

**JUSTIFICATION FOR
SPECIAL USE, LAND USE VARIATION, OR OTHER VARIATIONS
(Land Use Variation Criteria-2B)**

1. The two proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

The Petitioners' request to rezone from R-1 to R-3 is in compliance with the Village of Arlington Heights' Comprehensive Plan (2015). There is existing R-3 District adjacent, east of Patton Avenue and across Verde Avenue to the west (Palatine Frontage Road and North Yale Avenue).

2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

The Petitioners' purchased the subject property on July 9, 2020. The property has been vacant ever since due to the current condition of the home. The Petitioners wish to demolish the current home and construct two new single-family homes on the two (2) resulting lots, with the grant of this Variation.

3. The proposed Variation is in harmony with the spirit and intent of this Chapter.

The proposed two new single-family homes will otherwise be in full compliance with required use, bulk, open-space and building setbacks per Code.

4. The variance requested is the minimum variance necessary to allow for reasonable use of the property.

The Petitioners seek Variation for the interior (Lot 2) lot's width , to be reduced by less than 10% from 75 Feet (required) to 68.57 Feet (proposed).