

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 AMENDING THE COMPREHENSIVE PLAN MAP
(2201 N. Chestnut Ave. and 315 W. Rand Rd.)

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

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP
(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 that certain plat entitled Preliminary Plat of Chestnut Estates, prepared by Haeger Engineering, LLC, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B; and

WHEREAS, the Comprehensive Plan Map of the Village classifies Proposed Lot 1 as within the “Commercial” classification and Proposed Lot 2 as within the “Single Family Detached” classification and the “Commercial” classification; and

WHEREAS, the Village desires to amend the Comprehensive Plan Map to change the classification of Proposed Lot 2 from the “Single-Family Detached” classification and the “Commercial” classification to the “Moderate Density Multi-Family” classification as depicted in the map in Exhibit C 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 April 9, 2024, and held on April 24, 2024; and

WHEREAS, on April 24, 2024, 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 Proposed Lot 2 on the Comprehensive Plan Map from “Single Family Detached” and “Commercial” to the “Moderate Density Multi-Family” 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 _____, 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

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

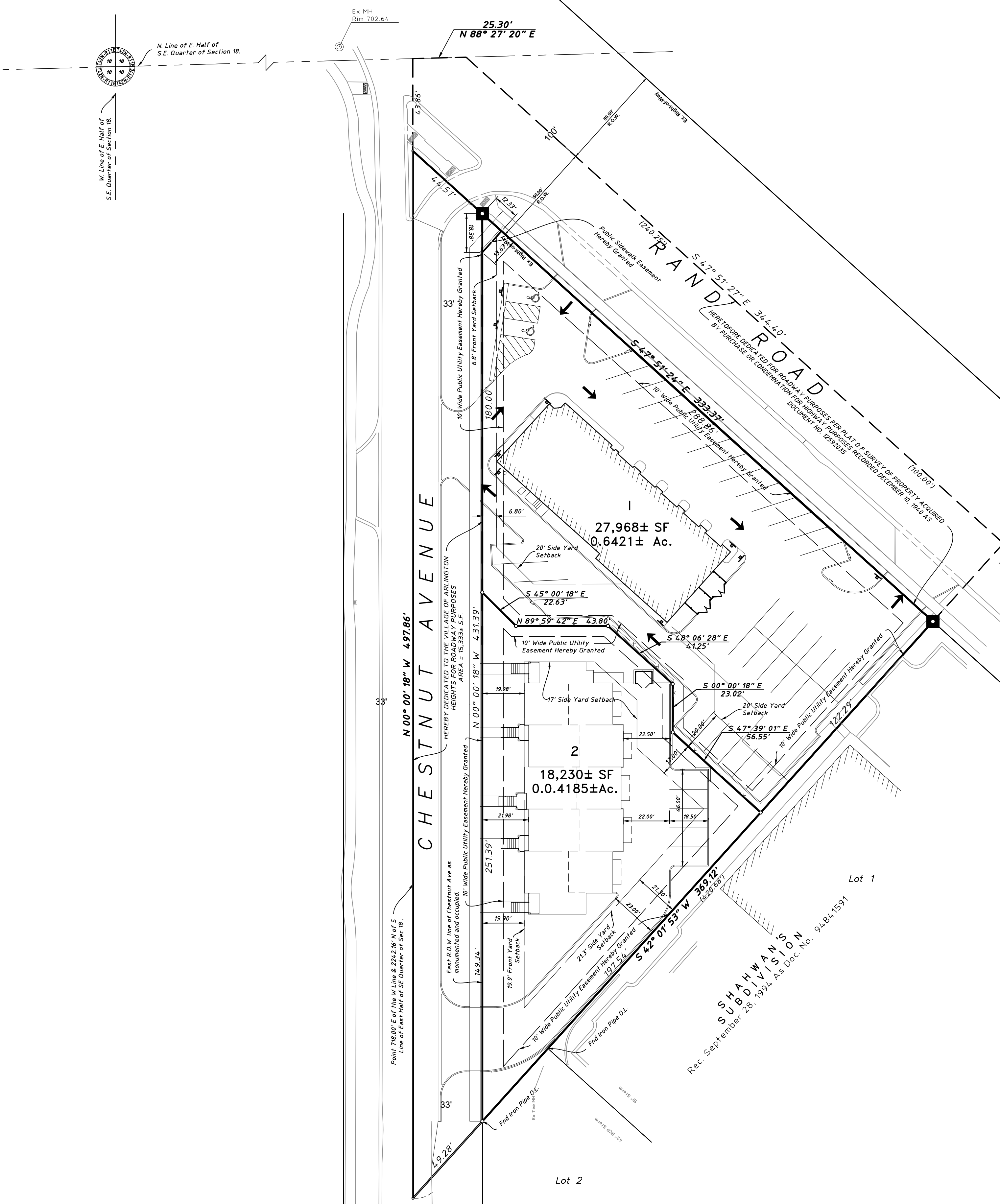
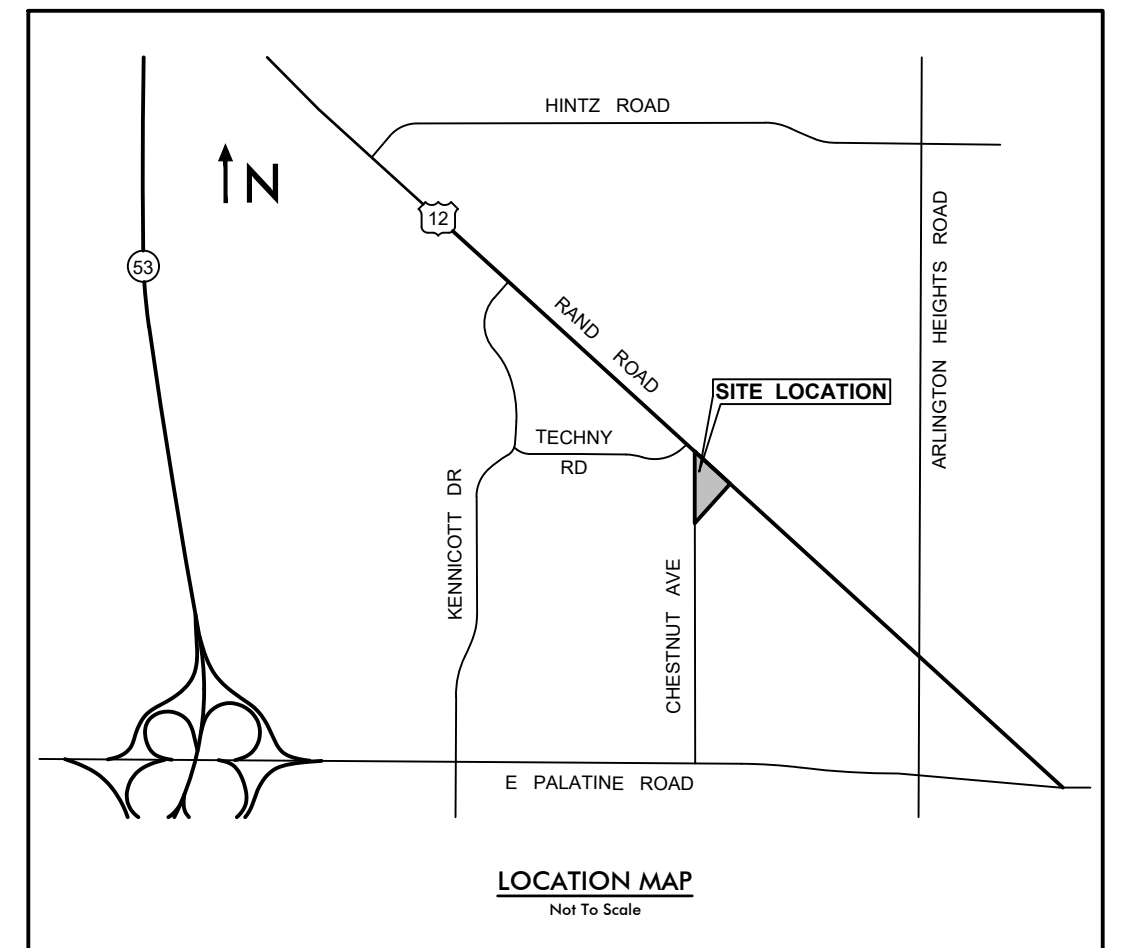
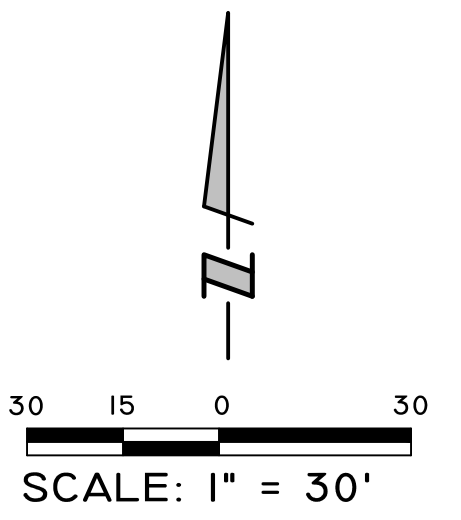
ADJACENT PROPERTY OWNERS

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

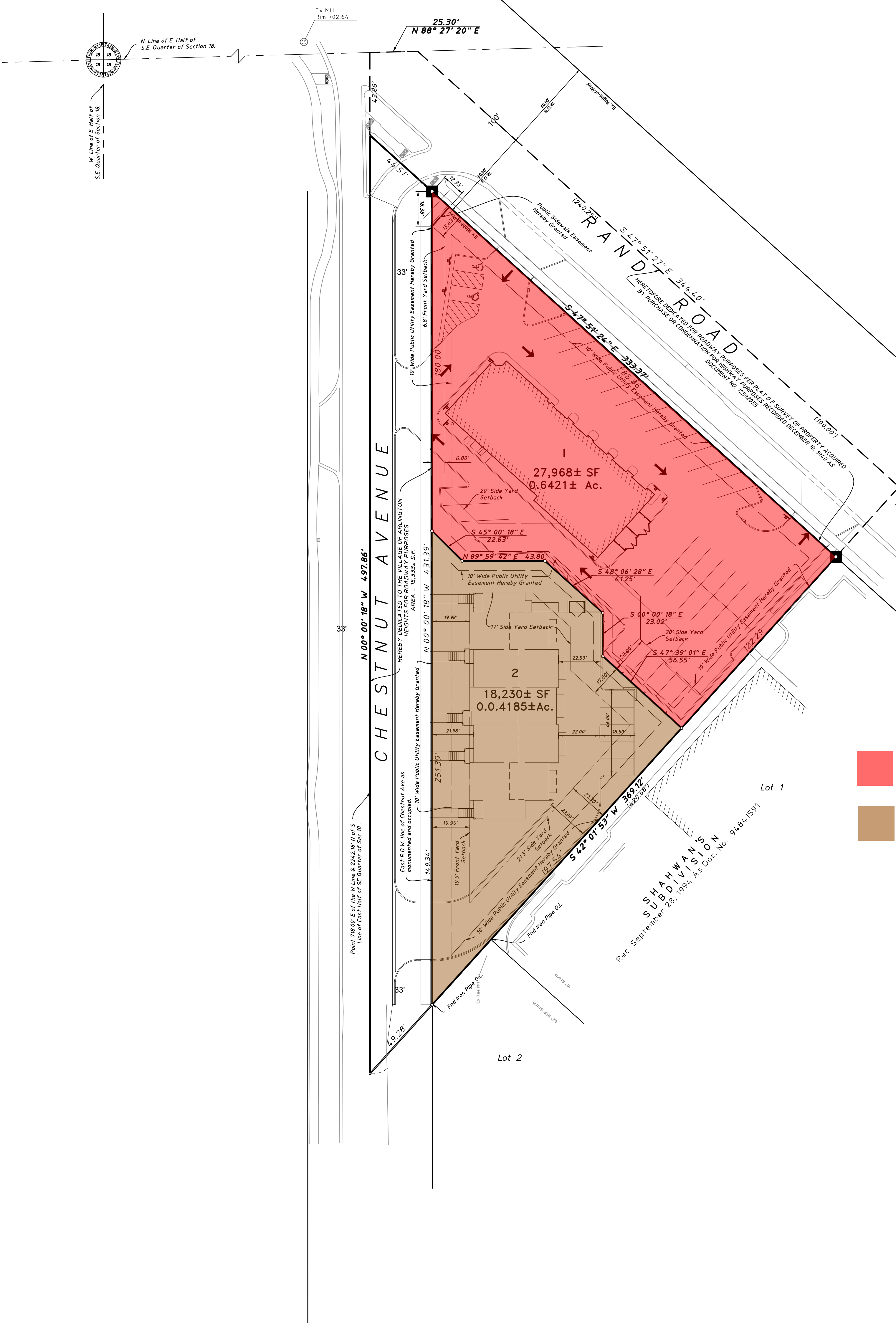
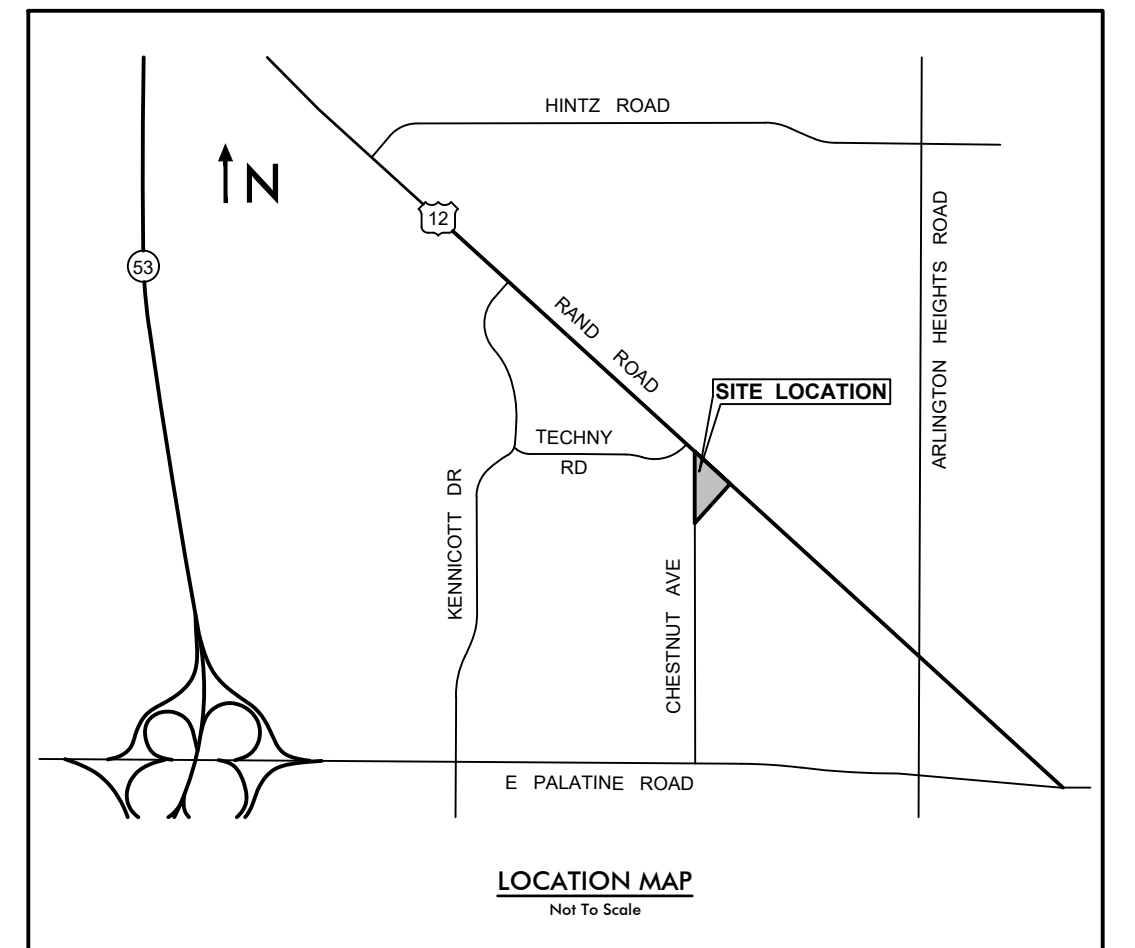
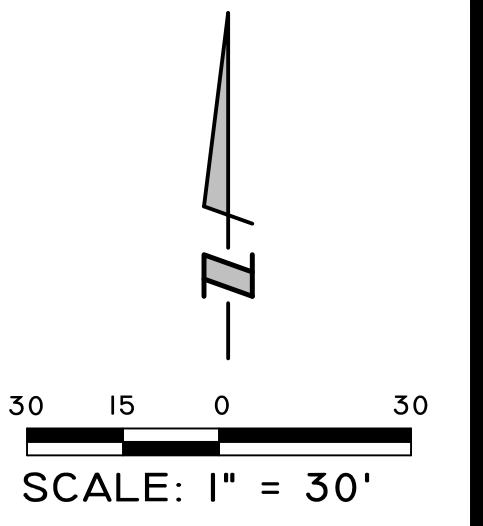
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

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

EXHIBIT C

AMENDMENT TO COMPREHENSIVE PLAN MAP

EXHIBIT C



COMPREHENSIVE PLAN DESIGNATIONS

- Commercial
- Moderate Density Multi-Family

LEGEND

- Permanent Monument to be set per section 29-205(a) of the Village of Arlington Heights Municipal Code where applicable.
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