

**AN ORDINANCE APPROVING A
PRELIMINARY PLAT OF RESUBDIVISION
AND GRANTING A VARIATION FROM CHAPTER 28
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on October 14, 2015, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition No. 15-017, conducted a public hearing on a request for approval of a preliminary plat of resubdivision to allow the resubdivision of three single family lots into two single family lots and for a variation from Chapter 28 of the Arlington Heights Municipal Code, for the properties located at 921, 927 and 931 N. Highland Avenue, 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 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 preliminary plat of resubdivision prepared by T.K.D. Land Surveyors, Inc., Illinois certified land surveyors, dated October 8, 2015, is hereby approved for the property legally described as:

Lots 32 through 37, both inclusive, together with the West half of the vacated alley lying East of and adjoining said Lots 32 through 37 in Block 1 in Dunton and Others Subdivision of Lots 4, 5 and 6 of Northwest quarter and Lots 1, 2, 8 and 9 of the Southwest quarter of that Northwest quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian according to the plat thereof recorded on April 21, 1874 as Document 152778, in Cook County, Illinois.

P.I.N. 03-29-104-004, -005, -006

commonly described as 921, 927 and 931 N. Highland Avenue, Arlington Heights, Illinois.

SECTION TWO: That a variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, of the Arlington Heights Municipal Code, is hereby granted to allow a reduction to the minimum south side yard setback from 7.5 feet to 5.33 feet for the existing home at 921 N. Highland Avenue.

SECTION THREE: That the preliminary plat of resubdivision and the variation granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The Petitioner shall submit a final plat of resubdivision.
2. The variation for the south side yard setback on Lot 2 shall only apply to the existing structure at 921 Highland Avenue, while all new structures shall comply with current code standards.

3. A fee in-lieu of detention shall be required.

4. A Design Commission application shall be submitted for the new home and any addition to the existing home.

5. The Petitioner shall be required to demolish the existing home and garage at 927 N. Highland Avenue prior to recording the final plat of resubdivision.

6. The Petitioner shall comply with all Federal, State and local policies, regulations and codes.

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 16th day of November, 2015.

Village President

ATTEST:

Village Clerk

LEGLB:PREPLAT: Drost Hasche Resubdivision