

Special Use Criteria:

1. Public Convenience: Golf VX's special use is deemed necessary for the public convenience at this location. Arlington Heights lacks an all-season golfing facility that provides a year-round golfing experience. By offering a state-of-the-art golf simulator facility with additional amenities such as culinary options, Youth Summer Camps, and membership options, Golf VX will serve as a valuable recreational resource for the local community, promoting a fun and healthy lifestyle.

2. No Detriment: The operation of Golf VX will not, under any circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity. The facility will adhere to all safety regulations and will maintain a noise level that does not disrupt the surrounding area. Moreover, by encouraging physical activity and outdoor enjoyment, Golf VX will contribute to a healthier and more active lifestyle among residents.

3. Regulatory Compliance: Golf VX is committed to complying with all regulations and conditions specified in this ordinance for such use, and will adhere to any stipulations and conditions made a part of the authorization granted by the Village Board of Trustees. We will work closely with local authorities to ensure that our operations promote healthy living and well-being within the community.

Land Use Variation Criteria:

1. Compatibility: The proposed use of Golf VX will not alter the essential character of the locality. It is designed to be compatible with existing uses and the zoning of nearby properties. The facility will harmoniously blend with the commercial and recreational elements of the community while promoting a healthy and active lifestyle.

2. Unique Circumstances: The need for a golf simulator facility in Arlington Heights is driven by unique circumstances, including the limited availability of year-round golfing options and the absence of a similar establishment. Golf VX will address this gap in the market by offering a facility that promotes physical activity and healthy living while providing a new and much-needed amenity to the community.

3. Harmony with Intent: The proposed variation is in perfect harmony with the spirit and intent of the local zoning ordinances. It aligns with the broader goal of providing recreational opportunities that encourage residents to lead active and health-conscious lives.

4. Minimum Variance: The variances requested by Golf VX represent the minimum necessary to allow for the reasonable use of the property while fostering a more fun and healthy lifestyle for Arlington Heights residents. These variations are essential to create a facility that fulfills the recreational needs of the community without causing undue disruption or conflict with existing regulations.

In summary, the establishment of Golf VX as a special use and the granting of land use variations are justified by the facility's potential to enhance public convenience, promote a fun and healthy lifestyle, and improve the overall well-being of the community. Golf VX's unique offerings, commitment to regulatory compliance, and alignment with zoning intent make it a valuable addition to Arlington Heights that encourages active living and recreational enjoyment. The variations requested are the minimum necessary to facilitate a reasonable and harmonious use of the property, further supporting the community's pursuit of a healthier lifestyle.