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Doc#: 1407944006 Fee: \$40.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 03/20/2014 09:50 AM Pg: 1 of 2

AN ORDINANCE GRANTING A LAND USE VARIATION

WHEREAS, the Plan Commission, in Petition Number 13-023, pursuant to notice, has, on January 22, 2014, conducted a public hearing on the application of Xuemei Xu for a land use variation to allow a 1,120 square foot massage establishment in the B-5 Downtown 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 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 permit a 1,120 square foot massage establishment in the B-5 Downtown District, at the property legally described as:

Parcel 1: Lot 2 and the North 8 feet of Lot 3 in Block 31 in Town of Dunton (now Arlington Heights, Illinois) being the West ½ of the Southwest ¼ of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lot 3 (except the North 8 feet thereof) in Block 31 in Town of Dunton (now Arlington Heights), a subdivision of the West ½ of the Southwest ¼ of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: Parcel "A": Lot 1 in Block 31 in Town of Dunton (now known as Arlington Heights), in the Southwest ¼ of the Southwest ¼ of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

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Parcel "B": That part of the Southwest ¼ of the Southwest ¼ of Section 29, aforesaid, described as follows: commencing at the Northeast corner of Block 31 aforesaid, running thence North 33 feet; thence West 132 feet; thence South 33 feet; thence East 132 feet to the point of beginning formerly known as the South ½ of Robinson Street (now vacated) lying North of and adjoining Lot 1 in Block 31 aforesaid, all in Cook County, Illinois.

P.I.N.: 03-29-347-023, 03-29-347-024, 03-29-347-025, 03-29-347-026

commonly described as 38 South Dunton Avenue, Arlington Heights, Illinois, located in the Dunton Court Shopping Center, in compliance with the following plans:

Proposed Layout, prepared by Construction Technology & Design Services, Inc., consisting of one sheet;

Tenant Space Plan - Dunton Court Shopping Center, consisting of one sheet,

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:

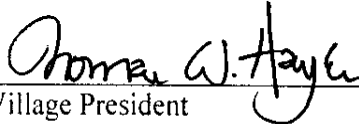
1. The proposed wall between the waiting area and the massage area, shall consist of no more than 50% solid surfaces.
2. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations and policies.

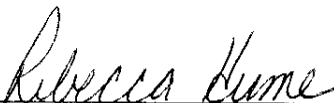
SECTION THREE: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

AYES: SIDOR, FARWELL, BLACKWOOD, ROSENBERG, LABEDZ, SCALETTA, TINAGLIA, GLASGOW,
 NAYS: HAYES
 NONE

PASSED AND APPROVED this 17th day of February, 2014.

ATTEST:


 Village President


 Village Clerk

LEGLB: LANDUSE/Just Relax Foot Massage