

**RESOLUTION APPROVING A
FINAL PLAT OF SUBDIVISION**

WHEREAS, the Plan Commission of the Village of Arlington Heights has conducted a public hearing on a request by K. Hovnanian Homes, in Petition Number 15-001, to subdivide the property located at 1306 and 1310 East Olive Street, Arlington Heights, Illinois (the “Subject Property”); and

WHEREAS, the Plan Commission has found the final plat of subdivision submitted for the Subject Property to be in full compliance with all applicable Village requirements as provided in Chapter 29 of the Arlington Heights Municipal Code and has approved the final plat; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that the approval of the final plat of subdivision would be in the best interests of the Village of Arlington Heights,

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

SECTION ONE: That the final plat of subdivision for Christina Court, prepared by John M. Henriksen, an Illinois registered land surveyor, dated June 10, 2015 with revisions through July 16, 2015, is hereby approved for the property legally described as follows:

Parcel 1:

The East ½ of the East ½ of the Southeast ¼ of the Northeast ¼ of the Southeast ¼ (except the South 33 feet thereof) of Section 20, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois

P.I.N. 03-20-401-016-0000

commonly described as 1310 East Olive Street, Arlington Heights, Illinois; and

Parcel 2:

The West ½ of the East ½ of the Southeast ¼ of the Northeast ¼ of the Southeast ¼ (except the South 33 feet thereof) of Section 20, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-20-401-015-0000

commonly described as 1306 East Olive Street, Arlington Heights, Illinois.

SECTION TWO: That the approval of the final plat of subdivision granted by this Resolution is subject to the following conditions:

1. A maintenance fee for the stormwater detention area totaling \$68,250 is required. The fee shall be paid on a per lot basis at the time of the issuance of a building permit for each home in the amount of \$5,250 per home/lot.

2. The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.

SECTION THREE: The Village President and Village Clerk shall execute the final plat on behalf of the Village of Arlington Heights.

SECTION FOUR: The Village Clerk is hereby directed to cause the final plat to be recorded, together with this Resolution, in the Office of the Recorder of Cook County. In the event the final plat is not filed for recording within six months from the date hereof, the final plat shall then become null and void.

SECTION FIVE: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 5th day of October, 2015.

Village President

ATTEST:

Village Clerk

LOT A
ALDR PROSPECT HEIGHTS SUBDIV
RECORDED AUGUST 20, 2003 DOC. NO.
DETENTION AREA

RETURN PLAT TO:
VILLAGE OF ARLINGTON HEIGHTS
PLANNING & COMMUNITY DEVELOPMENT
375 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

<u>ORDERED BY:</u>	<u>SEND IN BILL TO:</u>
K. HOVNANIAN AT CHRISTINA COURT, LLC 1004 K. NAPER BLVD. NAPERVILLE, IL 60563	K. HOVNANIAN AT CE 1004 K. NAPER BLVD NAPERVILLE, IL 60563

GRAPHIC SCALE

(IN FOOT)

NO		DATE	DESCRIPTION
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3	7/16/15	REVISED DRAWING BY SUBMITTOR
2	6/16/15	REVISED DRAWING BY SUBMITTOR
1	6/15/15	STATE OF COMMITMENTS & REFUSE COLLECTION
NO	DATE	DESCRIPTION