

AN ORDINANCE GRANTING A LAND USE VARIATION

WHEREAS, the Plan Commission, in Petition Number 16-013, pursuant to notice, on August 10, 2016, conducted a public hearing on the application of Eva Skordilis for a land use variation to allow a recreation facility, commercial, in an O-T Office Transitional District; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation 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 the 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 permit a recreation facility, commercial, in an O-T Office Transitional District, for the property legally described as:

Lot 2 in Arthur G. Nelle's Subdivision, part of Lot 1 of R.1. Cepek's Arlington Highlands, in the West one-half of the Southwest one-quarter of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-32-319-028-0000

commonly described as 110 E. Central Road, Arlington Heights, Illinois, in compliance with the Site Plan and Floor Plan prepared by Rufus Lacy Designs, submitted by the Petitioner, consisting of two sheets, copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That the land use variation granted by this Ordinance is subject to the following conditions, to which the Petitioner has agreed:

1. Prior to formal occupancy and business license approval, the required RPZ (reduced pressure zone) device shall be installed, pursuant to the review letter dated June 10, 2016, from the Public Works department.

2. Prior to November 1, 2016, the Petitioner shall install 36-inch shrubs within the landscape islands located at the southern end of each parking row.

3. The Petitioner shall comply with all applicable Federal, State and Village codes, regulations and policies.

SECTION THREE: 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 FOUR: 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 19th day of September, 2016.

Village President

ATTEST:

Village Clerk

LEGLB: LANDUSE/YMA Taekwondo and Krav Maga