

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING A PRELIMINARY PLAT OF SUBDIVISION
(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, 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 Resolution as Exhibit B (“*Preliminary Plat of Subdivision*”); and

WHEREAS, pursuant to Section 29-201 of the “Municipal Code of Arlington Heights, Illinois, 1995,” as amended (“*Village Code*”), the Owner has applied for approval of the Preliminary Plat of Subdivision (“*Requested Relief*”); 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 approval of the Requested Relief; and

WHEREAS, at the conclusion of the public hearing, the Plan Commission made findings and recommended that the President and Board of Trustees grant the Requested Relief, with certain specified development conditions; 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 Relief;

NOW, THEREFORE, BE IT RESOLVED 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 Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF PRELIMINARY PLAT OF SUBDIVISION. The Preliminary Plat of Subdivision for the Property is hereby approved pursuant to Section 29-203 of the Village Code and the home rule powers of the Village. The Owner may not commence construction on the Property until all the requirements set forth in Section 3 of this Resolution are satisfied.

SECTION 3. SUBMISSION OF FINAL PLAT OF SUBDIVISION. Pursuant to and in accordance with Section 29-204 of the Village Code, the adoption of this Resolution authorizes the Owner to submit a final plat of subdivision for the Property (“*Final Plat of Subdivision*”) to the Board of Trustees. The Final Plat of Subdivision must be submitted by the Owner for review and approval by the Village no later than 12 months after the effective date of this Resolution, or such extended date as may be approved by the Board of Trustees, in accordance with and pursuant to Section 29-204.c of the Village Code.

SECTION 4. EFFECT OF APPROVALS. Pursuant to Section 29-204 of the Village Code, the approval of the Preliminary Plat of Subdivision for the Property, as set forth in Section 2 of this Resolution, is not to be deemed or interpreted as authorizing or entitling the Owner to approval of a Final Plat of Subdivision or to any other approval, or to the issuance of any permit, until after all of the standards and procedures for such other approvals or permits have been satisfied. Further, the Board of Trustees will have no obligation to consider or approve a Final Plat of Subdivision unless and until:

- A. Village Code Compliance. The Owner complies with the applicable procedures for review and approval of a final plat of subdivision for the Property, as set forth in the Village Code.
- B. Sidewalk Easement. The proposed Final Plat of Subdivision must include a grant of public sidewalk easement over the portion of the public sidewalk that encroaches onto the northern corner of the Property.
- C. Retaining Walls. Not later than submittal of the proposed Final Plat of Subdivision to the Village, the Owner must provide the Village with details regarding the proposed retaining walls on the Property, including height, materials, and color, which are subject to review and approval by the Village Manager or their designee.
- D. Shared Utilities. No later than submittal of the proposed Final Plat of Subdivision to the Village, the Owner must provide for common maintenance of the utilities shared between the two lots depicted on the Preliminary Plat of Subdivision, subject to review and approval by the Village Manager or their designee.

SECTION 5. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as 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

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

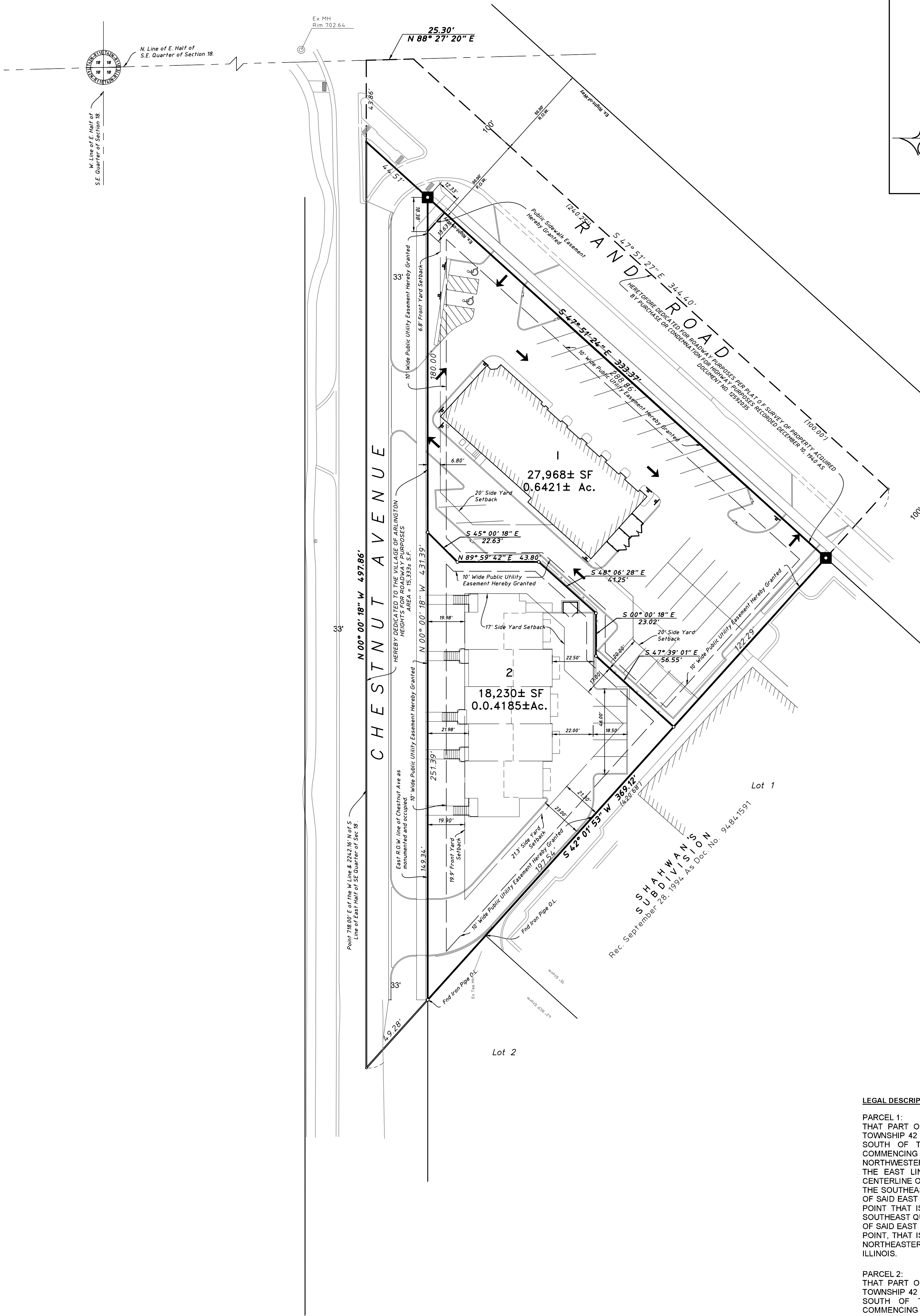
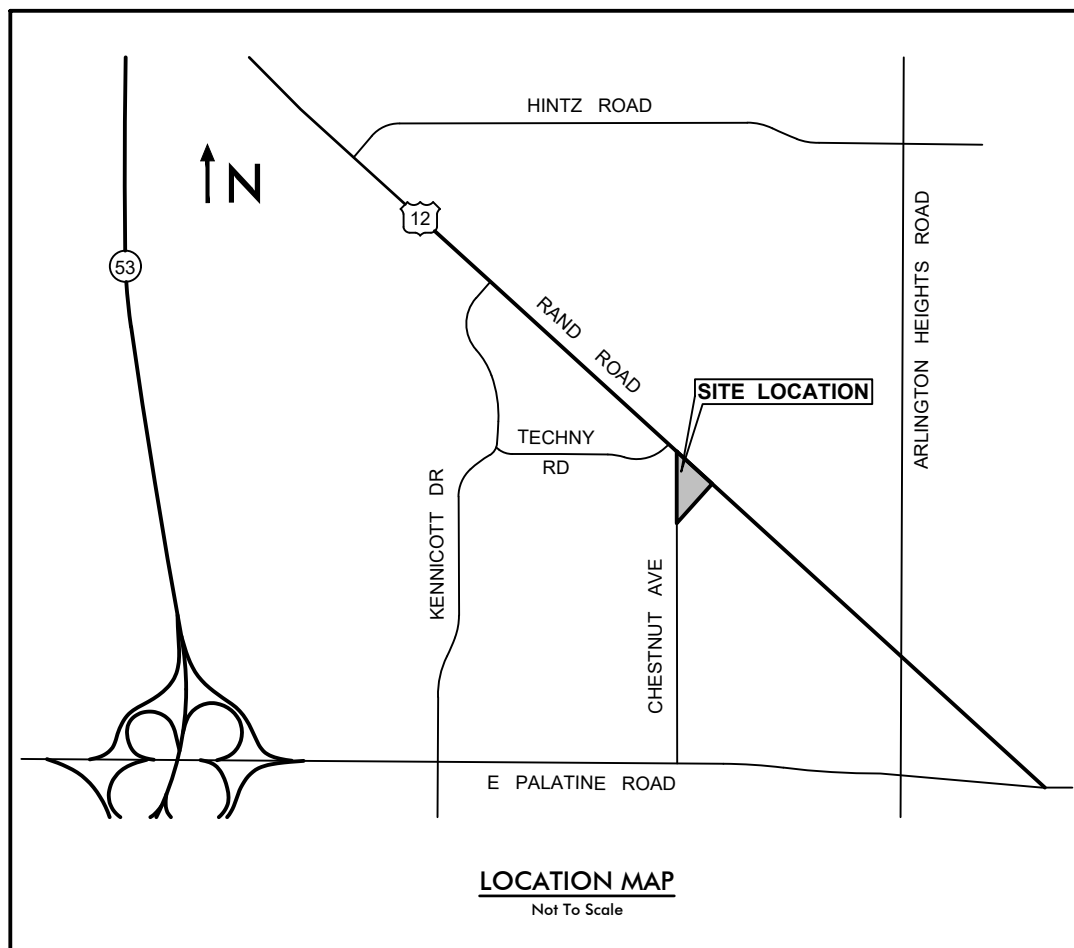
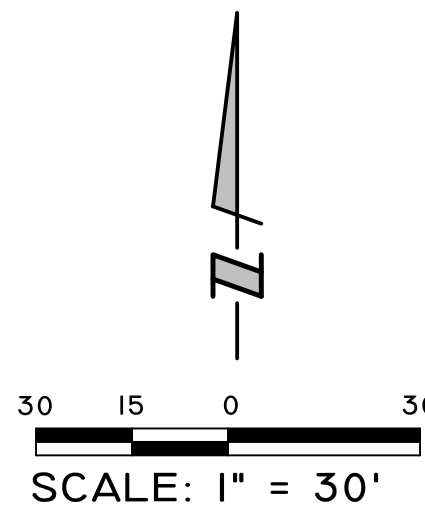
ADJACENT PROPERTY OWNERS

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



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.

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

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 Property Info.
2	01-10-2024	Added Setbacks, Monuments, Location Map, and Site Plan
1	08-31-2023	Revised Lot Lines, Added Easement