

## Justification for Variations in Zoning

---

206 Campus Dr.  
Arlington Hts.

In response to the questions posed to the petitioner.

- ***"The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone."*** Suburban Trim and Glass provides custom windows, glass doors, screens, mirrors, glass replacement for residential, institutional, and commercial applications. Along with those products they provide service and maintenance in the same field. This property has been vacant for 3 years and was formerly used as a carpet and flooring sales showroom and warehouse. This use is very similar to the previous one.
- ***"The plight of the owner is due to unique circumstances."*** Suburban Trim and Glass has occupied a very visible location for over 35 years in Arlington Hts. Due to growth of the business as well as an offer on their existing property, moving to a new location near their existing one is important for future sustainability. The subject property is located in the closest industrial park and is situated far from residential properties. Suburban Trim and Glass very much wants to stay located in Arlington Hts.
- ***"The Variation, if granted, will not alter the essential character of the locality."*** Across the street from the subject property is a large machinery company and directly behind the property is a vehicle maintenance / towing facility. The operation being proposed does not create noise, dust, or an excess of traffic. This seems to fit well with the industrial park location and the surrounding businesses.
- ***"Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer."*** We have provided a self-administered parking count over a 3 day period per staff request. This site is located in an area where the streets are often blocked to allow for semi-truck deliveries. There is minimal traffic on this street during daytime hours. The use for this property is in the character with the area and will not create a significant amount of additional traffic. Please see the attached parking count.
- ***"Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 20 parking spaces instead of the required 26 spaces."*** In the parking lot there are currently 17 regular spots and 2 handicap parking spot. There is additional parking on the apron of the loading dock that will be used for employee/overflow parking if needed. The use of the loading dock is not needed or necessary with this operation.

RECEIVED

APR 14 2015

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT