

AN ORDINANCE GRANTING A LAND USE VARIATION

WHEREAS, on March 8, 2017, pursuant to notice, the Plan Commission conducted a public hearing on the application of New Hope Academy David/Brandy Larrance, (“Petitioner”) for a land use variation to allow a private school in an M-1 Research, Development and Light Manufacturing 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 private school in an M-1 Research, Development and Light Manufacturing District for the property legally described as:

Parcel 1:

All that part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian, lying West of the West line of Freedom Small Farms, a subdivision of parts of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 8, and lying South of the center line of Fairview Lane, as shown upon plat of said subdivision, extended to the West, in Cook County, Illinois; excepting therefrom the following portions thereof; exception Portion A: the East 597.14 feet thereof; exception Portion B: that part taken and condemned in Case No. 70 1 9667 by the Department of Public Works and Buildings of the State of Illinois for relocated Arlington Heights Road; exception Portion C: that part lying Northerly of the Northerly line of relocated Arlington Heights Road.

Parcel 2:

The West 287.14 feet of the East 597.14 feet of that part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, lying West of the West line of Freedom Small Farms, a subdivision of parts of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 8, lying South of the center line of Fairview Lane (extended to the West) as shown upon plat of said subdivision recorded June 17, 1941 as Document No. 12703394, in Cook County, Illinois; excepting therefrom the following portions thereof: exception Portion A: that part conveyed by Reinhold and Ruth E. Rieve to the State of Illinois for the use of the Department of Public Works and Building by deed dated July 16, 1970 and recorded August 14, 1970 as Document No. 21227380; exception Portion B: that part lying Northerly of the Northerly line of relocated Arlington Heights Road, being a line drawn between a point in the East line of the aforesaid West 287.14 feet that is 404.89 feet South of the aforesaid extension of the center line of Fairview Lane, as measured along the East line of the aforesaid West 287.14 feet, and a point in the West line of the aforesaid East 597.14 feet that is 192.276 feet South of the aforesaid extension of the center line of Fairview Lane.

P.I.N. 03-08-102-035-0000 and 03-08-102-029-0000

commonly described as 3250 N. Arlington Heights Road, Arlington Heights, Illinois. Use of the property shall be in substantial compliance with the Floor Plan, dated February 27, 2017, prepared by Partners in Design, Architects, consisting of sheet DS01, submitted by the Petitioner, 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. The revised landscaping as specified in the plan received on March 3, 2017, must be installed prior to occupancy of the New Hope Academy on the subject property.
2. The Petitioner shall ensure that the property owner replaces the water meter and single detector check valve as outlined in the Memorandum from the Public Works Department dated February 2, 2017.
4. The Petitioner shall work with the Police Department to provide a School Resource Officer (“SRO”) for New Hope Academy or will make other provisions as deemed necessary by the Police Department, if after one year or at any point in the future it is determined by the Police Department that a dedicated SRO is necessary at New Hope Academy.
5. 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 3rd day of April, 2017.

Village President

ATTEST:

Village Clerk