

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

WHEREAS, on October 28, 2015, pursuant to notice, the Plan Commission conducted a public hearing on the application of Hillside Auto Body and Service, Inc. (“Petitioner”) for a land use variation to allow a motor vehicle repair facility, major, in an M-1 Research, Development and Manufacturing District and for a variation from Chapter 28 of the Arlington Heights Municipal Code for the property located at 25 E. University Drive, Arlington Heights, Illinois; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and a variation 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 facility, major, in an M-1 Research, Development and Manufacturing District at the property legally described as:

Lot 16 in resubdivision of part of Lot 1 and all of Lots 2 thru 5 inclusive in Arlington Industrial and Research Center Unit 1, being a subdivision of part of the Southwest ¼ and part of the Northwest ¼ of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded May 10, 1966 as Document Number 19821923 in Cook County, Illinois.

P.I.N. 03-08-103-004

and commonly described as 25 E. University Drive, Arlington Heights, Illinois, in compliance with the Site Plan, consisting of two sheets and the floor/landscape plan, consisting of one sheet, submitted by the Petitioner, copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That a variation from Section 6.12-1(3), Traffic Engineering Approval, of Chapter 28 of the Arlington Heights Municipal Code, waiving the requirement for a traffic study and parking analysis from a Certified Traffic Engineer, is hereby granted.

SECTION THREE: That the land use variation and variation 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. A new ten foot tall vinyl solid fence shall be required along the perimeter of the site per Exhibit A (site plan).

2. Landscaping shall be installed at the front of the building as illustrated on the floor/site plan.

3. The Petitioner shall repair, fill and patch potholes and cracks in the storage lot.

4. The Petitioner shall stripe parking spaces along the rear of the building to accommodate employees, estimated at five employees.

5. A Metropolitan Water Reclamation District permit may be required for the sanitary system grease trap in order to conform with an automotive use.

6. Junkyards and vehicle compactors/crushers are specifically prohibited.

7. Hours of operation shall be limited to 8:00 a.m. until 6:00 p.m. Monday through Friday and 8:00 a.m. until 12:00 p.m. on Saturday.

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

SECTION FOUR: As stated in the letter from the Petitioner's representative dated January 19, 2017 (attached to this ordinance), the Petitioner agrees that all business operations will cease at the 200 East Palatine Road property no later than December 31, 2018.

SECTION FIVE: That the Director of Building 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 SIX: 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 April, 2017.

Village President

ATTEST:

Village Clerk

LandUse:Hillside - Final



Hillside Transportation, L.L.C.
200 E. Palatine Road, Arlington Heights, Illinois 60004
120 W. University Drive, Arlington Heights, Illinois 60004
Phone: (847) 253-0183 Fax: (847) 253-1658
cbalek@hillside towing.net

January 19, 2017

Via Email

Mr. Charles Perkins
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Petitioner Hillside Auto Body & Service, Inc.
Property: 25 E. University Drive, Arlington Heights
PIN No. 03-08-103-0004-0000
File No.: P.C. 15-004

Dear Charles:

It was a pleasure speaking with you last week. Pursuant to our discussion, please find attached Hillside Auto Body & Service, Inc.'s ("Hillside") amended floorplan with a spray booth (approximately 30 feet x 14 feet). The spray booth will be attached to the rear of the building (Southwest Corner, approximately 25 feet away from fence and property line). No building modifications or alterations will be required. Hillside also requests that Proposed Condition 6, and any other relevant conditions, be amended to remove the prohibition against painting motor vehicles.

Moreover, as discussed, Hillside will cease business operations at 200 E. Palatine Road, Arlington Heights no later than December 31, 2018.

We look forward to receiving a Meeting Date. Please let me know if you have any questions or comments.

Very truly yours,

Colleen Balek

Attachments

cc. Ms. Robin Ward (via email)
J. Samuel Tenenbaum (via email)