

AN ORDINANCE GRANTING
CERTAIN VARIATIONS FROM CHAPTER 28 OF
THE ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, on July 23, 2014, the Plan Commission of the Village of Arlington Heights, in Petition Number 14-014, conducted a public hearing on a request for certain variations from Chapter 28 of the Arlington Heights Municipal Code for the property located at 1330 North Douglas Avenue, Arlington Heights, Illinois; 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: That certain variations from Chapter 28 of the Arlington Heights Municipal Code for the property legally described as:

The North 264 feet of Lot 28 in Allison's Addition to Arlington Heights, a subdivision of the Southwest quarter of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian (except the West half of the Southwest quarter thereof, and the South 4 acres of the East half of the Southwest quarter thereof) recorded October 19, 1906 as Document No. 3941663, in Cook County, Illinois.

Lots 1, 2, 3 and 4 in Gia's Resubdivision of the South 66 feet of Lot 28 (except the East 33 feet and the West 33 feet thereof) and the North half of Lot 30 (except the East 33 feet and the West 33 feet thereof) all in Allison's Addition to Arlington Heights in Section 20, Township 40 North, Range 11, East of the Third Principal Meridian, according to the plat recorded January 25, 1974 as Document No. 22606349, in Cook County, Illinois.

Lots, 1,2 3 and 4 in Le-Man's Subdivision, a resubdivision of the South half of Lot 30 in Allison's Addition to Arlington Heights, a subdivision of the Southwest quarter of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian (except the West half of the Southwest quarter thereof, and the South 4 acres of the East half of the Southwest quarter thereof, in Cook County, Illinois.

P.I.N.'s: 03-20-304-003 through -005; 03-20-304-016 through -025; 03-20-311-001 through -003; 03-20-312-001

commonly known as 1330 North Douglas Avenue, Arlington Heights, Illinois, are hereby granted as follows:

1. A variation from Section 6.15-1.2, New Landscaping Requirements, from the requirement to provide landscaped islands at the end of all rows of car stalls.
2. A variation from Section 11.2-8, Horizontal Width of Drive Aisles, to allow a reduction to the required two-way drive aisle from 24 feet to 22 feet.

SECTION TWO: Approval of the variations approved in this Ordinance shall be in substantial compliance with the following plans:

Site Plan, prepared by Webster, McGrath & Ahlberg, dated March 14, 2014 with revisions through July 16, 2014, consisting of one sheet; and

Landscape Plan, prepared by Brickman, dated June 12, 2014 with revisions through July 18, 2014,

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

SECTION THREE: That the 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. In the Douglas Avenue parking lot, crosswalk striping shall be installed in the drive aisle between the building and the parking stalls. The Petitioner shall work with the Village to determine the exact area to be striped. In addition, in lieu of islands at the ends of the aisles, the space where the islands would go must be striped. Should the Village decide, in the next five years, that, for safety reasons, three landscaped islands should be installed at the west end of the lot, it will notify the Petitioner. The Petitioner shall then have three months to install the island.
2. The Petitioner shall be responsible for installing and maintaining the landscape screening installed between the two-way drive aisle and the Hadow Avenue right-of-way, including any landscaping within the right-of-way. The following species of shrubs are recommended: Winterberry, Serviceberry, Sumac, Miss Kim Lilac and Barberry.

3. The Petitioner shall provide a six foot tall screen for Lot 5 (of Gia's Resubdivision) as required by Village Code, either by relocating the existing fence south of the residential property or installing a new fence. It is recommended that the church use their best efforts to relocate the trees that will be removed to the residential lot located to the south.

4. All dead landscaping on the site shall be replaced.

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

SECTION FOUR: 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 18th day of August, 2014.

Village President

ATTEST:

Village Clerk

PUD:OrchardEvangelicalFreeChurch