

**AN ORDINANCE GRANTING A
SPECIAL USE PERMIT FOR AN AUTO SERVICE
STATION WITH A CONVENIENCE STORE
AND VARIATIONS FROM CHAPTER 28 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on February 13, 2019, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 18-026, conducted a public hearing on a request for a special use permit for an auto service station with a convenience store and variations from the Zoning Ordinance for the property located at 1650 W Algonquin Rd, Arlington Heights, Illinois, which property is located in a B-2 General Business District; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting the request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights; and

WHEREAS, the President and Board of Trustees hereby find that the proposed establishment of an auto service station with a convenience store in that location will be desirable for the public convenience and that such facility will be compatible with other uses in the vicinity of the site,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That a special use permit for an auto service station with a convenience store in a B-2 General Business District is hereby granted for the property legally described as:

Lot 35 in Chante' Claire Subdivision, being a subdivision of part of Section 8, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat of said subdivision recorded on October 20, 1968 as Document No. 20661961, in Cook County, Illinois.

and commonly described as 1650 W Algonquin Rd, Arlington Heights, Illinois.

SECTION TWO: That the following variations from Chapter 28 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Section 10.2-9, Access, to allow a reduction in the required driveway entrance width from 37 feet to 36 feet.

2. A variation from Section 10.2-8, related to required drive aisle widths, to allow a reduction in the required drive aisle width from 24 feet to 23 feet.

SECTION THREE: That the auto service station with a convenience store shall be constructed in compliance with all Village Codes and in substantial conformance with the following plans submitted by the Petitioner:

The following plans dated December 7, 2018 with revisions through January 30, 2019, have been prepared by Ilekis Architects + Planners:

Cover Sheet, Drawing Index and Project Info., consisting of sheet G0.00;
Site Key Plan, consisting of sheet AS1.00;
Site Plan, consisting of sheet AS1.01;
Fire Truck Travel Path, consisting of sheets AS1.01A and AS1.01B;
Site Details, consisting of sheets AS1.02 and AS1.03;
Floor Plan, consisting of sheet A1.01;
Roof Plan, consisting of sheet A2.01;
Exterior Elevations and Schedule, consisting of sheet A3.01;
Exterior Color Elevations and Schedule, consisting of sheet A3.02;
3D Views, consisting of sheet A3.03;
Fuel Canopy Elevations, consisting of sheet A3.04;
Photometric Plan, consisting of sheet PH1.01;
Photometrics Schedule, consisting of sheet PH1.02;

The following plans dated December 7, 2018 with revisions through January 31, 2019, have been prepared by LG Workshop, LLC:

Tree Protection and Removal Plan, consisting of sheet L-1;
Landscape Plan, consisting of sheet L-2;
Details and Notes, consisting of sheet L-3;

The following plans dated December 7, 2018 with revisions through January 30, 2019, have been prepared by Waterman Engineering Resources, LTD:

Cover Sheet, consisting of sheet C-1;
Geometric Plan, consisting of sheet C-2;
Grading and Utility Plan, consisting of sheet C-3;
Project Details and Specifications, consisting of sheet C-4;
MWRD Specifications, consisting of sheet C-5;
Project Details, consisting of sheet C-6;
IDOT Details, consisting of sheet C-7,

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

SECTION FOUR: That the special use permit and variations 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. If the Village determines that ingress/egress into and out of the subject property utilizing the access point along New Wilke Road becomes problematic, the Petitioner shall work with the Village to address this problem through the gradual implementation of various strategies to restrict problematic access along New Wilke such as signage and striping to limit left turns into and out of the site during peak times. Ultimately, if the Village determines that previous measures to address concerns have not addressed any such concerns, the Village has the authority to restrict full access along New Wilke Road, which will require the property owner to install a right-in/right-out mountable median at this access point.

2. At the request of the Village, the Petitioner shall grant and cause to be recorded an access easement that provides two-way cross access to the property to the east, which shall only be required if and when the Taco Bell property provides reciprocal access to the subject property.

4. Deliveries and trash collection shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

5. Compliance with the January 8, 2019, motion from the Design Commission shall be required.

6. Illinois Department of Transportation review and approval shall be required.

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

SECTION FIVE: That the Director of Building & Life Safety of the Village of Arlington Heights is 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 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 by the Village Clerk in the Office of the Recorder of Cook County, Illinois.

AYES:

NAYS:

PASSED AND APPROVED this 18th day of March, 2019.

ATTEST:

Village President

Village Clerk