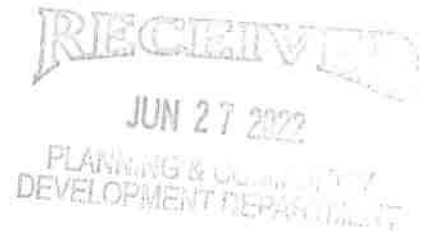


STATE OF ILLINOIS)
)
COUNTY OF COOK)
)
VILLAGE OF ARLINGTON HEIGHTS)



PETITION FOR SUBDIVISION

THE UNDERSIGNED Petitioner, The Orchard Evangelical Free Church, an Illinois not-for-profit corporation (hereinafter the “**Petitioner**”), as the record owner of the property commonly known as 1330 N. Douglas Ave., Arlington Heights, IL 60004 and which is comprised of ten (10) parcels (the “**Church Property**”) respectfully petitions the Village of Arlington Heights (“**Village**”) to (i) approve a Plat of Subdivision consolidating the ten (10) parcels into a single parcel as further detailed herein; (ii) approve a modification from the Comprehensive Plan to designate the Church Property as “Institutional”; and (iii) approve such other relief from the Village of Arlington Heights zoning and subdivision ordinances as may be deemed necessary and appropriate to consolidate the Church Property.

1. Petitioner purchased its first five parcels of what is now a part of the existing Church Property in 1986 and are commonly known as 1333, 1329, 1325, 1321, and 1331 Belmont Avenue.
2. In 2003, Petitioner acquired an additional parcel commonly known as 1321 N. Haddow Avenue, which was added to the Church Property for water detention purposes.
3. In 2006, Petitioner acquired an additional three parcels commonly known as 1315 N. Belmont Avenue, 1322 N Haddow Avenue, and 1303 N. Belmont Avenue which were added to the Church Property.
4. In 1999, Petitioner acquired a parcel for the Church Property commonly known as 1318 N Haddow Avenue and subsequently conveyed this parcel in 2014 excepting the northern

4.90 feet, which was retained by the Petitioner. The original 1318 N. Haddow Avenue parcel was then subdivided in Cook County to create two parcels effectively identifying the appropriate ownership of this property.

5. Petitioner now seeks to consolidate the ten parcels making up the Church Property into a single lot to provide for the integrated operation of a single and unified campus.

OBJECTIVE OF CONSOLIDATION

The objective of the proposed subdivision is to provide for a single unified, integrated campus to further facilitate Petitioner's church operations which have historically attracted visitors to the Village of Arlington Heights for the benefit of the community. As mentioned, Petitioner currently utilizes the Property as the Arlington Heights campus for The Orchard Evangelical Free Church which has 6 campuses throughout the Chicagoland area. Petitioner seeks no departures or exceptions from the Village's zoning ordinance or subdivision regulations. Petitioner now seeks approval of a Plat of Subdivision to consolidate the existing 10 parcels making up the Church Property into a single parcel for the purposes of providing a single unified and integrated campus in order to clearly delineate unified property ownership, ensure there is one principal building located on a single lot in accordance with the intent of the Village of Arlington Heights zoning and subdivision ordinances, and to facilitate the continued success of Petitioner's operations. In addition, the Petitioner's request allows for the platting of all applicable and appropriate easements located on the Church Property in addition to platting the Church Property consistent with all requirements as stipulated and set forth in the Village's subdivision and zoning ordinance. The consolidation will allow Petitioner to update the underlying title policies for the respective parcels making up the Church Property so that the Church Property can be insured under a single title policy, which will clearly

delineate the Church Property ownership, clarify the Church Property's chain of title, and set forth all easements and building lines as reflected on the recorded plat of subdivision.

Currently, a portion of the Church Property is designated for residential land use and the remainder is designated for Institutional land use under the Village's Comprehensive Plan. Upon consolidation, Petitioner requests the entire Church Property be designated for Institutional Use under the Comprehensive Plan.

SUBDIVISION/CONSOLIDATION OF THE PROPERTY

1. As described above and shown on the Plat of Consolidation, which will be included with the formal application materials, Petitioner desires to consolidate the existing 10 parcels in order to create a single, lot for purposes set forth herein.
2. As the proposed Plat of Consolidation is compliant with the Village's Code of Ordinances, Petitioner requests the Plat of Consolidation be approved.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the Village (i) approves a Plat of Subdivision consolidating the ten (10) parcels into a single parcel; and (ii) approve such other relief from the Village of Arlington Heights zoning and subdivision ordinances as may be deemed necessary and appropriate to consolidate the Church Property.

RESPECTFULLY SUBMITTED this 24th day of June, 2022.

PETITIONER:

The Orchard Evangelical Free Church,
an Illinois not-for-profit corporation

By: 
ROSANOVA AND WHITAKER LTD.
Attorneys for Petitioner