

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE VILLAGE OF ARLINGTON HEIGHTS AND
GRANTING A VARIATION FROM CHAPTER 28 OF
THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on October 24, 2018, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition No. 18-019, conducted a public hearing on a request to rezone the property located at 3650 N Wilke Rd, Arlington Heights, Illinois from an M-1 Research, Development and Light Manufacturing District to a B-3 General Service, Wholesale and Motor Vehicles District and for a variation from Chapter 28 of the Arlington Heights Municipal Code; 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 request, 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 an M-1 Research, Development and Light Manufacturing District to a B-3 General Service, Wholesale and Motor Vehicles District, the following described property:

Lot 2 in 31 Park of Commerce, being a resubdivision of Lot 31 in 53 Park of Commerce being a subdivision of part of Government Lots 1 and 2 in the West ½ of Section 6, Township 42 North, Range 11 and the East ½ of the Southeast ¼ of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1988, as Document 88530811, in Cook County, Illinois.

PIN 02-01-401-021-0000

commonly described as 3650 N Wilke Rd, Arlington Heights, Illinois, in substantial conformance with the following plans:

The following plans dated August 27, 2018 with revisions through October 10, 2018, have been prepared by RTM Engineering Consultants:

- Title Sheet**, consisting of sheet C0;
- Demolition Plan**, consisting of sheet C1;
- Site Plan**, consisting of sheet C2;
- Grading Plan & Drainage Plan**, consisting of sheet C3;
- Turning Exhibit**, consisting of sheet T1;

The following plans have been prepared by Design Perspectives, Inc.:

- Existing Landscape Conditions**, dated June 13, 2018 with revisions through August 24, 2018, consisting of sheet EX-100;
- Landscape Plan**, dated June 13, 2018 with revisions through October 10, 2018, consisting of sheet LP-100;
- Planting Details**, dated June 13, 2018 with revisions through August 24, 2018, consisting of sheet LP-500;

1st Floor Plan & Mezzanine Floor Plan, prepared by Napleton Automotive Group, dated August 21, 2018 with revisions through October 12, 2018, consisting of sheet A1.0;

Photometric Plan, prepared by CBMC Lighting Solutions, dated July 17, 2018, consisting of one sheet,

copies of which are on file and available for public inspection in the Village Clerk's office.

SECTION TWO: That a variation is hereby granted from Section 6.12-1, Traffic Engineering Approval-For Projects Requiring Plan Commission Review, Chapter 28, Zoning Regulations, of the Arlington Heights Municipal Code, waiving the requirement for a traffic and parking study by a qualified professional engineer.

SECTION THREE: That the amendment from the Zoning Ordinance and variation from Chapter 28 of the Arlington Heights Municipal Code, are hereby subject to the following conditions to which the Petitioner has agreed:

1. Outdoor storage of automobiles receiving any major automobile repair shall be prohibited.
2. The Petitioner shall comply with all Federal, State and Village codes, regulations and policies.

SECTION FOUR: That the Director of Building & Life Safety of the Village of Arlington Heights is hereby directed to issue permits, 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 3rd day of December, 2018.

ATTEST:

Village President

Village Clerk

MISCORD: Amend zoning ordinance – Napleton Repair Facility