

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

WHEREAS, on May 13, 2020, pursuant to notice, the Plan Commission conducted a public hearing on the application of Tom Waitzman ("Petitioner") for a land use variation to allow a Motor Vehicle Repair, Minor Facility in 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 855 W University Dr, 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 motor vehicle repair, minor facility in an M-1 Research, .Development and Light Manufacturing District at the property legally described as:

Lots 3 and 4 in Arlington Industrial and Research Center Unit 10, being a subdivision of part of the Southwest quarter of the Northeast Quarter of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

PIN 03-07-200-053-0000

commonly described as 855 W University Dr, Arlington Heights, Illinois, in compliance with the floor plan prepared by GS Floor Design, dated February 28, 2020, consisting of one sheet, copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That the following variations from Chapter 28, are hereby granted:

1. A variation from Section 6.12-1, Traffic Engineering Approval, waiving the requirement to provide a traffic and parking study from a certified traffic engineer.
2. A variation from Section 10.4, Schedule of Parking Requirements, to allow a reduction in the number of required off-street parking spaces from 130 parking spaces to 118 parking spaces.

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. Operations shall take place without creating disturbing influences to the use and occupancy of adjoining properties. Disturbing influences can be, but are not limited to, objectionable odor, dust, smoke, noise or vibrations.
2. The proposed air compressors shall be located in a sound-attenuating enclosure.
3. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, 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 1st day of June, 2020.

Village President

ATTEST:

Village Clerk

Land Use Variation: DPS Automotive