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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/19/2015 10:22 AM Pg: 1 of 3

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

WHEREAS, the Plan Commission, in Petition Number 15-010, pursuant to notice, conducted a public hearing on September 16, 2015 for a variation from Chapter 28 of the Arlington Heights Municipal Code for the property located at 2501 N. Chestnut Avenue, Arlington Heights, Illinois; 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 the 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 variation from Chapter 28 of the Arlington Heights Municipal Code, Section 11.4, Schedule of Parking, is hereby granted to allow a reduction to the minimum number of parking spaces required from 308 parking spaces to 135 parking spaces, consisting of 62 existing parking spaces and 73 land-banked parking spaces, a variation of 173 spaces, for the property legally described as:

Lot 1 in Rand/Berkley School Subdivision, a subdivision of part of the West half of the Northwest quarter, of Section 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to Plat of Subdivision recorded February 2, 1993, as Document 93085967.

P.I.N. 03-17-100-015-0000

commonly described as 2501 N. Chestnut Avenue, Arlington Heights, Illinois, in substantial compliance with the following plans submitted by the Petitioner:

The following plans have been prepared by K. H. Han and Architects, Inc.:

Existing Floor Plan, consisting of one sheet;

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Room Schedule (Proposed Floor Plan), consisting of one sheet;
Proposed Floor Plan, consisting of one sheet;
Future Floor Plan, consisting of one sheet;
Room Schedule (Future Floor Plan), consisting of one sheet;
Existing Site Plan, consisting of one sheet;
Future Site Plan, consisting of one sheet;
Future Site Plan-Scheme 1, consisting of one sheet;
Future Site Plan-Scheme 2 (Phase 1), consisting of one sheet;
Future Site Plan-Scheme 2 (Phase 2), consisting of one sheet;
Future Site Plan-Scheme 3 (Phase 3), consisting of one sheet,

copies of which are on file and available for public inspection in the Village Clerk's office.

SECTION TWO: That the variation from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance is subject to the following conditions, to which the Petitioner has agreed:

1. The Petitioner shall provide parking data and information for Glenkirk's ongoing operation at this site.
2. The maximum capacity shall not exceed 200 people.
3. If parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, the Petitioner shall have six months to install the land-banked parking and work with the Village to develop and implement a parking mitigation plan that may include, but shall not be limited to operation restrictions, further capacity limitations, and/or installation of additional parking accommodations elsewhere on site.
4. No overlapping services/events shall be permitted that negatively impact available parking.
5. The Petitioner shall work with the Park District to enter into a shared parking agreement to allow the public to park in the Petitioner's parking lot when church activities are not scheduled. The Petitioner shall work with the Village and Park District to implement shared parking lot expansion if deemed feasible.
6. The gymnasium space cannot be leased to an outside entity when the church is being used.
7. The Petitioner shall provide landscaping adjacent to the north parking lot on the north side. The landscaping shall be layered and include a mix of evergreen shrubs in order to provide a dense layered buffer between the parking area and the residential district.
8. The Petitioner shall maintain the landscaped "arboretum" area on the north end of the subject property.

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9. New lighting shall be installed in the existing parking lot. All photometrics shall meet all Village requirements. All parking lot lighting shall have automatic timers that turn the lights off no later than one hour after the last scheduled event of the day.

10. If the parking lot is expanded towards the playground, appropriate fencing shall be installed as a safety precaution.

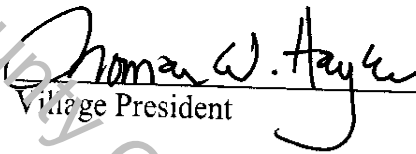
11. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

SECTION THREE: 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.

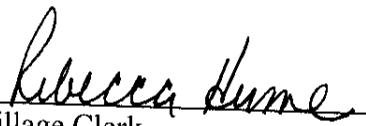
AYES: TINAGLIA, LABEDZ, ROSENBERG, SIDOR, BLACKWOOD, HAYES

NAYS: GLASGOW

PASSED AND APPROVED this 19th day of October, 2015.


Village President

ATTEST:


Village Clerk

MISCORD: Holy Nation Presbyterian Church