

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

WHEREAS, on November 18, 2020, pursuant to notice, the Plan Commission conducted a public hearing on the application of Mindy Yoon, ("Petitioner") for a land use variation to allow a day care center within an R-3 One-Family Dwelling District and a variation from Chapter 28 of the Arlington Heights Municipal Code for the property located at 2501 N Chestnut Ave, Arlington Heights Illinois; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and a 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 day care center within an R-3 One-Family Dwelling District at the property legally described as:

Lot 1 in Rand/Beverly School Subdivision, a subdivision of part of the West half of the Northwest quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to Plat of Subdivision, recorded February 2, 1993, as Document Number 93085967.

PIN 03-17-100-015-0000

commonly described as 2501 N Chestnut Ave, Arlington Heights, Illinois, in compliance with the building floor plan and day care floor plan submitted by the Petitioner, each 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 6.12-1, Traffic Engineering Approval for Projects Requiring Plan Commission Review, is hereby granted waiving the requirement to provide a traffic and parking study from a certified traffic engineer.

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. Any future expansion of the proposed day care center will require an amendment to this Land Use Variation.

2. If the remaining vacant space previously occupied by Glenkirk is re-tenanted or repurposed for church uses, parking will need to be evaluated in order to verify that Code required parking is still within the allowances of Ordinance Number 15-043, granting a parking variation for the subject property.

3. The Petitioner shall comply with all Department of Children and Family Services requirements.

4. 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 Cook County Clerk.

AYES:

NAYS:

PASSED AND APPROVED this 4th day of January, 2021.

ATTEST:

Village President

Village Clerk

Land Use Variation: Little University Child Care Center