

Astoria Place Resubdivision
Southeast corner of Arlington Heights and Hintz Roads
18 single-family lots

UNOFFICIAL COPY

00534262

4/17/00 27 001 Page 1 of 3
2000-07-18 08:45:38
Cook County Recorder 25.00



00534262

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, APPROVING A PRELIMINARY PLAT OF RESUBDIVISION AND GRANTING A VARIATION FROM THE ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition No. 00-005, pursuant to notice, has on May 24, 2000, conducted a public hearing on a request for rezoning from an R-1 One-Family Dwelling District to an R-3 One-Family Dwelling District, approval of a preliminary plat of resubdivision, and a variation from the Arlington Heights Municipal Code, for the property located at the southeast corner of Arlington Heights and Hintz Roads, Arlington Heights, Illinois; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said request, subject to certain conditions hereinafter described, is in the best interests of the Village,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the Zoning Ordinance of the Village of Arlington Heights be and it is hereby amended by reclassifying from an R-1 One-Family Dwelling District to an R-3 One-Family Dwelling District, the following legally described property:

Madison Lane Resubdivision being a resubdivision of Lot 6, Lot 7 (excepting that part lying Northwesterly of a line drawn from a point on the West line of said Lot 7 being 20 feet South of the Northwest corner of said Lot 7, to a point on the North line of said Lot 7, being 25 feet East of the Northwest corner of said Lot 7), Lot 8, Lot 9, Lot 10, Lot 11 and Lot 12 in Harry J. Eckhard's Arlington Acres, being a subdivision of the East half (excepting the South 1938 feet thereof) of the Northwest Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, in Arlington Heights, in Cook County, Illinois and containing 5.9724 acres.

P.I.N. 03-17-101-002, -003, -005, -006, -007, -016, -044

and commonly described as the southeast corner of Arlington Heights and Hintz Roads, Arlington Heights, Illinois.

**RETURN TO:
BOX 111**

**LEGAL DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 South Arlington Heights Rd.
Arlington Heights, IL 60005**

00-037

00-037

5-7
P-3
5-
M-W
JHC

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SECTION TWO: That the preliminary plat of resubdivision prepared by CE Design, Ltd., Illinois registered land surveyors, dated February 14, 2000, be and is hereby approved for the property rezoned in SECTION ONE of this ordinance.

SECTION THREE: That the property shall be developed in accordance with the following plans prepared by **CE Design, Ltd.**:

- 1) **Tree Preservation & Landscape Plan**, dated March 2, 2000, consisting of one sheet;
- 2) **Grading Plan**, dated February 14, 2000, with revisions through May 30, 2000, consisting of one sheet;
- 3) **Utility Plan**, dated February 14, 2000, with revisions through May 3, 2000, consisting of two sheets,

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

SECTION FOUR: That a variation from Chapter 29, Section 307(b) 1, 2, and 3, Minimum Lot Width, is hereby granted to allow a reduction in the minimum lot widths for lots 1 through 8 and 11 through 18, from 75 to 70 feet.

SECTION FIVE: That the rezoning, preliminary plat of resubdivision and variation from 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 pay the Village a fee in lieu of on-site detention, which will be calculated prior to final plat approval.
2. The street named "Madison Lane" shall be changed to Pine Avenue.
3. Lots 1 through 9 shall not have access to Arlington Heights Road.
4. Lots 9 and 10 shall not have access to Hintz Road.
5. The petitioner shall provide a provision within the deed for each lot, indicating that the cul-de-sac right-of-way extends to the southern property line of the subdivision. The provision shall also state that the Village may in the future extend the street to allow access to the adjacent property located to the South.
6. The petitioner shall be required to make school and park contributions in lieu of land prior to the issuance of a building permit.
7. The petitioner shall submit a traffic study, which shall be reviewed and approved by the Village prior to final plat approval.
8. The petitioner shall be required to install a six-foot high staggered fence and plant material along Arlington Heights Road prior to occupancy of the first home.

9. A restrictive covenant and/or deed restriction shall be placed on lots one through nine, providing that future homeowners shall be responsible for maintenance of the fence and plant material. In addition, the deed/covenant shall require future homeowners to reinstall the six foot high fence in the location shown on the proposed development plan.

10. The petitioner shall comply with all Federal, State, and Village policies, regulations, and codes.

SECTION SIX: That the approval of the preliminary plat of resubdivision granted in SECTION TWO of this ordinance authorizes the submission of a final plat for the proposed resubdivision and detailed plans and specifications for the public improvements therein. The preliminary approval shall be effective for a period no longer than 12 months, unless extended by the President and Board of Trustees during that period.

SECTION SEVEN: 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: KUCERA, JENSEN, HAYES, WALTON, TOLJANIC, STENGREN, DADAY, MULDER

NAYS: NONE

PASSED AND APPROVED this 19th day of June, 2000.

Robert Mulder
Village President

ATTEST:

Edward J. ...
Village Clerk

PREPLAT. Astoria Prelim Plat