

UNOFFICIAL COPY

90297216

90297216

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE VILLAGE OF ARLINGTON HEIGHTS  
AND GRANTING CERTAIN VARIATIONS**

REC'D  
TOWN 8790 06/22/90 09:54:00  
#13 #13 #90-297216

COOK COUNTY RECORDER

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition No. 89-094, pursuant to notice, has on March 28, 1990, conducted a public hearing on requests for rezoning of a portion of property located at Windsor Drive north of Flentie Lane, from R-1 One-Family Dwelling District to R-3 One-Family Dwelling District and variations from certain provisions of Chapters 28 and 29 of the Municipal Code; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission 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 the Zoning Ordinance of the Village of Arlington Heights be and it is hereby amended by reclassifying from R-1 One-Family Dwelling District to the R-3 One-Family Dwelling District, the following described property:

That part of the East 1/2 of the Northeast 1/4 of Section 8, together with that part of the West 1/2 of the Northwest 1/4 of Section 9, both in Township 42 North, Range 11, East of the Third Principal Meridian, bounded by a line described as follows:

Beginning at the intersection of the line between said Sections 8 and 9 with the North line of the South 45 acres of the East 1/2 of the Northeast 1/4 of said Section 8;

Thence West along the North line of said South 45 acres of the East 1/2 of the Northeast 1/4 of said Section 8, a distance of 100.00 feet;

Thence North along a line parallel with the line between said Sections 8 and 9 aforesaid, a distance of 120.0 feet;

Thence East along a line parallel with the North line of the South 4 acres of the East 1/2 of the Northeast 1/4 of said Section 8 and said line extended East, a distance of 200.00 feet;

Thence South along a line parallel with the line between said Sections 8 and 9, aforesaid, a distance of 120.0 feet;

Thence West, a distance of 100.0 feet to the place of beginning; excepting therefrom the East 100 feet thereof, heretofore dedicated as THREE STATES BOULEVARD. All in Cook County, Illinois.

03-08-201-038-000

OFFICIAL BUSINESS

90297216

90-043

1400  
90-043

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

70297216

which property is commonly described as Windsor Drive, north of Flentie Lane, in Arlington Heights, Illinois.

SECTION TWO: That variations hereinafter described, from Chapters 28 and 29 of the Municipal Code, are hereby granted to permit three single family lots in an R-3 One-Family Dwelling District at the property legally described as:

That part of the East 1/2 of the Northeast 1/4 (except the South 45 acres) of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian, lying East of a line 100.0 feet West of and parallel to the East line of Section 8, aforesaid, and South of a line 140.0 feet North of and parallel to the North line of the South 45 acres of the East 1/2 of the Northeast 1/4 of said Section 8, in Cook County, Illinois. also,

Lot 7 and Outlet Verde in THE VERDE SUBDIVISION of part of the East 1/2 of the Northeast 1/4 of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

which property is commonly described as Windsor Drive, north of Flentie Lane, in Arlington Heights, Illinois.

SECTION THREE: That variations from the requirements of certain provisions of Chapters 28 and 29 of the Municipal Code are hereby granted so as to permit development of the property in accordance with the plans submitted by the petitioner, which variations are as follows:

1. Reduction in the required minimum lot standards from 8,750 square feet to 8,580 square feet in lots 7 and 8 as required in Chapter 28, Section 5.3-1 and Chapter 29, Section 307,

2. Reduction in the required minimum front yard from 25 feet to 5 feet for lots 7, 8 and 9, as required in Chapter 28, Section 5.3-4

3. Release from the requirement of filing a preliminary plat of subdivision in Chapter 29, Section 201.

SECTION FOUR: That the property shall be developed in accordance with the plans prepared by Triton Consulting Engineers, Ltd., dated November 10, 1989 with revisions through May 8, 1990, consisting of 4 sheets, copies of which are on file with the Village Clerk and available for public inspection.

SECTION FIVE: That the rezoning and variations granted by this ordinance are granted subject to compliance with the following conditions:

1. The petitioner shall be required to build a cul-de-

30297216

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

9 0 2 9 7 2 1 6

sac further north between lots 8 and 9 to maintain adequate width of the right-of-way between the pavement and the lot line so as to allow the Village to maintain adequate road controls and drainage. The petitioner shall meet with Engineering Department staff to determine the distance in width.

2. A sidewalk/carriage walk shall be constructed around the cul-de-sac which shall be compatible with Village standards.

3. That the setback lines for lot 8 shall be moved to five feet (5') so that all of the lots in the subdivision have the same building line.

4. That the petitioner shall pay the total cost of the full width pavement.

5. The development of the property shall comply with all ordinances of the Village of Arlington Heights.

SECTION SIX: That this ordinance shall be in full force and effect from and after its passage and approval, in the manner provided by law.

AYES: 8

NAYS: 0

PASSED AND APPROVED this 18th day of June, 1990.

  
\_\_\_\_\_  
Village President

ATTEST:

  
\_\_\_\_\_  
Village Clerk

ORD#15:LOVERDE

1400

UNOFFICIAL COPY

Property of Cook County Clerk's Office