

Need for Zoning Variance for 402 S Arlington Heights Road
Arlington Heights, IL 60005

Current Zoning: R3

Requested Zoning Variance Equivalent to B2

Need:

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APR 18 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

1. It has been two years since Swaminarayan Gurukul (Gurukul) bought the property located at 401 South Evergreen Avenue (Church building) and the property located at 402 South Evergreen Avenue (Reading Room building). In those two years, Gurukul's congregation has not grown as expected. In addition, donations from the congregation are not enough to meet the mortgage payments and operating expenses.
2. The properties share a parking lot with 88 spaces (lots 2,3, 4, 5, 6, 22, and 23) Gurukul's congregation occupies a handful of parking spaces Monday through Friday and Sunday. The congregation occupies roughly 20-30 spaces on Saturday evenings. During normal business hours (Monday through Friday from 9am to 5pm) the overwhelming majority of the parking spaces are vacant. Please see the attached plat drawing.
3. The Reading Room building is currently vacant, and Gurukul is not utilizing the space. The building size is 38.5'x25.5' (approx. 900 SF) and already has one bathroom for an office. The building is ideal as a rental property for Gurukul because it can use the rental income toward mortgage payments and operating expenses.
4. The area north of the Reading Room and east (east of Arlington Heights Road) of the building are zoned B2.
5. Gurukul is seeking a zoning variance to equivalent of B2 for the Reading Room to rent the space for commercial use limited to businesses that handle paperwork, such as real estate agents, attorneys, or financial agents. The zoning variance of the Reading Room will allow Gurukul to rent the space to potential tenants. Without the zoning variance, Gurukul will not be able to rent the building for commercial use, and will therefore continue to lose potential income. Currently, potential tenants will not proceed with a rental lease until the zoning variance is approved.
6. After the zoning variance is approved by the village, the village will continue to retain control over whether it will issue a permit for a potential commercial tenant.
7. Gurukul is not seeking any building changes at this time or requesting a new construction permit. Gurukul does not wish to alter the structure of the building in any way.
8. It will be better for Gurukul and the village if that the small building is occupied on the main road of our village, rather having the vacant building with no people in and out.

With the above reasoning, we request the board to approve the zoning variance.

---Respectfully from Gurukul and its board.