

**AN ORDINANCE GRANTING A LAND USE VARIATION
AND CERTAIN VARIATIONS FROM CHAPTER 28 OF
THE VILLAGE OF ARLINGTON HEIGHTS**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 14-015, pursuant to notice, has, on August 27, 2014, conducted a public hearing on the application of Northwest Suburban Council of the Boy Scouts of America for a land use variation to allow general merchandise sales in an O-T Office Transitional District and certain variations from Chapter 28 of the Arlington Heights Municipal Code; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and variations 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 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 allow general merchandise sales in an O-T Office Transitional District at the property legally described as:

Parcel 1: Lots 1 and 2 (except the West 7 feet thereof) in Elk Grove Company's Subdivision of that part North of Seegers Road of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of that part of North of center of Seegers Road of the West 8.12 chains of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 41 North, Range 11 East of the Third Principal Meridian (except the West 673.10 feet of said Northwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ and except that part of said West 8.12 chains lying East of a line 1693.0 feet East of and parallel with the West line of said Section 15, also

Parcel 2: That part of the North $\frac{1}{2}$ of vacated Seegers Road (except the West 7 feet thereof) lying South of an adjoining parcel 1 aforesaid, said vacation recorded

April 27, 1979, as Document 24937029 and filed February 15, 1984 as Document Number LR3355375.

Parcel 3: That part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 41 North, Range 11 East of the Third Principal Meridian and described as beginning on the North line of the Northwest $\frac{1}{4}$ of Section 15 at a point 270.7 feet East from the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 15; thence East along said North line 120 feet; thence South parallel to the West line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, 297.5 feet to the center line of Seegers Road; thence North 88 degrees, 35 minutes West along the center of said road, 120 feet to a point 270.7 feet East from the West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 15; thence North 293.6 feet to the place of beginning (excepting that part thereof falling in Golf Road, also known as Evanston-Elgin Road), also

Parcel 4: That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 41 North, Range 11 East of the Third Principal Meridian and described as beginning on the North line of said Northwest $\frac{1}{4}$ of Section 15 as a point 390.7 feet East from the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to a point 8.12 chains East from the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15; thence South parallel to the West line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15; 303 feet to the center of Seegers Road; thence North 88 degrees 34 minutes West along the center of said road, 145.22 feet to a point 390.7 feet East of the West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 15; thence North 297.5 feet to the place of beginning, (excepting the part thereof falling in Golf Road, also known as Evanston-Elgin Road), also

Parcel 5: Lot 7 (excepting from said lot the portion of Lot 7 falling within the South 287.53 feet of the West 606.00 feet of Lots 7 and 8 (taken as a tract); and excepting from said Lot 7, that part thereof falling within The Mansions, as described on the plat thereof registered on July 27, 1978, as Document Number 3035027), all in Meier Brothers Subdivision, being a subdivision of parts of Sections 10 and 15, Township 41 North, Range 11, East of the Third Principal Meridian, all in Cook County, Illinois (except the West 40 feet thereof falling in Douglas Avenue), also known as the South $\frac{1}{2}$ of Seegers Road, lying South of and adjoining Parcels 2, 3 and 4, said vacation recorded April 27, 1979, as Document #24937029 and filed February 15, 1984 as Document #LR3355376.

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and commonly described as 617 E. Golf Road, Arlington Heights, Illinois. This approval shall be in substantial compliance with the building site plan consisting of one sheet and the Floor Plan consisting of one sheet, copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That the following variations from certain provisions of Chapter 28 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Section 5.1-9.2b, Conditions of Use, to allow delivery, and storage of goods, merchandise or wares for sale in an O-T District.

2. A variation from Section 6.12-1, Traffic Engineering Approval, waiving the requirement for a traffic and parking study from a Certified Traffic Engineer.

3. A variation from Section 11.4, Schedule of Parking Requirements, to allow a reduction in the required number of parking spaces from 135 parking spaces to 131 parking spaces, a variation of four parking spaces.

SECTION THREE: That the Land Use Variation and variations 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 Land Use Variation approved by this Ordinance shall apply to the Northwest Suburban Council of Boy Scouts of America only.

2. The point of sale for retail items shall be from the Arlington Heights location for items sold at this location.

3. The Petitioner shall comply with all applicable Federal, State and Village codes, regulations, and policies and shall obtain all necessary permits.

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: 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 20th day of October, 2014.

ATTEST:

Village President

Village Clerk

LAND USE/Boy Scouts of America