

**AN ORDINANCE GRANTING A LAND USE VARIATION,  
AMENDING ORDINANCE NUMBER 92-009 AND  
GRANTING CERTAIN VARIATIONS FROM CHAPTER 28  
OF THE VILLAGE OF ARLINGTON HEIGHTS**

WHEREAS, on December 14, 2016, in Petition Number 16-023, the Plan Commission of the Village of Arlington Heights, pursuant to notice, has conducted a public hearing on the application of Arlington Heights Animal Hospital for a land use variation to allow a commercial kennel within a B-2 General Business District, an amendment to Ordinance Number 92-009 and certain variations from Chapter 28 of the Arlington Heights Municipal Code for the property located at 412 W. Algonquin Road; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation, amendment to Ordinance Number 92-009 and variations from Chapter 28 of the Arlington Heights Municipal Code 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 interests 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 a commercial kennel in a B-2 General Business District at the property legally described as:

That part of Lot 7 in subdivision of Joseph A. Barnes' Farm in Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows:

Beginning at the point of intersection of the North line of that part of Lot 7 lying Northeasterly of Algonquin Road, and the center line of said road; thence East along said North line of Lot 7 a distance of 373.03 feet; thence South at right angles to said North line of Lot 7, a distance of 454.97 feet to the center line of Algonquin Road; thence Northwesterly along said center line being a curve to the right of radius 2491.29 feet the tangent of said curve forming an angle of 43 degrees 33 minutes 45 seconds with the last course measured from North to

Northwest a distance of 226.96 feet to a point of tangency; thence Northwesterly along said center line of road; being tangent to said curve 361.55 feet to the point of beginning; (excepting from said part of Lot 7 that part thereof lying Westerly of a line described as follows: commencing at the point of intersection of the North line of that part of Lot 7 lying Northeasterly of Algonquin Road and the center line of said road; thence Southeasterly along said center line 361.55 feet to a point of tangency with a curve to the left of radius 2491.29 feet; thence Southeasterly along said curve of radius 2491.29 feet 7.90 feet to the point of beginning; thence Northeasterly on a straight line to a point on the North line of said Lot 7, said point being 273.03 feet East of the intersection of said North line of Lot 7 with the center line of Algonquin Road, in Cook County, Illinois.

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and commonly described as 412 W. Algonquin Road, Arlington Heights, Illinois. This approval shall be in substantial compliance with the following plans:

The following plans have been prepared by Linden Group:

**Site Plan**, dated November 30, 2016, consisting of sheets A-0.0 and A-0.0A;  
**As Built Floor Plan**, dated November 30, 2016, consisting of sheet A-1.0;  
**Proposed Floor Plan**, dated November 30, 2016, consisting of sheet A-1.1;  
**As Built Elevations**, dated October 19, 2016, with revisions through November 30, 2016, consisting of sheet A-2.0;  
**Proposed Elevations**, dated October 19, 2016, with revisions through November 30, 2016, consisting of sheet A-2.1;

**Preliminary Site Development Plan**, prepared by Advantage Consulting Engineers, LLC, dated October 20, 2016, consisting of sheet SP1;

**Landscape Plan**, prepared by Eriksson Engineering Associates, Ltd., dated November 28, 2016, consisting of one sheet,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That Ordinance Number 92-009 is hereby amended by deleting condition number one in Section Two of the Ordinance, which prohibited any outdoor dog runs and/or outside facilities for animals located on the premises.

SECTION THREE: That the following variations from certain provisions of Chapter 28 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Section 11.4-2, Schedule of Parking Requirements, Retail – Commercial and Services Uses, to allow a reduction in the required number of parking spaces from 31 parking spaces to 29 parking spaces.

2. A variation from Section 5.1-11.6, Required Minimum Yards, to allow a reduction in the minimum side yard setback on the east side yard, from 53.3 feet to 40.3 feet;

3. A variation from Section 6.6-5.1, Table of Permitted Obstructions, to allow a reduction in the side yard setback for an air conditioning unit from the east side yard lot line from 53.3 feet to 46 feet.

SECTION FOUR: That the Land Use Variation, amendment to Ordinance Number 92-009 and variations from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance, are subject to the following conditions, to which the Petitioner has agreed:

1. The Petitioner shall obtain a kennel license from the Village of Arlington Heights.
2. Dog walking shall be permitted in the areas to the side and rear of the existing building; however, no outdoor dog run(s) and/or exterior recreation/exercise area(s) meant for multiple animals shall be permitted on the subject property.
3. The parking variation is only valid while the subject property is used as an animal hospital/veterinary clinic. The variation shall become null and void in the event the property is used for any other purpose.
4. The Petitioner shall comply with all applicable Federal, State and Village codes, regulations and policies.

SECTION FIVE: 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 SIX: 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 by the Village Clerk in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 17th day of January, 2017.

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Village President

ATTEST:

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Village Clerk

LAND USE/Arlington Animal Hospital