

Rezoning  
2660 Pfingsten Road  
(Hart Property)

ORDINANCE NO. 2856

AN ORDINANCE AMENDING THE VILLAGE OF  
GLENVIEW ZONING ORDINANCE AS AMENDED

WHEREAS, on February 20, 1988, a notice of public hearing with respect to the question of rezoning the following described property was duly published in the Chicago Tribune, a newspaper of general circulation in the Village of Glenview, a home rule municipality; and

WHEREAS, a public hearing was held by the Plan Commission of the Village of Glenview, pursuant to Article XIV of the Glenview Zoning Ordinance, in the Village Hall in the Village of Glenview on March 8, 1988, at the hour of 7:30 PM, pursuant to the provisions of the aforesaid published notice, and all persons who desired to be heard were heard, and an opportunity was given to all persons who desired to make objections thereto; and

WHEREAS, the Plan Commission of the Village of Glenview, subsequent to said public hearings, made a certain recommendation which said recommendation has been considered by the Board of Trustees; and

WHEREAS, the corporate authorities of the Village of Glenview find that the rezoning of the property hereinafter described will promote the public health, safety, and general welfare of the residents of the Village of Glenview; and

WHEREAS, the corporate authorities of the Village of Glenview in order to promote the health, safety and welfare of the residents of the Village of Glenview and to promote the orderly growth of the Village of Glenview deem it to be in the best interest of the Village to adopt certain provisions for extension of water service, recapture, ingress and egress, and sewer service respecting the subject property.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glenview, Cook County, Illinois that

Section 1: 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: That property commonly known as 2660 Pfingsten Road and is legally described as:

The East Quarter of the North Half of the South Half of the Northeast Quarter of Section 20, Township 42 North, Range 12 East of the Third Principal Meridian (Except that part taken for Highway purposes) in Cook County, Illinois,

be rezoned as follows:

The north portion of the subject parcel, not to exceed 6.2 acres, be rezoned from R-1 Residential District to B-1 General Business District provided that the remaining portion of the subject parcel be rezoned from R-1 Residential District to R-4 Residential District to create a buffer zone along the entire southern boundary of the subject parcel and that the rezoning from R-1

Residential District to B-1 General Business District and R-4 Residential District take effect upon notice and application given by the title holder(s) of the subject property to the Board of Trustees, but in no event shall said application for rezoning be accepted by the Board of Trustees until the first to happen of the following events:

- a. the demise of either Max A. Hart or Florence S. Hart; or
- b. the expiration of five (5) years from March 1, 1988.

Section 3: That the zoning map of the Village of Glenview shall be amended to incorporate the changes set forth herein at the time that application for said rezoning is accepted by the Board of Trustees as hereinabove provided.

Section 4: That in addition to the rezoning as herein contemplated, the Village of Glenview shall:

- a. run a water service line to the subject property for the sole purpose of connecting same to the single family residence presently situated thereon without charge to the owner; provided, however, that the time for the installation of the water line shall be at the discretion of the owner. In addition, the Village shall consult with owner respecting the placement of the water line on the subject property, which placement shall be reasonably calculated to meet the desires of the owner as well as adhere to engineering and public health standards as determined by the Village engineer and other appropriate Village departments; and shall
- b) not levy a charge against the current owner for what would be the current owner's proportionate share of the cost of recapture for the extension of a water main along Willow Road and areas adjacent thereto, provided however, that it shall be the obligation of the owner or a subsequent developer of the subject property or heir, personal representative, successor or assign of the owner to reimburse the Village for the payment of the owner's proportionate share of the cost of recapture as aforesaid immediately upon rezoning as referred to hereinabove; and shall
- c) allow the current owner the right to continue to utilize the present well water system on the subject property until rezoning provided, however, that water from said well water system not be mixed with the water from the Village water system in accordance with State of Illinois and Village of Glenview health regulations; and shall
- d) allow the current owner to utilize the driveway system currently serving the subject property for ingress and egress off of Willow Road and Pfingsten Road until rezoning as aforescribed; and shall
- e) allow the current owner to install a sewer line to serve the existing single family residence presently situated on the subject property at owner's sole cost and expense, provided however, that all necessary permits for installation of same are obtained from appropriate governmental agencies. In addition, if the current owner elects to install a sewer line and connect same to Village sewer facilities, there will be no tap on fee charged to owner by the Village.

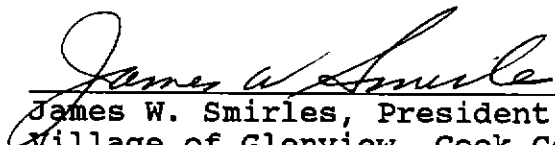
Section 5: Every section and provision of this ordinance shall be separable, and the invalidity of any portion of this ordinance shall not affect the validity of any other portion of his ordinance.

Section 6: This ordinance shall be in full force and effect from and after its passage and approval according to law.

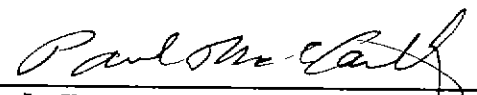
PASSED this 15th day of March, 1988

AYES: 5 NAYS: 1 ABSENT: 0

APPROVED by me this 15th day of March, 1988

  
James W. Smirles, President of the  
Village of Glenview, Cook County,  
Illinois.

ATTESTED and FILED in my office  
this 15th day of March, 1988

  
Paul T. McCarthy, Clerk of the  
Village of Glenview, Cook  
County, Illinois.