

Walnut Woods Subdivision  
North Walnut Avenue, north of Palatine Road

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

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition No. 97-013, pursuant to notice, has on September 24, 1997, conducted a public hearing on a request for approval of a preliminary plat of subdivision, rezoning from an R-1 Single Family Dwelling District to an R-3 One-Family Dwelling District and for certain variations for the property located at north Walnut Avenue, north of Palatine 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 an R-1 One-Family Dwelling District to an R-3 One-Family Dwelling District, the following described property:

The East 250.00 feet of the West 409.00 feet of the south 600.00 (except the South 66.00 feet thereof) of the East 1/2 of the Southeast 1/4 of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-18-401-014, -015, -016, -017, -018, -114, -115, -116, -117

and commonly described as north Walnut Avenue, north of Palatine Road, Arlington Heights, Illinois.

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SECTION TWO: That the preliminary plat of subdivision for the property legally



**RETURN TO:**  
**BOX 111**

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

97-062

97-062

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described in SECTION ONE, prepared by Survey Systems of America, Inc., a registered Illinois land surveyor, dated September 24, 1997, is hereby approved.

**SECTION THREE:** That variations from Chapter 28 of the Arlington Heights Municipal Code, are hereby granted:

- 1. A reduction in the minimum lot width requirement, as set forth in Section 28-5.3-1, Minimum Lot Size and Minimum Lot Width, for Lot #6, from 90 to 50 feet.
- 2. A reduction in the minimum lot width requirement, as set forth in Section 29-307, Residential Lot Standards, for a lot containing an area of 15,000 square feet, for Lot #6 from 90 to 50 feet.

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

- 1. The grading requirements set forth in the final engineering plan, shall be memorialized in a recorded document against the three lots.
- 2. The storm water detention shall be appropriately and adequately located pursuant to Village standards.
- 3. The petitioner shall convey ownership of the property depicted in the plat of subdivision as "Parcel A," to the Village of Arlington Heights to be utilized as an outlet .
- 4. All of the new homes to be constructed on the lots shall be subject to the review of the Design Commission.
- 5. The petitioner shall work with Village staff to address all tree preservation issues.
- 6. Pursuant to Section 29-401 of the Arlington Heights Municipal Code, the petitioner shall be required to make cash contributions in lieu of land to the appropriate park and school districts for each newly created lot.
- 7. 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 of subdivision granted in SECTION TWO 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

TOWN OF ARLINGTON HEIGHTS  
 VILLAGE CLERK'S OFFICE  
 1100 W. ARDEN AVENUE  
 ARLINGTON HEIGHTS, ILLINOIS 60004

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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, GUAGLIARDO, HAYES, HAHN, STENGREN, HETTINGER, KUCERA, MULDER

NAYS: NONE

PASSED AND APPROVED this 6th day of October, 1997.

*Arlene Mulder*  
Village President

ATTEST:

*Edwina Corsi*  
Village Clerk

PRELIMPLAT: WALNUTHO.DS

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