

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT  
ORDINANCE NUMBER 72-052, GRANTING A LAND USE VARIATION  
AND CERTAIN VARIATIONS FROM CHAPTER 28  
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have heretofore passed and approved Ordinance Number 72-052 approving a planned unit development for the property located at 955 E Rand Rd, Arlington Heights, Illinois; and

WHEREAS, on November 13, 2019, in Petition Number 19-013, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request to amend Planned Unit Development Ordinance Number 72-052, to grant a land use variation to allow a secondhand store within a B-1 Business District Limited Retail, and for certain variations from Chapter 28 of the Arlington Heights Municipal Code; and

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

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

SECTION ONE: The Planned Unit Development previously approved by Ordinance Number 72-052 for the property legally described as:

Lots 72, 73 and 74 in C. A. Goelze's Arlington Heights Gardens, being a subdivision in the Northeast 1/4 of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois. Commencing at the Northeast corner of Lot 74 on the Southerly right of way line of East Rand Road; thence South 30°15'44" West along the East line of said Lot 74 for a distance of 250.00 feet to the Southeast corner of said Lot 74; thence North 59°41'47" West along the Southern lines of Lots 74, 73, and 72 for a distance of 338.56 feet to the Southwest corner of said Lot 72; thence North 30°15'44" East along the Western line of said Lot 72 for a distance of 249.82 feet to the Northwest corner of said Lot

72; thence South 59°43'39" East along the Northerly lines of Lots 72,73, and 74 for a distance of 338.56 feet to the point of commencement.

PIN: 03-20-209-006, -007, -008

commonly known as 955 E Rand Rd, Arlington Heights, Illinois, is hereby amended in substantial compliance with the following plans:

The following plans dated August 20, 2019 with revisions through October 22, 2019, have been prepared by Korte Architecture, Inc.:

**Proposed Site Plan**, consisting of one sheet;  
**Elevations**, consisting of one sheet;  
**Proposed Floor Plan**, consisting of one sheet;

**Firetruck Autoturn Exhibit**, prepared by Condon & Associates, Inc., dated October 24, 2019, consisting of one sheet,

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

SECTION TWO: That a land use variation to allow a “secondhand store” in a B-1 Business District Limited Retail,” is hereby granted for the property legally described in SECTION ONE.

SECTION THREE: That the following variations from Chapter 28 Zoning Regulations of the Arlington Heights Municipal Code are hereby granted so as to permit development of the property in accordance with the plans submitted by the Petitioner, which variations are as follows:

1. A variation from Section 6.12-1, Traffic Engineering Approval for Projects Requiring Plan Commission Review, waiving the requirement to provide a traffic and parking study from a certified Traffic Engineer.
2. A variation from Section 10.4-2, Schedule of Parking Requirements, to allow a reduction in the required number of on-site parking spaces from 95 spaces to 53 spaces.

SECTION FOUR: That approval of the amendment to Planned Unit Development Ordinance Number 72-052, 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. Deliveries of donated materials shall only be accepted during hours which ReStore is open for business.
2. The “Fenced Merchandise Area” noted on the **Proposed Site Plan**, dated October 22, 2019, is not approved as part of this Ordinance, and requires a separate variation to be constructed.
3. The proposed three foot tall parking lot screening shall be located on private property only.

4. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

SECTION FIVE: Except as amended by this Ordinance, the provisions in Ordinance Number 72-052 shall remain in full force and effect.

SECTION SIX: That the approval of the amendment to the Planned Unit Development granted in SECTION ONE of this Ordinance shall be effective for a period no longer than 24 months from the date of this Ordinance, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION SEVEN: The Director of Building is hereby authorized to issue a permit upon proper application, in accordance with the provisions of this Ordinance and all applicable ordinances of the Village of Arlington Heights.

SECTION EIGHT: 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 16th day of December, 2019.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk