

# UNOFFICIAL COPY



1626644001

Doc#: 1626644001 Fee: \$40.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/22/2016 09:46 AM Pg: 1 of 2

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

WHEREAS, in Petition Number 16-011, pursuant to notice, on June 22, 2016, the Plan Commission conducted a public hearing on the application of Jason Hiselman for a land use variation to allow a motor vehicle repair, major use, within an M-1 Research, Development, and Light Manufacturing District; 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 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 interest 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 allow a motor vehicle repair, major use, in an M-1 Research, Development, and Light Manufacturing District, at the property legally described as:

Lot 19 in Resubdivision of Lot 1 in Arlington Industrial and Research Center Unit Number 2, being a resubdivision in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-07-204-012-0000

commonly described as 208 W. University Drive, Arlington Heights, Illinois, in compliance with the Site Plan prepared by Fred Polito, Architect, dated May 5, 2016, consisting of sheet A-1, a copy of which is on file with the Village Clerk and available for public inspection.

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SECTION TWO: That a variation from Chapter 28, Section 6.12-1(3), Traffic Engineering Approval for Projects Requiring Plan Commission Review, waiving the required traffic and parking analysis by 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 condition that the Petitioner shall comply with all applicable Federal, State, and Village codes, regulations and policies, to which the Petitioner has agreed.

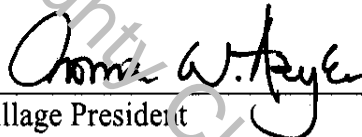
SECTION FOUR: That the Director of Building of the Village of Arlington Heights is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION 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 in the Office of the Recorder of Cook County.

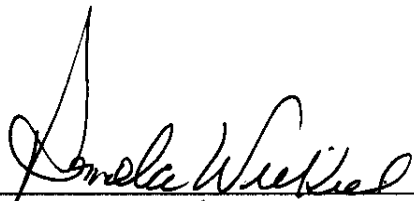
AYES: SIDOR, FARWELL, BLACKWOOD, LABEDZ, SCALETTA, TINAGLIA, GLASGOW, HAYES

NAYS: NONE

PASSED AND APPROVED this 18<sup>th</sup> day of July, 2016.

  
\_\_\_\_\_  
Village President

ATTEST:

  
\_\_\_\_\_  
Village Clerk, Deputy

LandUse: Carnica Auto Detail