

Prepared by and return to:  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, Illinois 60005  
Attention: Village Clerk

VILLAGE OF ARLINGTON HEIGHTS  
ORDINANCE NO. 2023-\_\_\_\_\_

AN ORDINANCE REZONING PROPERTIES  
TO THE R-3 ONE FAMILY DWELLING DISTRICT  
(121 W. Fremont St., 116 W. St. James St., 200 W. St. James St., 204 W. St. James St., 206 W. St. James  
St., 208 W. St. James St., and 407 N. Chestnut 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

ORDINANCE NO. 2023-\_\_\_\_\_

AN ORDINANCE REZONING PROPERTIES  
TO THE R-3 ONE FAMILY DWELLING DISTRICT

(121 W. Fremont St., 116 W. St. James St., 200 W. St. James St., 204 W. St. James St., 206 W. St. James St., 208 W. St. James St., and 407 N. Chestnut Ave.)

WHEREAS, Ryne & Samantha Gavigan, Elena Coughlin & Justin Zeeb, Karen Asa, Eric & Celeste Cecchi, Julie & Todd Niemiec, Katherine & Jason Lindgren, and Jacob & Mary Elizabeth Staar (collectively, the “**Applicants**”) are the owners of record of those certain properties commonly known as 112 W. Fremont Street, 116 W. St. James Street, 200 W. St. James Street, 204 W. St. James Street, 206 W. St. James Street, 208 W. St. James Street, and 407 N. Chestnut Avenue, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (collectively the “**Properties**”); and

WHEREAS, the Applicants have applied the Village to rezone the Properties from the R-6 Multi-Family Dwelling District (“**R-6 District**”) to the R-3 One Family Dwelling District (“**R-3 District**”); and

WHEREAS, Section 14.1 of the “The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights,” as amended (“**Zoning Ordinance**”), regulates amendments to the Village of Arlington Heights Official Zoning Map (“**Zoning Map**”); and

WHEREAS, pursuant to notice duly published in the *Daily Herald* on June 13, 2023, the Plan Commission of the Village of Arlington Heights (“**Plan Commission**”) conducted a public hearing on June 28, 2023, concerning amendments to the Zoning Map to rezone the Properties from the R-6 District into the R-3 District (“**Requested Rezoning**”); and

WHEREAS, at the conclusion of the public hearing, the Plan Commission made findings and recommended that the President and Board of Trustees approve the Requested Rezoning of the Properties, as set forth in this Ordinance; and

WHEREAS, having considered the findings and recommendations of the Plan Commission, the President and Board of Trustees have found and determined that it will serve and be in the best interest of the Village and its residents to rezone the Properties into the R-3 District;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

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. ZONING MAP AMENDMENT. The Zoning Map of the Village is hereby amended to rezone the Properties into the R-3 District, in accordance with, and pursuant to, Section 14.1 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 3. SEVERABILITY. If any provisions 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 are to 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 4. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS \_\_\_ day of \_\_\_\_\_, 2023

---

Village President

ATTEST:

---

Village Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTIES**

THE WEST 50 OF LOT 7 AND WEST 50 FEET OF LOT 8 IN BLOCK 8 IN THE TOWN OF DUNTON IN SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND;

THE WEST 50.00 FEET OF LOT 5 AND THE WEST 50.00 FEET OF LOT 6 IN BLOCK 8 IN THE TOWN OF DUNTON, IN SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 1886 AS DOCUMENT NUMBER 895762, IN COOK COUNTY, ILLINOIS.

AND;

LOT 12 IN BLOCK 5 IN ATKINS' ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CHICAGO AND NORTH WESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

LOT 11 IN BLOCK 5 IN ADKIN'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER, NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1878 AS DOCUMENT 190070, IN BOOK 14 OF PLATS, PAGE 8, IN COOK COUNTY, ILLINOIS.

AND;

LOT 10 IN BLOCK 5 IN ATKINS ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER, NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD IN THE SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1878 AS DOCUMENT 190070, IN BOOK 14 OF PLATS PAGE 8, IN COOK COUNTY, ILLINOIS.

AND;

LOT 9 IN BLOCK 5 IN ATKINS ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼, NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1878 AS DOCUMENT 190070, IN BOOK 14 OF PLATS, PAGE 8, IN COOK COUNTY, ILLINOIS.

AND;

LOTS 7 AND 8 (EXCEPT THE SOUTH 70 FEET OF EACH SAID LOTS) IN BLOCK 5 IN ATKIN'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER NORTH OF CHICAGO AND NORTH WESTERN RAILROAD IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly referred to as 121 W. Fremont St., 116 W. St. James St., 200 W. St. James St., 204 W. St. James St., 206 W. St. James St., 208 W. St. James St., and 407 N. Chestnut Ave., Arlington Heights, Illinois

PINs: 03-30-408-007, 03-30-408-009, 03-30-408-010, 03-30-408-011, 03-30-408-012, 03-29-308-001, and 03-29-308-002