

ORDINANCE NO. 2024-_____

AN ORDINANCE REZONING A PROPERTY TO THE B-2 GENERAL BUSINESS DISTRICT AND
A PROPERTY TO THE R-6 MULTIPLE-FAMILY DWELLING DISTRICT
(2201 N. Chestnut Ave. and 315 W. Rand Rd.)

WHEREAS, Plummer Capital, LLC (“*Owner*”) is the owner of record of those certain properties commonly known as 2201 North Chestnut Avenue and 315 West Rand Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (collectively, the “*Property*”); and

WHEREAS, the Owner submitted an application to the Village to subdivide the Property and reconfigure the lot lines to create two new lots (“*Proposed Lot 1*” and “*Proposed Lot 2*”), as depicted on the Preliminary Plat of Chestnut Estates, prepared by Haeger Engineering, LLC, consisting of one sheet, with a last revision date of April 12, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B; and

WHEREAS, the Owner submitted an application to the Village to rezone Proposed Lot 1 from the R-1 One Family Dwelling District (“*R-1 District*”) to the B-2 General Business District (“*B-2 District*”), and Proposed Lot 2 from the R-1 District to the R-6 Multiple-Family Dwelling District (“*R-6 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 April 9, 2024, the Plan Commission of the Village of Arlington Heights (“*Plan Commission*”) conducted a public hearing on April 24, 2024, concerning amendments to the Zoning Map to rezone Proposed Lot 1 from the R-1 District into the B-2 District and Proposed Lot 2 from the R-1 District into the R-6 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 Proposed Lot 1 and Proposed Lot 2, 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 approve the Requested Rezoning and rezone Proposed Lot 1 into the B-2 District and Proposed Lot 2 into the R-6 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 Proposed Lot 1 into the B-2 District and Proposed Lot 2 into the R-6 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

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD, THAT IS 525.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTER LINE OF SAID ROAD, WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 240.25 FEET TO THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE WEST ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, 24.83 FEET TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18; 393.22 FEET TO A POINT, THAT IS 2242.16 FEET NORTH OF THE SOUTH LINE OF SECTION 8; THENCE NORTHEASTERLY 309.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, AND COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD, THAT IS 425.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTER LINE OF SAID ROAD, WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG CENTER OF ROAD 100 FEET; THENCE SOUTHWESTERLY 309.32 FEET MORE OR LESS, TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE AND 2,242.16 FEET NORTH OF THE SOUTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH PARALLEL TO WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, 149.67 FEET; THENCE NORTHEASTERLY 420.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 315 West Rand Road and 2201 North Chestnut Avenue, Arlington Heights, Illinois

PINs: 03-18-401-020 and 03-18-401-021

EXHIBIT B

PRELIMINARY PLAT OF SUBDIVISION

PRELIMINARY PLAT OF CHESTNUT ESTATES

SHEET 1 OF 1

Prepared By:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
JEFFREY W. GLUNT, PLS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

PROPERTY OWNERS

03-18-401-020-0000
CHRISTOPHER PLUMMER
315 W. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

03-18-401-021-0000
CHRISTOPHER PLUMMER
2201 N. CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL 60004

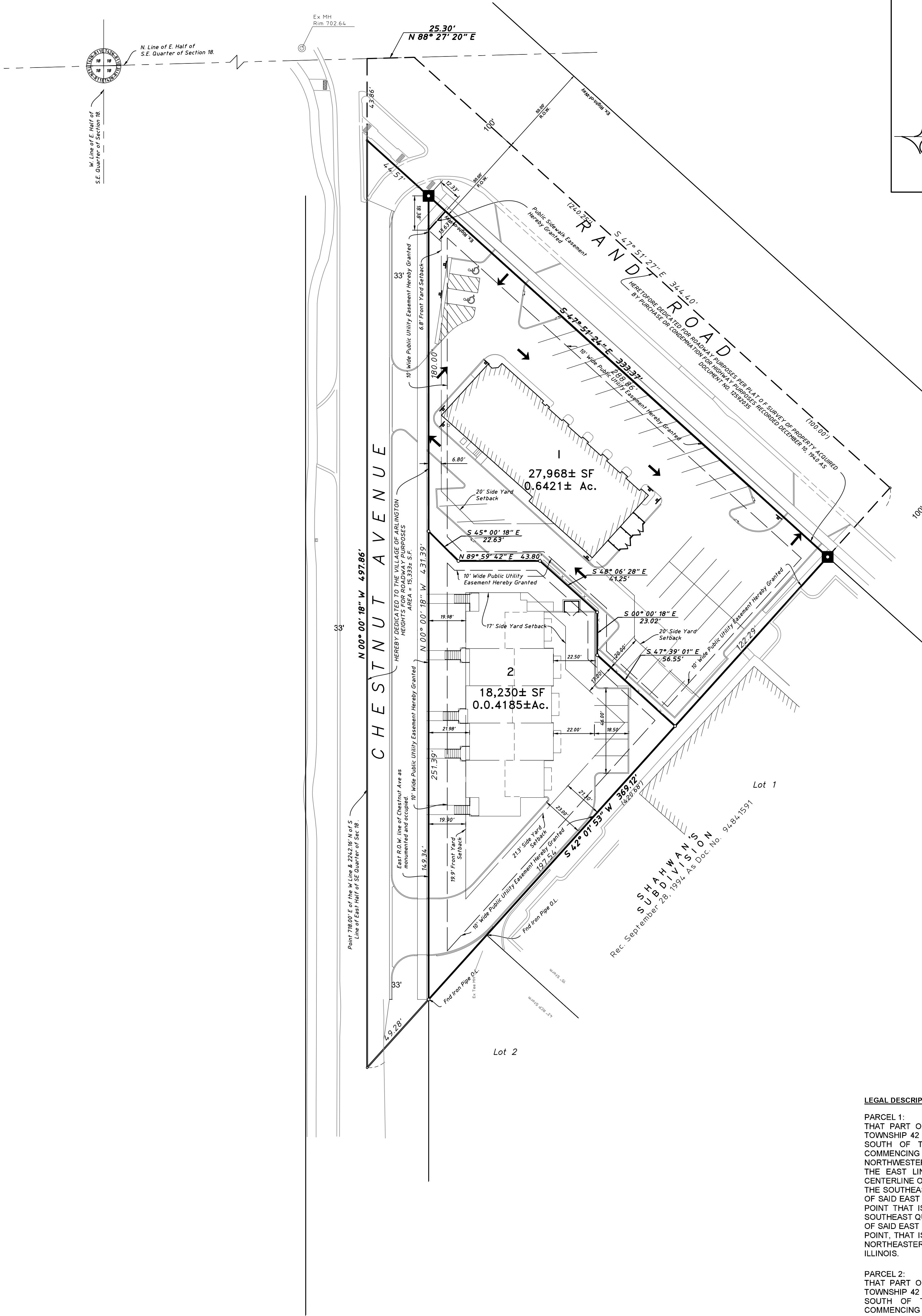
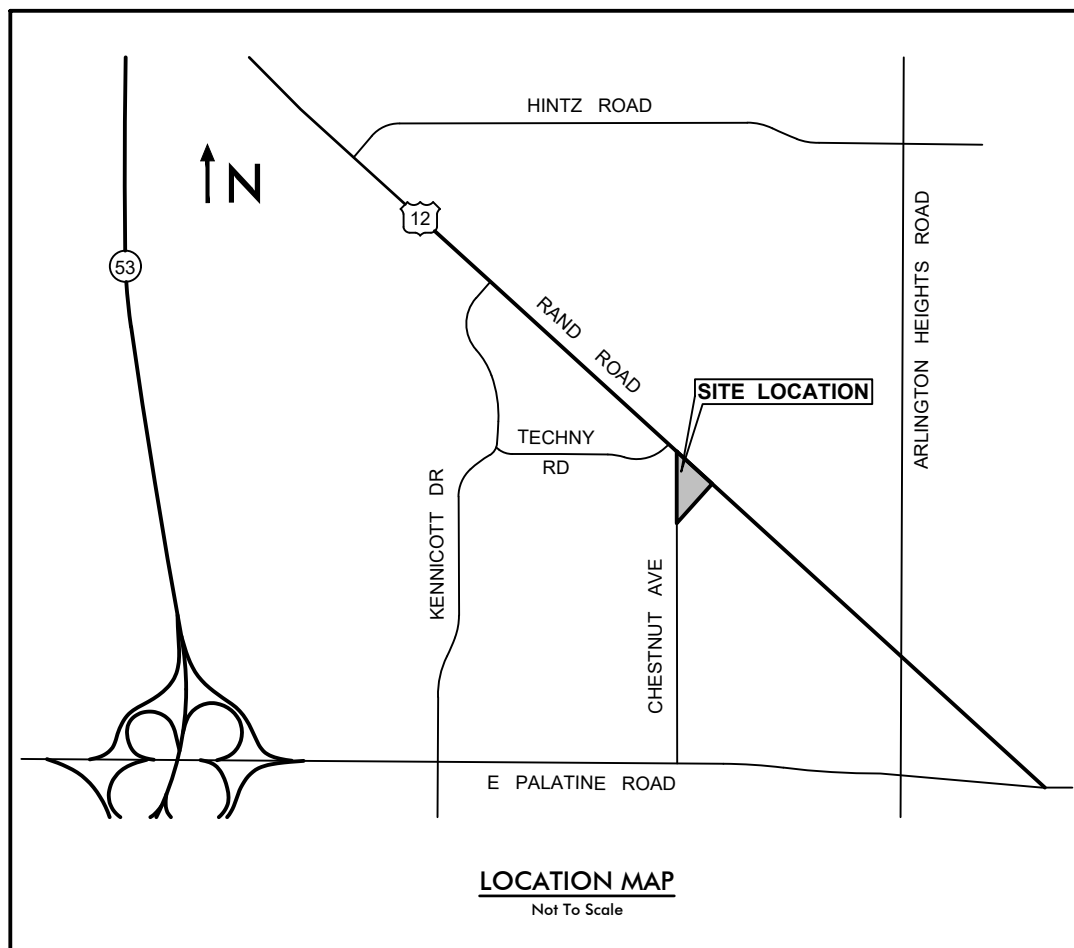
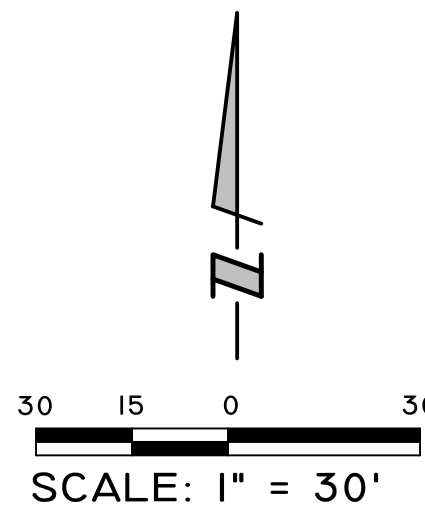
ADJACENT PROPERTY OWNERS

03-18-401-174-0000
ANDIE CONG
229 W. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

03-18-401-140-0000
PETER FARACI
2127 N. CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL 60004

BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS A PRELIMINARY PLAT, OF NO LEGAL
EFFECT AND NOT TO BE RECORDED



LEGEND

- Permanent Monument to be set per section 29-205(a) of the Village of Arlington Heights Municipal Code where applicable.
- Iron Pipe to be set per section 29-205(b) of the Village of Arlington Heights Municipal Code.
- New Subdivision Lot No.
- Proposed Easement
- Set Back Lines
- New Lot Lines
- Boundary Line

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, DESCRIBED AS FOLLOWS; COMMENCING AT A POINT IN THE CENTERLINE OF RAND ROAD THAT IS 525.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTERLINE OF SAID ROAD WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID ROAD 240.25 FEET TO THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE WEST ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, 24.83 FEET TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, 393.22 FEET TO A POINT, THAT IS 2242.16 FEET NORTH OF THE SOUTH LINE OF SECTION 18; THENCE NORTHEASTERLY 309.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF RAND ROAD, DESCRIBED AS FOLLOWS; COMMENCING AT A POINT IN THE CENTERLINE OF RAND ROAD, THAT IS 425.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTERLINE OF SAID ROAD WITH THE EAST LINE OF SECTION 18; THENCE NORTHWESTERLY ALONG THE CENTER OF ROAD 100 FEET; THENCE SOUTHWESTERLY 309.32 FEET MORE OR LESS TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE AND 2,242.16 FEET NORTH OF THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE SOUTH PARALLEL TO WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, 149.67 FEET; THENCE NORTHEASTERLY 420.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Originally Prepared: 04.05.2023 Project No. 22-253

HAEGER ENGINEERING
consulting engineers • land surveyors

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Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Date	Revision
4	04-12-2024	Added Property Owner Info.
3	02-16-2024	Added Property Info.
2	01-10-2024	Added Setbacks, Monuments, Location Map, and Site Plan
1	08-31-2023	Revised Lot Lines, Added Easement