

**AN ORDINANCE AMENDING ORDINANCE NUMBERS  
81-112 AND 92-011 AND GRANTING CERTAIN VARIATIONS FROM  
CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition No. 19-002, pursuant to notice, has on April 10, 2019, conducted a public hearing on a request to amend Ordinance Numbers 81-112 and 92-011, and variations from Chapter 28 of the Arlington Heights Municipal Code for the property located at 955 E Algonquin Rd, Arlington Heights, Illinois; 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 Ordinance Numbers 81-112 and 92-011, approved for the property legally described as:

Lot 1 in Algonquin Road Commerce Center Resubdivision, being a resubdivision of Lot 4 in Owner's Subdivision of the West 15 rods of the Southeast quarter and the East 46/80ths (as measured on the North and South lines) of the East half of the Southeast quarter of Section 15, Township 41 North, Range 11 also the Northeast quarter of the Northwest quarter of Section 22, Township 41, Range 11 East of the Third Principal Meridian according to the plat thereof recorded June 16, 1982 as Document Number 26261911 in Cook County, Illinois.

PIN 08-15-303-013-0000

commonly described as 955 E Algonquin Rd, Arlington Heights, Illinois, are hereby amended to allow a second floor building addition, which shall be in compliance with the following plans submitted by the Petitioner:

The following plans have been prepared by Sherman Construction, LLC:

**Cover Sheet**, dated January 11, 2019, consisting of sheet A0.0;

**Site Plan**, dated January 11, 2019 with revisions through February 11, 2019, consisting of sheet A1.0;

**Composite First Floor Plan**, dated January 11, 2019 with revisions through February 11, 2019, consisting of sheet A2.0;

**Mezzanine Plan with Furniture**, dated January 11, 2019 with revisions through February 11, 2019, consisting of sheet A2.1;

**First Floor – Reflected Ceiling Plan**, dated January 11, 2019, consisting of sheet A3.0;

**Mezzanine – Reflected Ceiling Plan**, dated January 11, 2019, consisting of sheet A3.1;

**Roof Plan**, dated January 11, 2019, consisting of sheet A4.0;

**Exterior Elevations**, dated January 11, 2019, consisting of sheet A5.0;

**3D Perspectives**, dated January 11, 2019, consisting of sheet A14.1;

**Existing Floor Plan & Exterior Elevations**, dated June 15, 2018 with revisions through February 11, 2019, consisting of sheet X1.0;

The following plans dated January 15, 2019 with revisions through February 11, 2019, have been prepared by Manhard Consulting Ltd:

**Title Sheet**, consisting of sheet 1;

**Existing Conditions and Demolition Plan**, consisting of sheet 2;

**Site Dimensional and Utility Plan**, consisting of sheet 3;

**Grading and Soil Erosion and Sediment Control Plan**, consisting of sheet 4;

**Construction Details**, consisting of sheet 5;

**Construction Specifications**, consisting of sheet 6;

**Fire Truck Turn Exhibit**, dated February 11, 2019, consisting of sheet 1;

**Landscape & Tree Preservation Plan**, prepared by CP Landscaping and Greg Frick, Landscape Design, dated January 11, 2019 with revisions through February 11, 2019, consisting of sheet L1.0;

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

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

1. A variation from Section 5.1-16, Limited Heavy Manufacturing District (M-2), to allow to allow a reduction in the minimum required size of an area for an M-2 zoning district, from 4 acres to 2.49 acres.

2. A variation from Section 10.2-8, Additional Regulations – Parking, related to the required horizontal widths for parking rows, aisles and modules, to allow a reduction in the width for a one-way drive aisle with parallel parking from 12 feet wide to 10.5 feet wide.

3. A variation from Section 6.15-1.2(b), New Landscaping Requirements, waiving the requirement for landscape islands at the ends of certain parking rows.

4. A variation from Section 6.12-1.2(a), For Projects Requiring Plan Commission Review, waiving the requirement for a traffic and parking study by a qualified professional engineer.

SECTION THREE: That the amendment to Ordinance Numbers 81-112 and 92-011 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. Should truck queuing for access become a recurring issue, the property owner will work with the Village to mitigate the cause of any such truck queuing issues, for Village review and approval. Possible improvements to address this issue may include the implementation of improvements as depicted in the Semi Truck Turning Exhibit – Lane 1, dated April 16, 2019, and prepared by Manhard Consulting, as well as the improvements depicted in the Alternate Truck Entrance Site Improvements exhibit, dated May 2, 2019, and prepared by Manhard Consulting.

2. Compliance with the February 26, 2019, Design Commission motion.

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

SECTION FOUR: Except as amended by this Ordinance, Ordinance Numbers 81-112 and 92-011, shall remain in full force and effect.

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 June, 2019.

ATTEST:

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Village President

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Village Clerk