

**AN ORDINANCE APPROVING A
PRELIMINARY PLAT OF SUBDIVISION**

WHEREAS, pursuant to notice, on February 26, 2020 the Plan Commission of the Village of Arlington Heights conducted a public hearing in Petition No. 19-014 on a request for approval of a preliminary plat of subdivision to consolidate three existing R-3 One-Family Dwelling District lots into one R-3 One-Family Dwelling District lot for the property located at 710 N Dunton 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 subdivision prepared by Haeger Engineering, dated January 22, 2020, be and is hereby approved for the property legally described as:

Lots 12, 13, and 14 in Block 6 in W. H. & J. Dunton & Others Subdivision of Lots 4, 5, and 6 of the Northwest Quarter of the Northwest Quarter and Lots 1, 2, 8, and 9 of the Southwest quarter of the Northwest quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat of said subdivision recorded April 21, 1874, as Document Number 152778, in Cook County, Illinois

P.I.N. 03-29-115-020, -021, -022

and commonly described as 710 N Dunton Ave, Arlington Heights, Illinois.

SECTION TWO: That the property shall be developed in accordance with the following plans prepared by Haeger Engineering:

Site Engineering Plan for Lot Consolidation, dated December 20, 2019 with revisions through January 21, 2020, consisting of sheet 1 of 3 sheets;

Village Standard Details, dated December 20, 2020 with revisions through January 15, 2020, consisting of sheets 2 and 3 of 3 sheets,

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

SECTION THREE: That the preliminary plat of subdivision granted by this Ordinance is subject to the following conditions:

1. A Design Commission application shall be required for any new home proposed on the subject property.
2. A \$2,392 fee in lieu of onsite detention shall be required.
3. Land dedication fees shall be required as applicable per Chapter 29, Subdivision Control Regulations, of the Municipal Code.
4. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

SECTION FOUR: That the 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 FIVE: 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 18th day of May, 2020.

ATTEST:

Village President

Village Clerk

PREPLAT:710 N Dunton Ave