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The Chartered Foundation
1742 W. Algonquin Road

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1999-11-09 10:26:28
Cook County Recorder 25.00



**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR A COMMUNITY CENTER AND A VARIATION FROM
CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in petition number 99-014, pursuant to notice, has on August 11, 1999, conducted a public hearing on a request for a special use permit for a community center and a variation from Chapter 28 of the Arlington Heights Municipal Code, for the property located at 1742 West Algonquin Road Arlington Heights, Illinois, which property is located in a B-2 General Business District; and

WHEREAS, the President and Board of Trustees 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, would be in the best interests of the Village of Arlington Heights; and

WHEREAS, the President and Board of Trustees hereby find that the proposed establishment of a community center in that location will be desirable for the public convenience and that such facility will be compatible with other uses in the vicinity of the site,

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

SECTION ONE: That a special use permit for a community center is hereby granted for the property legally described as:

That part of Section 8, Township 41 North, Range 11 East of the Third Principal Meridian described as follows: commencing at the centerline of Wilke Road and Algonquin Road as now established and running thence North 00 degrees 18 minutes 30 seconds West, along the centerline of Wilke Road, 290.27 feet to a point; thence South 70 degrees, 31 minutes 08 seconds East, along the Westerly

**LEGAL DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 South Arlington Heights Rd.
Arlington Heights, IL 60005**

**RETURN TO:
BOX 111**

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extension of the Northerly line of Lot 38 in Chante' Claire Subdivision, being a subdivision in Section 8, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, 35.07 feet to the point of beginning; said point being the Northwest corner of aforesaid Lot 38 and on the Easterly line of aforesaid Wilke Road; thence continuing South, 70 degrees, 31 Minutes and 08 seconds East, along the Northerly line of aforesaid Lot 38 and the Northerly line extended Easterly, said line also being the southerly line of Surrey Park Condominiums, in aforesaid Section 8, 565.94 feet, to the Northwest corner of Lot 3 in Edidin and Brott's Subdivision, in aforesaid Section 8; thence South 00 degrees, 16 minutes 29 second East, along the Westerly line aforesaid of Lot 3, 231.98 feet, to the Northerly line of Algonquin Road as now established; thence North 70 degrees 59 minutes 37 seconds West, along the Northerly line of aforesaid Algonquin Road, 564.14 feet, to the Easterly line of aforesaid Wilke Road; thence North 0 degrees 18 minutes 30 seconds West, along the Easterly line of said Wilke Road, 236.98 feet, to the point of beginning, all in Cook County, Illinois.

P.I.N. 08-08-401-040

and commonly known as 1742 West Algonquin Road, Arlington Heights, Illinois.

SECTION TWO: That the community center shall be constructed in substantial conformance with the floor plan prepared by McBride Kelley Architects, consisting of sheet A-1 and the parking lot restriping plan, prepared by Certified Survey co., dated June 12, 1998, consisting of one sheet, copies of which are on file with the Village Clerk and available for public inspection.

SECTION THREE: That a variation from Chapter 28 of the Arlington Heights Municipal Code, Section 11.4-4, Community Service Uses, is hereby granted to allow a reduction in the required number of parking spaces from 67 to 18.

SECTION FOUR: That the special use permit 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. The existing ground sign located near the easternmost entrance along Algonquin Road shall be removed and replaced with a four inch overstory tree. However, if the property owner elects to relocate one of the two remaining signs to the easternmost location, then a four-inch overstory tree shall be required in the location of the removed sign.

2. All vehicles used by the foundation shall be parked (stored) in the parking spaces located behind the Plaza del Grato Shopping Center.

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3. Students enrolled in the foundation's program shall not be allowed to drive to the center for their required sessions. In addition, the foundation shall be required to pick-up and drop-off each of the students enrolled in the program, unless there are extenuating circumstances.

4. The petitioner shall comply with all Federal, State and Village codes, regulations and policies.


SECTION FIVE: That the Director of Building and Zoning of the Village of Arlington Heights be and he is hereby directed to issue permits for the alteration of the facility, herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION SIX: 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: KUCERA, STENGREN, GUAGLIARDO, TOLJANIC, JENSEN, DADAY, MULDER

NAYS: NONE ABSENT: HAYES, WALTON

PASSED AND APPROVED this 4th day of October, 1999.


Village President

ATTEST:


Village Clerk

SPECUSE: The Chartered Foundation

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