

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

WHEREAS, in Petition No. 18-016, pursuant to notice, the Plan Commission of the Village of Arlington Heights conducted a public hearing on September 26, 2018 on a request for approval of a preliminary plat of resubdivision to consolidate two lots into one single-family lot and variations from Chapters 28 and 29 of the Arlington Heights Municipal Code for the property located at 608-614 N Hadow Ave, Arlington Heights, Illinois; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said request, 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 preliminary plat of resubdivision prepared by Norman J. Toberman and Associates, revised through September 15, 2018, be and is hereby approved for the property legally described as:

Parcel 1: The North 66 feet of the South 297 feet of the East 165 feet of Block 11 in D. W. Miller's Arlington Heights Acre Addition in the East half of the Northwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in in Cook County, Illinois.

Parcel 2: The North 66 feet of the South 231 feet of the East 165 feet of Block 11, measured from the center of the streets, (except the West 9 feet of the South 17.7 feet of said tract), in D. W. Miller's Arlington Heights Acre Addition in the East half of the Northwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in in Cook County, Illinois.

P.I.N. 03-29-123-006, 03-29-123-017

and commonly described as 608-614 N Hadow Ave, Arlington Heights, Illinois.

SECTION TWO: That the property shall be developed in accordance with the following plans prepared by Robert Flubacker Architects Limited:

Title Sheet, dated July 18, 2018 with revisions through September 18, 2018, consisting of sheet A-0;

Site Plan, dated July 18, 2018 with revisions through September 19, 2018, consisting of sheet AS-1;

Basement Plan, dated July 18, 2018, consisting of sheet A-1;

First Floor Plan, dated July 18, 2018, consisting of sheet A-2;

Second Floor Plan/Third Floor Plan, dated July 18, 2018, consisting of sheet A-3;

Exterior Elevations, dated July 18, 2018, consisting of sheets A-5 and A-6,

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 28, Section 5.1-3.2a, Required Minimum Yards, of the Arlington Heights Municipal Code, reducing the required front yard setback from 34.6 feet to 33.9 feet.

2. A variation from Chapter 29, Section 29-501b, waiving the requirement for a sidewalk along Haddow Avenue abutting the subject property.

SECTION FOUR: That the preliminary plat of resubdivision and variations from Chapters 28 and 29 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions:

1. Approval of the final plat of subdivision shall be required.

2. Prior to the issuance of a building permit, a \$3,805 fee in lieu of onsite detention shall be required.

3. All air conditioning units shall be located in the rear yard. Alternatively, air conditioning units may be located within the side yard provided that they be screened with landscaping as determined suitable by the Village.

4. Prior to issuance of a building permit, the Petitioner shall enter into an Estoppel Agreement with the Village that would restrict their ability to object to a future special assessment for a sidewalk along the western side of Haddow, south of Hawthorne, north of Euclid. If, however, the property to the north is developed and sidewalk is installed at that property without a special assessment, the Petitioner agrees to install sidewalk along his frontage in a timely manner.

5. The Petitioner shall comply with all Federal, State and Village codes, regulations and policies, to which the Petitioner has agreed.

SECTION FIVE: That the approval of the preliminary plat of resubdivision granted in SECTION ONE of this Ordinance authorizes the submission of a final plat for the proposed

resubdivision 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: That 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 19th day of November, 2018.

Village President

ATTEST:

Village Clerk