

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

WHEREAS, on February 27, 2019, pursuant to notice, in Petition No. 18-025, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request for rezoning from an R-E One-Family Dwelling District to an R-3 One-Family Dwelling District, and approval of a preliminary plat of resubdivision to resubdivide one single-family lot into two single-family lots for the property located at 1400 W Thomas St, 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 the 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-E One-Family Dwelling District to an R-3 One-Family Dwelling District the following described property:

Lot 1 in Lynnwood Subdivision Unit No. Two, being a subdivision in the East ½ of the West ½ of the Northwest ¼ of Section 19 and in the West ½ of the East ½ of the Northwest ¼ of Section 19, all in Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-19-107-005-0000

and commonly described as 1400 W Thomas St, Arlington Heights, Illinois.

SECTION TWO: That a preliminary plat of resubdivision dated November 5, 2018 with revisions through February 12, 2019, prepared by Schroeder & Associates, Illinois professional land surveyors, is hereby approved for the property rezoned in SECTION ONE of this Ordinance.

SECTION THREE: That the property shall be in accordance with the **Existing Topography**, prepared by Bono Consulting, Inc., dated November 30, 2018 with revisions through

January 22, 2019, consisting of sheet C-1, copies of which are on file with the Village Clerk and available for public inspection.

SECTION FOUR: That the rezoning and approval of the preliminary plat of resubdivision are subject to the following conditions, to which the Petitioner has agreed:

1. The Petitioner shall demolish the home on Lot 1.
2. Design review shall be required prior to building permit application for the homes on Lots 1 and 2.
3. The Petitioner shall receive final plat of resubdivision approval.
4. The Petitioner shall provide a \$4,716 fee in lieu of onsite detention prior to final plat of resubdivision approval.
5. Land contribution fees shall be paid for the Park District, School Districts, and Library District pursuant to Chapter 29, Subdivision Control Regulations, of the Municipal Code.
6. Prior to final plat approval, the Petitioner shall provide final engineering plans showing storm water infrastructure, such as a swale and inlet adjacent to Harvard Avenue connecting to the existing Village storm water system (or other engineering/infrastructure solution that will address necessary removal of storm water), as deemed acceptable by the Public Works Department and Engineering Division.
7. The Petitioner shall provide all engineering fees, bonds, and deposits prior to final plat of resubdivision approval.
8. Installation of storm water improvements, as deemed acceptable by the Public Works Department and Engineering Division, shall be required prior to issuance of a building permit for Lot 1 or Lot 2.
9. As a requirement of the final plat of resubdivision approval, the subject property owner shall enter into an estoppel agreement with the Village, which agreement shall state that the property owner will not object to the establishment of a special assessment for construction of paving, curb and gutter, storm sewer, and sidewalk improvements within the Thomas Street and Harvard Avenue right-of-way.
10. The Petitioner shall comply with all applicable Federal, State and Village codes, regulations and policies.

SECTION FIVE: 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 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 in the office of the Cook County Recorder.

AYES:

NAYS:

PASSED AND APPROVED this 15th day of April, 2019.

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Village President

ATTEST:

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Village Clerk

PREPLAT:1400 W Thomas Street