, and variations from Chapter 28 of the Arlington Heights Municipal Code, for the property located at the southwest corner of Arlington Heights and Rand Roads, Arlington Heights, Illinois; and

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 98-020, has on March 24, 1999, approved the final planned unit development; and

WHEREAS, the President and Board of Trustees have determined that granting final approval of the planned unit development, subject to certain conditions set forth in Ordinance Number 99-014, 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 final approval of the planned unit development for the Annex of Arlington Shopping Center, preliminarily approved by Ordinance Number 99-014, is hereby granted for the following legally described property:

Parcel 1: That part of the West half of the Southwest quarter of Section 17 and the East half of the Southeast quarter of Section 18, lying Southwesterly of the centerline of Rand Road, all in Township 42 North, Range 11 East of the Third Principal Meridian described as follows: commencing at the most Southwesterly corner of Lot 2 in Hardee's Subdivision, being a subdivision of parts of the West half of the Southwest quarter of said Section 17, and the East half of the Southeast quarter of said Section 18, lying Southwesterly of the centerline of Rand Road, according to the plat thereof recorded July 16, 1986, as Document No. 86297345,

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

**RETURN TO:
BOX 111**

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99-025 DP

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said point being on a line 900 feet North of and parallel with the South line of the East half of the Southeast quarter of said Section 18, a distance of 90.69 feet West of the East line of the Southeast quarter of said Section 18; thence North 42 degrees, 02 minutes, 18 seconds East along the West line of said Lot 2, a distance of 120.00 feet for a place of beginning; thence North 03 degrees, 44 minutes, 40 seconds West 142.00 feet; thence North 02 degrees, 08 minutes, 16 seconds East 127.88 feet; thence North 42 degrees, 02 minutes, 18 seconds East 48.00 feet to a point on the West line of said Lot 2; thence South 47 degrees, 57 minutes, 42 seconds East along the West line of Lot 2 for a distance of 183.80 feet to a bend point of said Lot 2; thence South 42 degrees, 02 minutes, 18 seconds West along the West line of said Lot 2 for a distance of 245.13 feet to the place of beginning; said parcel of land herein described contains 0.640 acres, more or less, in Cook County, Illinois.

Parcel 2: That part of Lot 2 in Hardee's Rand Road Subdivision, being a subdivision of parts of the West half of the Southwest quarter of Section 17 and the East half of the Southeast quarter of Section 18, lying Southwesterly of the centerline of Rand Road, all in Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded July 16, 1986 as Document No. 86297345 described as follows: Beginning at the most Southwesterly corner of said Lot 2, said point being on a line 900 feet North of and parallel with the South line of the East half of the Southeast Quarter of said Section 18, 90.69 feet West of the East line of the Southeast quarter of said Section 18, thence North 42 degrees, 02 minutes, 18 seconds East along the Westerly line of said Lot 2, for a distance of 354.43 feet; thence South 31 degrees, 32 minutes, 09 seconds East 157.43 feet; thence South 47 degrees, 57 minutes 53 seconds East 194.53 feet to a point on the Southerly line of said Lot 2; thence North 89 degrees, 46 minutes, 28 seconds West along the Southerly line of said Lot 2 for a distance of 373.47 feet to a bend point on the Southerly line of said Lot 2, said point being on the West line of the Southwest quarter of said Section 17, thence South 89 degrees 49 minutes 58 seconds West along the Southerly line of said Lot 2 for a distance of 90.69 feet to the place of beginning; said parcel of land herein described contains 1.304 acres, more or less, in Cook County, Illinois.

All that part of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 42 North, Range 11 East of the Third Principal Meridian lying South of Rand Road described as follows:

Beginning at a point on the centerline of Rand Road that is 450 feet Northwesterly of the intersection of said line with the East line of the said West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 17, said intersection being 936.53 feet North of the South line of said Section; thence Southeasterly 615.58 feet to a point in a line 775 feet North of and parallel with the South line of said Section and 568.75 feet East of the West line of said West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section; thence East along the North line of the South 775 feet of said Section to the West line of the East 375 feet of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ aforesaid; thence South along said West line to the North line of the South 650.53 feet of said West $\frac{1}{2}$ of the

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Southwest $\frac{1}{4}$; thence East along said North line 375 feet to the East line of said West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$; thence North along said East line to the point of beginning, excepting therefore all that part thereof taken for Rand Road and Arlington Heights Road, all in Cook County, Illinois.

P.I.N. 03-17-302-018, -019, -020, -042, -054, -055, -056, -064, -074

commonly described as the southwest corner of Arlington Heights and Rand Roads, Arlington Heights, Illinois.

SECTION TWO: That the final approval of the planned unit development granted by this ordinance is subject to the condition that the petitioner shall receive final engineering approval, to which the petitioner has agreed.

SECTION THREE: That the approval of the planned unit development granted in SECTION ONE of this ordinance shall be effective for a period no longer than 24 months from the date of this ordinance, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

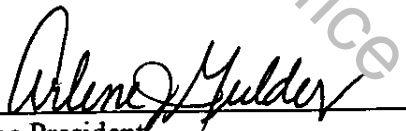
SECTION FOUR: The Director of Building and Zoning is hereby authorized to issue a permit upon proper application, in accordance with the provisions of this ordinance and all applicable ordinances of the Village of Arlington Heights.

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 by the Village Clerk in the office of the Recorder of Cook County, Illinois.

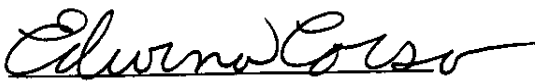
AYES: WALTON, GUAGLIARDO, HAYES, HAHN, STENGREN, HETTINGER, KUCERA, DADAY, MULDER

NAYS: NONE

PASSED AND APPROVED this 5th day of April, 1999.


Village President

ATTEST:


Village Clerk

PUD:ANNEX OF ARLINGTON FINAL PUD