

**AN ORDINANCE APPROVING A  
PRELIMINARY PLAT OF SUBDIVISION AND  
GRANTING CERTAIN VARIATIONS FROM CHAPTERS  
28 AND 29 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, pursuant to notice, on June 27, 2018, in Petition No. 18-011, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request for approval of a preliminary plat of subdivision and for variations from Chapters 28 and 29 of the Arlington Heights Municipal Code for the property located at 502 E Euclid Ave, Arlington Heights, Illinois; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting the requests, subject to certain conditions hereinafter described, is in the best interests of the Village,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the plat of subdivision prepared by iG Consulting, Inc., dated April 16, 2018 with revisions through June 13, 2018 is hereby approved for the property legally described as:

Lots 15 through 21, both inclusive, in Block 9 together with the West ½ of the vacated public alley lying East of and adjoining said Lots 15 through 21, as aforesaid, all in Mitchell's Addition to Arlington Heights, a subdivision in the Northeast ¼ of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded in the Office of the Recorder of Deeds of Cook County, Illinois on January 18, 1876 as document number 68007.

P.I.N. 03-30-216-005, -023, -024

commonly described as 502 E Euclid Ave, Arlington Heights, Illinois.

SECTION TWO: That the property shall be developed in accordance with the following plans prepared by iG Consulting, Inc.,

**Cover Sheet**, dated April 19, 2018 with revisions through June 13, 2018, consisting of one sheet;

**Existing Conditions & Tree Preservation Plan**, dated April 19, 2017 with revisions through June 6, 2018, consisting of one sheet;

**Site Development Plan**, dated April 19, 2018 with revisions through June 13, 2018, consisting of one sheet;

**Landscape Plan**, dated April 19, 2018 with revisions through June 6, 2018, consisting of one sheet;

**Erosion Control Plan**, dated April 19, 2018 with revisions through June 6, 2018, consisting of one sheet;

**Project Notes, Specifications & Details**, dated April 19, 2018 with revisions through June 6, 2018,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION THREE: That the following variations are hereby granted from Chapter 28 Zoning Regulations and Chapter 29 Subdivision Control Regulations of the Arlington Heights Municipal Code:

1. A variation from Chapter 29, Section 29-307(a)3, Residential Lot Standards, to allow a reduction to the minimum lot widths from 70 feet wide to 60.3 feet wide.
2. A variation from Chapter 29, Section 29-307(a)4, Residential Lot Standards, to allow a reduction to the minimum lot areas from 8,750 square feet to 7,999 square feet.
3. A variation from Chapter 28, Section 5.1-3.1, Minimum Lot Size and Minimum Lot Width at Building Line, to allow a reduction to the residential lot areas from 8,750 square feet to 7,999 square feet and a reduction to the residential lot widths from 70 feet wide to 60.3 feet wide.

SECTION FOUR: That the preliminary plat of subdivision and variations from Chapters 28 and 29 of the Arlington Heights Municipal Code, granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. A fee-in-lieu of detention in the amount of \$6,308 is required. This fee will be collected on a per lot basis in the amount of \$2,102.66 per lot, due at time of building permit issuance for each lot.
2. A Design Commission application is required for each new home proposed on the subject property.
3. Prior to building permit issuance, the developer shall work with staff to determine acceptable street trees relative to species, size, and locations. Only five street trees are required.
4. School, Park, and Library contributions are required per Village Code and due prior to the issuance of a building permit for each lot.
5. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

SECTION FIVE: That approval of the preliminary plat of subdivision granted in SECTION ONE of this Ordinance authorizes the submission of a final plat for the proposed subdivision and detailed plans and specifications for the public improvements therein. The preliminary approval shall be effective for a period no longer than 12 months, unless extended by the President and Board of Trustees during that period.

SECTION SIX: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 6<sup>th</sup> day of August, 2018.

ATTEST:

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

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

PREPLAT: Christian Liberty