

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

WHEREAS, on February 26, 2020, pursuant to notice, the Plan Commission conducted a public hearing on the application of Rehabilitation Institute of Chicago d/b/a Shirley Ryan Ability Lab, ("Petitioner") for a land use variation to allow a physical rehabilitation center within an M-1 Research Development and Light Manufacturing District and variations from Chapter 28 of the Arlington Heights Municipal Code for the property located at 3215 N Wilke 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 physical rehabilitation center within an M-1 Research Development and Light Manufacturing District at the property legally described as:

Lot 1 in Arlington Ridge West, a subdivision in the Northwest ¼ of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, pursuant to the plat of subdivision recorded December 20, 1079 as Document Number 25290181, in Cook County, Illinois.

PIN 03-07-100-007-0000

commonly described as 3215 N Wilke Rd, Arlington Heights, Illinois, in compliance with the following plans submitted by the Petitioner:

The following plans have been prepared by Cannon Design:

**Partial Proposed Site Plan**, dated February 5, 2020, consisting of one sheet;  
**Proposed Canopy**, dated October 8, 2019, consisting of one sheet;  
**Partial Proposed Roof Plan**, dated October 8, 2019, consisting of one sheet;  
**Floor Plan**, dated October 8, 2019, consisting of one sheet;  
**Final Landscape Plan**, November 8, 2019, consisting of sheet L0101;

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 Section 10.4, Schedule of Parking Requirements, to allow a reduction in the required number of off-street parking spaces from 370 spaces to 361 spaces.
2. A variation from Section 6.12-1(2)b, Traffic Engineering Approval, waiving the requirement for a traffic and parking study by a certified traffic engineer.
3. A variation from Section 6.5-7b, Maximum Size of Accessory Structures, to allow an increase in the size of an accessory structure from 330 square feet to 1,250 square feet.
4. A variation from Section 6.5-6, Height of Accessory Structures in Required Rear Yards, to allow an increase in the height of an accessory structure from 15 feet high to 16.6 feet high.

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. The Petitioner shall work with the landlord to ensure that the ends of all parking rows contain a four inch caliper shade tree when weather permits the planting of trees. The installation of all Code required shade trees within the existing landscape islands on the subject property must occur within eight months of the land use variation approval.
2. The Petitioner shall install the four required bicycle parking spaces associated with their use, and the Village shall work with the property owner to install the remaining 15 required bicycle parking spaces.
3. The Petitioner shall comply with all applicable Federal, State, and local laws, codes and policies.

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 18th day of May, 2020.

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Village President

ATTEST:

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Village Clerk

Land Use Variation: Shirley Ryan Ability Lab