

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

WHEREAS, on September 25, 2019, pursuant to notice, the Plan Commission conducted a public hearing on the application of Stella Sellers, Arlington Signs & Banners, ("Petitioner") for a land use variation to allow a Sign Painting Shop (Enclosed) within a B-2 General Business District and a variation from Chapter 28 of the Arlington Heights Municipal Code for the property located at 1312 W Northwest Hwy, Arlington Heights Illinois; and

WHEREAS, the Plan Commission has recommended the granting of a granting of a land use variation and variation from the Zoning Ordinance; 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 Sign Painting Shop (Enclosed) within a B-2 General Business District at the property legally described as:

Lots 11 and 12 in Block 10 in R.A. Cepek's Arlington Ridge Subdivision; a subdivision of part of the West half of the Northwest quarter, and part of the South half of the Northwest quarter of Section 30, Township 42 North, Range 11 East of the 3rd Principal Meridian; according to the plat thereof recorded September 2, 1925 as Torrens Document 270771; except the part of said Lot 11 taken for Princeton Avenue and described as follows:

Beginning at the SSE'ly corner of said Lot 11, being also a point on the NE'ly line of Northwest Highway; thence NE'ly along the SE'ly line of said Lot 11 a distance of 176.87 feet, more or less, to the E'ly line of said Lot 11, thence North on said E'ly line of Lot 11, a distance of 43.65 feet, more or less, to the Northeast corner of said Lot 11, thence West on the North line of said Lot 11, a distance of 24.00 feet; thence South, parallel with the said East line of Lot 11, a distance of 52.68 feet, more or less, to the intersection with a line parallel with and 16.00 feet NW'ly

of the said SE'ly line of Lot 11; thence SW'ly along said parallel line a distance of 156.82 feet, more or less, to the S'ly line of said Lot 11, being also the NE'ly line of said Northwest Highway; thence SE'ly along said SW'ly of Lot 11, a distance of 16.00 feet to the point of beginning; all in the Village of Arlington Heights, Cook County, Illinois.

PIN 03-30-113-054-0000

commonly described as 1312 W Northwest Hwy, Arlington Heights, Illinois, in compliance with the floor plan submitted by the Petitioner, consisting of one sheet, copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That a variation from Chapter 28, Section 10.4, Schedule of Parking Requirements, is hereby granted to allow a reduction in the required number of off-street parking spaces from 25 spaces to 15 spaces.

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. On-site sign manufacturing operations shall not produce any objectionable odor, dust, smoke, noise or vibrations.

2. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

SECTION FOUR: That the Director of Building and Life Safety 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 by the Village Clerk in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of October, 2019.

ATTEST:

Village President

Village Clerk

Land Use Variation: Arlington Signs & Banners