

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE VILLAGE OF ARLINGTON HEIGHTS AND
GRANTING A VARIATION FROM CHAPTER 28 OF
THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on January 23, 2019, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition No. 18-027, conducted a public hearing on a request to rezone the property located at 1531-1711 W Campbell St, Arlington Heights, Illinois from a B-1 Business District Limited Retail to a B-2 General Business District and for a variation from Chapter 28 of the Arlington Heights Municipal Code; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said request, 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 the Zoning Ordinance of the Village of Arlington Heights be and it is hereby amended by reclassifying from a B-1 Business District Limited Retail to a B-2 General Business District, the following described property:

Parcel 1: That part of the West 600 feet of the Southwest 1/4 of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, lying South of the center line of Campbell Avenue described as follows to wit: beginning at the point of intersection of the center line of Campbell Avenue and the West line of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, thence running South 351 feet along the West line of said section; thence East a distance of 600 feet on a line parallel to the center line of Campbell Avenue, thence North on a line parallel to the West line of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, a distance of 351 feet to the center line of Campbell Avenue; thence West along the center line of Campbell Avenue 600 feet to the point of beginning (excepting those parts thereof falling in Wilke Road and Campbell Avenue) in Cook County, Illinois.

and

Parcel 2: that part of the Southwest 1/4 of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, described as follows: beginning at the intersection of the center line of Campbell Avenue with the East line of the West 600 feet of the Southwest 1/4 of Section 30; thence East along the center line of Campbell Avenue 58.28 feet more or less to the East line of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 30; thence South along the East line of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 30, 351 feet;

thence West parallel to the center line of Campbell Avenue 58.63 feet more or less to the East line of the West 600 feet of said Southwest 1/4; thence North along the East line of the West 600 feet, 351 feet to the place of beginning, (excepting that part thereof falling in Campbell Avenue) in Cook County, Illinois.

PIN 03-30-317-010-0000, 03-30-317-011-0000

commonly described as 1531-1711 W Campbell St, Arlington Heights, Illinois, in substantial conformance with the Site Plan prepared by June 10, 2013 with revisions through August 9, 2013, consisting of sheet A0.0, copies of which are on file and available for public inspection in the Village Clerk's office.

SECTION TWO: That a variation is hereby granted from Section 6.12-1, Traffic Engineering Approval-For Projects Requiring Plan Commission Review, Chapter 28, Zoning Regulations, of the Arlington Heights Municipal Code, waiving the requirement for a traffic and parking study by a qualified professional engineer.

SECTION THREE: That the amendment from the Zoning Ordinance and variation from Chapter 28 of the Arlington Heights Municipal Code, are hereby subject to the following conditions to which the Petitioner has agreed:

1. Ten bicycle parking spaces shall be provided on the subject site.
2. The Petitioner shall comply with all Federal, State and Village codes, regulations and policies.

SECTION FOUR: That the Director of Building & Life Safety of the Village of Arlington Heights is hereby directed to issue permits, 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 by the Village Clerk in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 4th day of March, 2019.

ATTEST:

Village President

Village Clerk