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LEGAL DEPARTMENT  
VILLAGE OF ARLINGTON HEIGHTS

Taylor Made Homes, Chestnut Avenue  
South of Rand Road, 2 residential  
& 1 Business lot

33 S. Arlington Heights Road  
Arlington Heights, IL 60005

*Bowman Sub*

**AN ORDINANCE APPROVING A  
PRELIMINARY PLAT OF SUBDIVISION,  
AMENDING THE ZONING ORDINANCE  
OF THE VILLAGE OF ARLINGTON HEIGHTS  
AND GRANTING CERTAIN VARIATIONS**

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WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition No. 90-024, pursuant to notice, has on October 24, 1991, conducted a public hearing on requests for approval of a preliminary plat of subdivision, rezoning of a portion of the parcel from R-1 One-Family Dwelling District to R-3 One-Family Dwelling District and for certain variations for property located at 213 West Rand Road, 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 requests, 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 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 Southeast 1/4 of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, lying South of the center line of Rand Road, described as follows: commencing at a point in the center line of Rand Road that is 154.50 feet Northwesterly of the intersection of the center line of said road with the East line of said Section 18; thence Northwesterly along the center line of said road 100.00 feet; thence Southwesterly 615.56 feet to a point that is 718.00 feet East of the West line and 1850.56 feet North of the South line of said East 1/2 of the South East 1/4 of Section 18; thence South parallel to the West line of said East 1/2 of the Southeast 1/4 of Section 18, 149.67 feet; thence Northeasterly 726.92 feet to the point of beginning, (excepting the Northeasterly 200 feet thereof), in Cook County, Illinois.

and commonly described as 2109 and 2111 North Chestnut Avenue, Arlington Heights, Illinois.

SECTION TWO: That the preliminary plat of subdivision prepared by Robert A. Nowicki, dated December 18, 1990, is hereby approved for the property legally described as:

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That part of the East 1/2 of the South East 1/4 of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, lying South of the Center line of Rand Road, described as follows: Commencing at a point in the center line of Rand Road that is 154.40 feet Northwesterly along the center line of said road with the East line of said Section 18; thence Northwesterly along the center line of said road 100 feet; thence Southwesterly 615.56 feet to a point that is 718.00 feet East of the West line and 1830.56 feet North of the South line of said East 1/2 of the South East 1/4 of Section 18; thence south parallel to the West line of said East 1/2 of the South East 1/4 of Section 18, 149.67 feet; thence Northeasterly 726.92 feet to the point of beginning, in Cook County, Illinois.

and commonly described as 215 West Rand Road, Arlington Heights, Illinois.

SECTION THREE: That the following variations are hereby granted:

1. A reduction in the minimum lot width for an R-3 District as required in Chapter 28, Section 5.3-1.1, from seventy feet (70') to fifty feet (50') for the two residential lots.

2. A reduction in the minimum lot frontage for an R-3 District as required in Chapter 29, Section 307 from ninety feet (90') to seventy feet (70') for the two residential lots.

SECTION FOUR: That the rezoning, preliminary plat of subdivision and variations granted by this ordinance are subject to the following conditions:

1. The petitioner must provide a blanket easement to the Village providing access to the field tile that exists in the rear of the property. All engineering concerns must be addressed by the petitioner to the satisfaction of the Village Administration.

2. The petitioner must install a sidewalk across the entire front of the property.

3. The petitioner must submit a landscaping plan detailing the types and location of landscaping materials to be used on the site.

4. Development of the property shall comply with all applicable ordinances, policies and regulations of the Village of Arlington Heights.

SECTION FIVE: That the approval of the preliminary plat

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

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 and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

AYES: DADAY, SCHROEDER, HAYES, HAHN, WALTON, STENGREN, WALSH, MAKI

NAYS: NONE

PASSED AND APPROVED this 1st day of July, 1991.

ATTEST:

  
Village President

  
Village Clerk

PRELIMPLAT:TAYLORMADEHOMES/LMB

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