

UNOFFICIAL COPY 99432611

Song Subdivision
SW corner of Belmont and Haven, 4 single-family lots

4823/0002 14 001 Page 1 of 2
1999-05-05 08:29:54
Cook County Recorder 23.00



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

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition No. 96-017, pursuant to notice, has on February 24, 1999, conducted a public hearing on a request to rezone two R-1 One-Family Dwelling District lots to four R-3 One-Family Dwelling District lots and approval of a preliminary plat of subdivision, for the property located at the southwest corner of Belmont Avenue and Haven Street, 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:

Lots 1 and 2 of G. F. Sidor's Subdivision of that part of the South west 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows:

Commencing at a point on a line running North 25 degrees, 2 minutes, 30 seconds East from the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said section, 555.6 feet Northeasterly from the said Southwest corner; thence East parallel with the South line of said Northwest 1/4 of the Southwest 1/4, 424.24 feet to the East line of the Southwest 1/4 of Northwest 1/4 of Southwest 1/4 of Section 10; thence North along said line 167.50 feet to the North line of said Southwest 1/4 of Northwest 1/4 of Southwest 1/4; thence West along said line 344.45 feet to a point on the first described course; thence Southwesterly 185.2 feet to the place of beginning, according to the plat of said subdivision recorded May 14, 1957 as Document Number 16903475, and recorded July 11, 1957 as Document Number 16954581, in Cook County, Illinois.

P.I.N. 08-10-300-063, -064

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

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and commonly described as 104 South Belmont Avenue and 319 East Haven Street, Arlington Heights, Illinois.

SECTION TWO: That the preliminary plat of subdivision for Song Subdivision, prepared by Paul F. Misturak, a professional Illinois land surveyor, dated January 11, 1999, is hereby approved.

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

1. The final plat of subdivision shall be approved per Chapter 29, Subdivision Regulations, of the Arlington Heights Municipal Code, prior to the issuance of building permits.
2. The petitioner shall address all engineering and public works comments prior to the approval of the final plat of subdivision.
3. The petitioner shall enter into an estoppel agreement with the Village, as determined by the Engineering Department, for public right-of-way improvements to Belmont Avenue including but not limited to streets, street lights, sidewalks, curbs and gutters and storm sewers.
4. The petitioner shall be required to pay special assessment and permit fees, as directed by the Engineering Department for the water main and sanitary sewer improvements made within the public right-of-way.
5. 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.
6. Development of the property shall comply with all applicable ordinances, policies and regulations of the Village of Arlington Heights.

SECTION FOUR: 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.

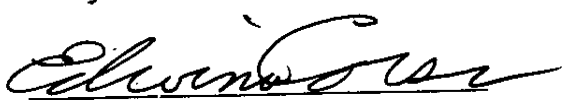
SECTION FIVE: That this ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

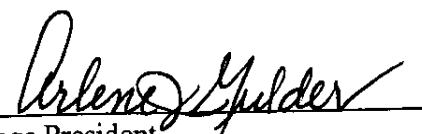
AYES: WALTON, HAHN, HAYES, ██████████, STENGREN, HETTINGER, KUCERA, DADAY,
NAYS: NONE MULDER

Trustee Guagliardo left room during vote

PASSED AND APPROVED this 5th day of April, 1999.

ATTEST:


Village Clerk


Village President