

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 AMENDING THE COMPREHENSIVE PLAN MAP
(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

{00133641.1}

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP
(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, Karen Asa, Eric & Celeste Cecchi, Julie & Todd Niemiec, Katherine & Jason Lindgren, and Jacob & Mary Elizabeth Staar (collectively, the “*Owners*”) are the owners of record of those certain properties commonly known as 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 (collectively the “*Properties*”); and

WHEREAS, the Properties are in the vicinity of the southern boundary of the Historic Arlington Neighborhood Association, and are improved with single-family homes ranging in age from 73 to 103 years (collectively, the “*Existing Improvements*”); and

WHEREAS, the Owners desire to preserve the historic nature and integrity of the Properties and the Existing Improvements; and

WHEREAS, the Comprehensive Plan Map of the Village classifies the Properties within the “Single-Family Attached” classification; and

WHEREAS, the Village desires to amend the Comprehensive Plan Map to classify the Properties from “Single-Family Attached” to “Single-Family Detached,” 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 June 13, 2023, and held on June 28, 2023; and

WHEREAS, on June 28, 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. AMENDMENT OF COMPREHENSIVE PLAN MAP. 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 Properties on the Comprehensive Plan Map to be the “Single-Family Detached” 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 PROPERTIES

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 1/4 , 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 known 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, and 03-29-308-002.

EXHIBIT B

AMENDMENT TO COMPREHENSIVE PLAN MAP

