

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2023-_____

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP
(500 S. Dwyer Ave.)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS ____ DAY OF _____, 2023.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
_____ day of _____, 2023

Village Clerk

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP
(500 S. Dwyer Ave.)

WHEREAS, Arlington Heights School District 25 (“**Applicant**”) is the owner of record of that certain property located in the R-3 One Family Dwelling District (“**R-3 District**”), commonly known as 500 South Dwyer Avenue, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (“**Property**”); and

WHEREAS, the Property is improved with an elementary school building, parking lots, and other related improvements (collectively, the “**Existing Improvements**”); and

WHEREAS, the Applicant desires to expand the elementary school building on the Property and make other modifications to the Existing Improvements (collectively, the “**Proposed Improvements**”); and

WHEREAS, the Comprehensive Plan Map of the Village classifies a portion of the Property within the “Schools” classification and a portion of the Property within the “Single-Family Detached” classification; and

WHEREAS, in connection with the Proposed Improvements to the Property, the Applicant has requested that the Village amend the Comprehensive Plan Map to classify the entire Property within the “Schools” classification, as depicted in the map in Exhibit B attached to and, by this reference, made a part of this Ordinance (“**Requested Relief**”); and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Requested Relief was duly advertised in the *Daily Herald* on January 10, 2023, and held on January 25, 2023; and

WHEREAS, on January 25, 2023, the Plan Commission made findings and a recommendation in support of the Requested Relief; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Relief, subject to the restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. GRANT OF COMPREHENSIVE PLAN MAP AMENDMENT. Subject to, and contingent upon, the provisions in this Ordinance, and in accordance with, and pursuant to, Section 6-201 of the “Municipal Code of Arlington Heights, Illinois, 1995,” as amended, and the home rule powers of the Village, the Village Board of Trustees hereby amends the classification of the Property on the Comprehensive Plan Map to be solely the “Schools” classification.

SECTION 3. NOTICE. The Village Clerk is directed to file a Certificate of Notice of Adoption of this Ordinance with the Office of the Cook County Clerk’s Recording Division.

SECTION 4. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 5. EFFECTIVE DATE. This Ordinance will be effective only upon the later to occur of: (A) passage by the Village President and Board of Trustees in the manner required by law; and (B) the date that is 10 days after the filing by the Village Clerk of the Certificate of Notice of Adoption as set forth in Section 3 of this Ordinance.

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2023

Village President

ATTEST:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1: THE EAST 400.0 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF THE SOUTH 7.87 CHAINS OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP AND RANGE AFORESAID, WHICH POINT IS 30.1 6 CHAINS EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 TO A POINT IN THE NORTHWEST QUARTER OF SAID SECTION 31, WHICH IS 7.29 CHAINS NORTH OF THE SOUTH LINE AND 10.0 CHAINS WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 (EXCEPT THEREFROM THE NORTH 1,319.95 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID NORTHWEST QUARTER AND EXCEPT THE SOUTH 7.29 CHAINS OF SAID NORTHWEST QUARTER) IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING A POINT ON THE NORTH LINE OF THE SOUTH 7.29 CHAINS OF THE NORTHWEST QUARTER OF SAID SECTION 31, 691.96 FEET WEST, AS MEASURED ALONG SAID LINE, OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE WEST ALONG NORTH LINE OF THE SOUTH 7.29 CHAINS AS AFORESAID, 368.05 FEET TO THE SOUTHEAST CORNER OF LOT 344 IN UNIT OF REUTER'S WESTGATE SUBDIVISION NO. 2, BEING A SUBDIVISION IN THE WEST HALF OF SAID SECTION 31; THENCE SOUTH ALONG AN EXTENSION OF THE EAST LINE OF SAID LOT 344 EXTENDED SOUTH, 130.0 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH 7.29 CHAINS, AS AFORESAID, 368.84 FEET TO A POINT ON A LINE 691.96 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG A LINE, 130.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 500 South Dwyer Avenue, Arlington Heights, Illinois.

PINs: 03-31-100-022-0000 and 03-31-100-043-0000

EXHIBIT B

AMENDMENT TO COMPREHENSIVE PLAN MAP