

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

WHEREAS, pursuant to notice, on December 12, 2018, in Petition No. 18-020, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request for approval of a preliminary plat of resubdivision to subdivide one lot into two lots and for variations from Chapter 29 of the Arlington Heights Municipal Code for the property located at 600 E Rand Rd, 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 resubdivision prepared by Haeger Engineering, dated April 27, 2018 with revisions through November 15, 2018 is hereby approved for the property legally described as:

Lot 1 in the Cub Addition, being a subdivision in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian according to the plat thereof recorded May 17, 1984, as Document No. 27090321, in Cook County, Illinois.

P.I.N. 03-20-200-007-0000

commonly described as 600 E Rand Rd, Arlington Heights, Illinois.

SECTION TWO: That the following variations are hereby granted from Chapter 29, Subdivision Control Regulations of the Arlington Heights Municipal Code:

1. A variation from Chapter 29, Section 29-206, Preparation of Detailed Plans for Required Improvements, to defer the requirement for detailed plans and specifications of all improvements required to be constructed and installed, if any, until a development proposal for the Subject Property is presented to the Village for approval.

2. A variation from Chapter 29, Section 29-201a.5, Filing Preliminary Plat, waiving the requirement for an approving opinion of a qualified professional traffic engineer as part of the subdivision.

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

1. Any development of the proposed outlot shall require an amendment to the underlying Planned Unit Development.

2. Any development of the proposed outlot shall require:

a. The provision of additional parking areas to accommodate the Chile's and Olive Garden restaurants' parking overflow to be substantially compliant with the conceptual plan (sheet A-02a), prepared by Soos & Associates, Inc, dated December 4, 2018.

b. The correction of any deficiencies to the stormwater capacity necessary for Lot 1 and Lot 2 of the proposed resubdivision, as per applicable Village and Metropolitan Water Reclamation District regulations.

3. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

SECTION FOUR: That 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 FIVE: 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 22nd day of January, 2019.

ATTEST:

Village President

Village Clerk