

**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 15-005, pursuant to notice, on June 10, 2015, conducted a public hearing on the application of Ron Mueller for a land use variation to allow “glass products made of purchased glass” and “glass cutting, glazing and sales” in an M-1 Research, Development and Light Manufacturing 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 the 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 “glass products made of purchased glass” and “glass cutting, glazing and sales” in an M-1 Research, Development and Light Manufacturing District at the property legally described as:

Lot 18 in the resubdivision of Lot 1 in the Arlington Industrial and Research Center, Unit 2, being a subdivision of the Southeast quarter 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.IN 03-07-204-011

and commonly described as 206 West Campus Drive, Arlington Heights, Illinois. This approval shall be in substantial compliance with the floor plan dated April 3, 2015, prepared by Detail

Kitchens, 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 6.12-1(3), Traffic Engineering Approval, waiving the requirement for a traffic study and parking analysis from a qualified professional engineer.

2. A variation from Section 11.4, Schedule of Parking Requirements, to allow a reduction in the required number of parking spaces from 25 parking spaces to 19 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 Suburban Trim & Glass only.

2. The Petitioner shall comply with all applicable Federal, State and Village codes, regulations and policies.

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 3rd day of August, 2015.

Village President

ATTEST:

Village Clerk

LAND USE/Suburban Trim and Glass