

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

WHEREAS, on February 27, 2019, pursuant to notice, the Plan Commission conducted a public hearing on the application of DRA Properties, LLC, ("Petitioner") for a land use variation to allow a commercial antenna within an R-1 One Family Dwelling District and variations from Chapter 28 of the Arlington Heights Municipal Code for the property located at 1122 W Rand Rd, Arlington Heights Illinois; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and variations 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 commercial antenna within an R-1 One Family Dwelling District at the property legally described as:

That part of Lot 1 of the American Lutheran Church Subdivision Unit One being a subdivision in Section 8, Township 42 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois.

PIN 03-18-102-007-0000

commonly described as 1122 W Rand Rd, Arlington Heights, Illinois, in compliance with the following plans submitted by the Petitioner:

The following plans, dated December 17, 2017 with revisions through February 13, 2019, have been prepared by Terra Consultant Group, Ltd.:

Title Sheet, consisting of sheet T-1;
Location Plan, consisting of sheet LP;
Enlarged Site Plan, consisting of sheet C-1;
Site Grading Plan, consisting of sheet C-2;
Equipment Pad Foundation Plan, consisting of sheet C-4;
Generator Foundation Details, consisting of sheet C-5;
Site Elevation, consisting of sheet ANT-1;
Site Details, consisting of sheet ANT-2;
Utility Routing Plan, consisting of sheet E-1;
Utility Riser Diagrams, consisting of sheet E-1A;
Generator Utility Routing Plan, consisting of sheet E-1B;
Generator Single Line Diagram & Alarm Wiring, consisting of sheet E-1C;
Site Grounding Plan, consisting of sheet E-2;
Grounding Details, consisting of sheets E-3 and E-4;
Electrical Details, consisting of sheet E-5;
Landscaping Plan, consisting of sheet L-1;
Specifications, consisting of sheets SP-1 and SP-2;
Existing Site Photos, consisting of sheet P-1;
Generator Cut-Sheet, consisting of sheet EX-1,

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

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

1. A variation from Sections 6.14-2.1(a), Commercial Antenna and Related Structures-Location, and 6.6-5.1, Table of Permitted Obstructions, is hereby granted to allow a reduction from the required minimum side yard lot line setback for the commercial antenna structure and associated equipment (including generator) from 30 feet to four feet.

2. A variation from Section 6.13-3(b), Location of Fences-Side and Rear Yards, to allow an increase in the maximum fence height from six feet to eight feet.

SECTION THREE: That the land use variation 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. All antenna and cables to be mounted on the proposed tower shall be concealed within the tower structure, with exception to the small GPS antenna which will stick out approximately one foot above the compound walls.

2. The Petitioner shall add additional landscape screening along the west side of the enclosure area, for review and approval by the Village.

3. The Petitioner shall stripe an additional code-compliant parking space within the paved

parking area on the subject property to mitigate for the loss of the parking space that was necessary to accommodate the compound area.

4. The Petitioner shall comply with all applicable Federal, State, and local laws, codes, policies, and procedures.

SECTION FOUR: That the Director of Building and Life Safety 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 1st day of April, 2019.

Village President

ATTEST:

Village Clerk

Land Use Variation: Verizon Wireless