

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. 2024-\_\_\_\_\_

AN ORDINANCE REZONING A PROPERTY  
TO THE R-3 ONE FAMILY DWELLING DISTRICT  
(1821 N. Verde Ave.)

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF ARLINGTON HEIGHTS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024

\_\_\_\_\_  
Village Clerk

ORDINANCE NO. 2024-\_\_\_\_\_

AN ORDINANCE REZONING A PROPERTY  
TO THE R-3 ONE FAMILY DWELLING DISTRICT  
(1821 N. Verde Ave.)

WHEREAS, John Van Kooten and Annie Van Kooten (together, the “*Owners*”) are the owners of record of that certain parcel of real property, commonly known as 1821 N. Verde Avenue, Arlington Heights, Illinois (“*Property*”); and

WHEREAS, the Owners submitted an application to the Village to rezone the Property from the R-1 One Family Dwelling District (“*R-1 District*”) to the R-3 One Family Dwelling District (“*R-3 District*”); and

WHEREAS, Section 14 of “The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights,” as amended (“*Zoning Code*”), 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 January 30, 2024, the Plan Commission of the Village of Arlington Heights (“*Plan Commission*”) conducted a public hearing on February 14, 2024, concerning amendments to the Zoning Map to rezone the Property from the R-1 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 Property, 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 Property into the R-3 District;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE 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 Property into the R-3 District, in accordance with, and pursuant to, Section 14 of the Zoning Code 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 \_\_\_\_\_, 2024

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1: THAT PART OF LOT 11 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST

QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID LOT THAT IS 81.43 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT WITH A POINT ON THE EAST LINE OF SAID LOT THAT IS 80.41 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 10 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly referred to as 1821 N. Verde Avenue, Arlington Heights, Illinois

PINs: 08-16-202-009 and 08-16-202-010