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Cook County Recorder 27.00



**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 87-094, to approve a planned unit development for the property located at the southwest corner of Wilke and Rand Roads, Arlington Heights, Illinois, on which property is located The Pointe Apartment Complex; and

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 98-012, pursuant to notice, has on March 10, 1999, conducted a public hearing on a request to amend the planned unit development to allow the development of Lot 1, to rezone Lot 1 of the planned unit development to a B-2 General Business District and for 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 the 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 The Pointe Apartment Complex, which is legally described as follows:

Lot 5 in George Kirchoff's Estate Subdivision of part of Sections 12 and 13, Township 42 North, Range 10, East of the Third Principal Meridian, and Sections 7 and 18, Township 42 North, Range 11, East of the Third

**RETURN TO:
BOX 111**

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

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Principal Meridian; except that part lying South of the North line of the Commonwealth Edison Company right-of-way said North line being described as follows: beginning at a point in the West line of said Section 7 that is 17.82 feet North of the Southwest corner of said Section 7 and the Southwest corner of said Lot 5, said point being the Northeast corner of said Section 13, extended East, a distance of 174.00 feet to an angle point; thence Southeasterly to a point on the North line of Lot 8 in George Kirchoff's Estates Subdivision, aforesaid, which is 370.30 feet West of the Northeast corner of said Lot 8 (as measured along said North line thereof); thence East along the North line of said Lot 8 for a distance of 370.30 feet to the Northeast corner of said Lot 8, also except that part thereof bounded and described as follows: beginning at a point in the West line of said Section 7 that is distant 17.82 feet North of the Southwest corner of said Section 7 and the Southwest corner of said Lot 5, said point being the Northeast corner of said Section 13; thence North along the West line of said Section 7, being also the West line of said Lot 5, for a distance of 1649.08 feet to the point of intersection of said West line with the Northwesterly extension of the Southwesterly line of Rand Road as the same is now located and established; thence Southeasterly along said Southerly line of Rand Road for a distance of 265.92 feet; thence Westerly along a straight line for a distance of 28.28 feet to a point on a line drawn perpendicular to said center line of Rand Road from a point thereon that is distant 298.00 feet Southeasterly of the West line of said Section 7 (as measured along said center line), said point on the perpendicular line being distant 70.00 feet Southwesterly of said center line of Rand Road (as measured along said perpendicular line); thence Southwesterly along said line drawn perpendicular to the center line of Rand Road, for a distance of 83.02 feet to a point that is distant 96.00 feet East of the West line of said Section 7, as measured perpendicular to said West line from a point thereon that is 320.94 feet South of said center line of Rand Road; thence South along a line parallel to and 96.00 feet East of the West line of said Section 7, for a distance of 195.06 feet; thence Southwesterly along a straight line for a distance of 535.57 feet to a point that is distant 55.00 feet East of the West line of said Section 7, as measured perpendicular to said West line from a point thereon that is 669.21 feet North of the Northeast corner of said Section 13; thence South along a line parallel to and 55.00 feet East of the West line of said Section 7, for a distance of 669.21 feet to a point on the North line of said Section 13, extended East, thence West along the North line of said Section 13, extended East, for a distance of 55.00 feet to the point of beginning, excepting therefrom all that part thereof falling in Randhaven Lane as dedicated by Plat of Dedication recorded July 30, 1974 as Document No. 22797785, in Cook County, Illinois.

P.I.N. 03-07-301-003, -004, -005

and commonly known as Route 53 and Rand Road, Arlington Heights, Illinois, is hereby amended to allow the development of Lot 1 of the planned unit development in substantial compliance with the following plans prepared by Crossroads Design, Inc.: 1) site plan, dated November 3, 1998 with revisions through February 22, 1999, consisting of sheet A1; 2) floor plan, dated November 3, 1998 with revisions through February 22, 1998, consisting of sheet A2; Elevation Plans, dated November 3, 1998 with revisions through March 22, 1999, consisting of sheet A3; Directional and Ground Sign and Building Sections, dated November 3, 1998 with revisions through March 22, 1999, consisting of sheet A4; Roof Plan, dated November 3, 1998 with revisions through February 18, 1999, consisting of sheet A5; Preliminary Engineering Plan, prepared by Northwestern Engineering Consultants, P.C., dated December 30, 1998 with revisions through February 22, 1999, consisting of sheet PEI; and Conceptual Landscape Plan, prepared by Camiros, dated February 24, 1999, consisting of one sheet, 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 it is hereby amended by reclassifying from an R-6 Multiple Family Dwelling District to a B-2 General Business District, the following described property:

Lot 1 in the point being a resubdivision of part of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded November 4, 1988 as Document 88511318 in Cook County, Illinois.

P.I.N. 03-07-301-003

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

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

1. A variation from Section 28-11.7, Schedule of Loading Requirements, to allow a reduction in the number of loading berths required from three to one.
2. A variation from Section 28-5.2, Minimum Areas for Zoning Districts, to allow a reduction in the minimum area required from 174,240 square feet to 141,903 square feet.

SECTION FOUR: That the approval of the amendment to the planned unit development, amendment to the zoning ordinance and variations from Chapter 28 of the Arlington Heights Municipal Code are subject to the following conditions, to which the petitioner has agreed:

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1. The Petitioner shall address all Engineering, Public Works, and Building and Zoning comments prior to final approval.

2. Phase II Improvements shall require Plan Commission review and Village Board approval.

3. Because the top of the building will be visible to passing traffic on Route 53, the screening of the rooftop equipment shall be at least as tall as the rooftop equipment.

4. The Petitioner shall fully comply with all Federal, State and Village policies, regulations and codes.

SECTION FIVE: Except as amended by this ordinance, the provisions of Ordinance Number 87-094 shall remain in full force and effect.

SECTION SIX: That the approval of the amendment to 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.

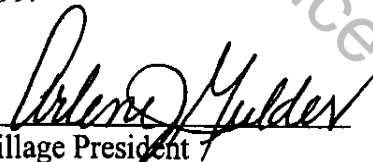
SECTION SEVEN: The Director of Building and Zoning is hereby authorized to issue a permit upon proper application, in accordance with the provisions of this ordinance and all applicable ordinances of the Village of Arlington Heights.

SECTION EIGHT: 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, DADAY, HAYES, GUAGLIARDO, STENOREN, HETTINGER, KUCERA, MULDER

NAYS: NONE

PASSED AND APPROVED this 19th day of April, 1999.


Village President

ATTEST:


Village Clerk

PUD: walter e. smith