

**AN ORDINANCE GRANTING A LAND USE VARIATION**  
**AND A VARIATION FROM CHAPTER 28 OF**  
**THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on July 11, 2018, pursuant to notice, the Plan Commission conducted a public hearing on the application of James Cazares, (“Petitioner”) for a land use variation to allow a 62 room hotel in an M-2 Limited Heavy Manufacturing District and for a variation from Chapter 28 of the Arlington Heights Municipal Code for the property located at 519 W Algonquin Rd, Arlington Heights Illinois; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and a variation from the Zoning Ordinance for the subject property; and

WHEREAS, the President and Board of Trustees, having considered the report and recommendation of the Plan Commission, have determined that authorizing and granting said request, 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 a land use variation is hereby granted to permit a 62 room hotel in an M-2 Limited Heavy Manufacturing District at the property legally described as:

Lot 1 and Lot 2 in Donald Larson’s Resubdivision of part of Lot 7 in the Resubdivision of Joseph A Barne’s Farm in Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on September 22, 1967 as Document LR 2349338 in Cook County, Illinois.

PIN 08-16-103-008, -009

commonly described as 519 W Algonquin Rd, Arlington Heights, Illinois, in compliance with the following plans submitted by the Petitioner:

The following plans have been prepared by Enrique Castel, Architect:

**Landscape Plan**, dated May 4, 2018 with revisions through June 13, 2018, consisting of one sheet;  
**Demolition Site Plan**, dated May 4, 2018, consisting of one sheet;  
**Proposed Site Plan**, dated May 4, 2018 with revisions through June 13, 2018, consisting of one sheet;  
**Proposed Basement Plan**, dated May 4, 2018, consisting of two sheets;  
**Proposed First Floor Plan**, dated May 4, 2018, consisting of two sheets;  
**Proposed Second-Eighth Floor Plan**, dated May 4, 2018, consisting of one sheet;  
**Demolition Roof/Proposed Roof Plan**, dated May 4, 2018, consisting of one sheet;  
**Demolition-North (Front) Elevation/Proposed North (Front) Elevation**, dated May 4, 2018, consisting of one sheet;  
**Demolition-West Elevation/Proposed West Elevation**, dated August 8, 2017/May 4, 2018, consisting of one sheet;  
**Existing South (Rear) Elevation/Proposed South (Rear) Elevation**, dated May 4, 2018, consisting of one sheet;  
**Demolition East Elevation/Proposed East Elevation**, dated May 4, 2018, consisting of one sheet;  
**Proposed Building Section**, dated May 4, 2018, consisting of one sheet;

The following plans dated June 5, 2017 with revisions through August 8, 2018, have been prepared by Ridgeline Consultants LLC:

**Existing Condition and Demolition Plan**, consisting of one sheet;  
**Preliminary Grading Plan**, consisting of one sheet;  
**Preliminary Utility and Site Plan**, consisting of one sheet;  
**Truck Turning Exhibit**, consisting of one sheet,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That a variation is hereby granted from Chapter 28, Zoning Regulations, Section 10.4-5, Schedule of Parking Requirements, to allow a reduction from the required number of on-site parking spaces from 175 spaces to 171 spaces.

SECTION THREE: That the land use variation and variation from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The property owner shall maintain the existing agreements for overflow parking on the Brite-O-Matic site (527 W. Algonquin Rd) and the Hand and Shoulder Associates site (515 W. Algonquin Rd). Should these agreements be adjusted or terminated, the property owner shall inform the Village within 30 days and must secure comparable alternative overflow parking agreements to the satisfaction of the Village. If comparable alternatives cannot be secured within 30 days, the Petitioner shall not schedule events to the 377-occupant capacity and shall work with

staff to come with a suitable banquet hall occupant limit for events at the facility. Additionally, the Petitioner shall minimize overlapping bookings at both the hotel and banquet hall.

2. The property owner shall continue to provide on-site valet parking and shall provide airport shuttle services for guests at the hotel.

3. The Petitioner shall remove all three exterior storage containers located in the three parking spaces adjacent to the loading area on the eastern side of the building. All spaces on the subject property shall be kept free of storage and made available for parking.

4. All dumpsters shall be kept within a code-complaint dumpster enclosure and shall only be placed outside during trash collection times. Once trash has been collected, the dumpsters shall be promptly relocated back inside an enclosure.

5. The ten proposed bicycle parking spaces shall be relocated to a paved surface.

6. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

SECTION FOUR: That the Director of Building of the Village of Arlington Heights is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION FIVE: 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:

NAYS:

PASSED AND APPROVED this 20th day of August, 2018.

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Village President

ATTEST:

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Village Clerk