

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

WHEREAS, the Plan Commission, in Petition Number 16-009, pursuant to notice, has, on June 8, 2016, conducted a public hearing on the application of Popat Radadia for a land use variation to allow an office use, within an R-3 One Family Dwelling District; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and a variation 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 said request, subject to certain conditions hereinafter described, would be in the best interest 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 an office use in an R-3 One Family Dwelling District, at the property legally described as:

Lot 1 in Block 8 of Arlington Addition to Arlington Heights, a subdivision of Lot 12 (except the North 2 ½ chains of the East 2.0 chains thereof) in Section 32, in the Assessor's Division of Sections 29, 30, 31 and 32, in Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-32-121-013-0000

commonly described as 402 S. Arlington Heights Road, Arlington Heights, Illinois, in compliance with the Floor Plan submitted by the Petitioner, consisting of one sheet, copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That a variation is hereby granted from Chapter 28, Section 11.4-2, Schedule of Parking Requirements, Retail - Commercial and Service Uses, to allow a reduction in the number of required off-street parking spaces from three spaces to zero spaces.

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 conditions, to which the Petitioner has agreed:

1. The Petitioner shall provide the required parking for the subject property within their south and west parking lots.
2. The Land Use Variation is only valid while the subject property and abutting parking areas to the west and south, as shown on Exhibit 1, attached hereto and made a part hereof, are under common ownership. Should the subject property and abutting parking areas come under separate ownership, the Land Use Variation is no longer valid.
3. All employees of any office tenant on the subject property must park in the parking lot owned by the Swaminarayan Gurukul Church located to the south and west of the subject property.
4. "Offices: Medical and Dental Clinics" shall not be allowed on the subject property.
5. 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: 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 in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 18th day of July, 2016.

Village President

ATTEST:

Village Clerk

Exhibit I

