

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

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition No. 14-016, pursuant to notice, has on February 24, 2016, conducted a public hearing on a request for approval of a preliminary plat of subdivision and for certain variations from the Arlington Heights Municipal Code, for the property located at 504 S. Mitchell 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 subdivision prepared by Haeger Engineering, Illinois certified land surveyors, dated December 17, 2015, be and is hereby approved for the property legally described as:

The East 265.10 feet of Lot 7 in Caroline Fiene's Subdivision of the South 50 Acres of the East ½ of the Northeast ¼ of Section 31, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-31-224-001

and commonly described as 504 S. Mitchell Avenue, Arlington Heights, Illinois.

SECTION TWO: That the property shall be developed in accordance with the following plans:

Preliminary Engineering Plan, prepared by Haeger Engineering, dated December 17, 2015, consisting of one sheet;

Preliminary Landscape Plan, prepared by Krogstad Land Design Limited, dated February 11, 2016, consisting of one sheet,

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

SECTION THREE: That the following variations from Chapters 28 and 29 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Chapter 28, Section 5.1-3.4, Minimum Lot Size and Chapter 29, Section 29-307, Residential Lot Standards, to allow a reduction in lot size from the required 9,900 square feet to 9,253 square feet for a corner lot, for Lot 1.

2. A variation from Chapter 28, Section 5.1-3.5, Minimum Lot Width and Chapter 29, Section 29-307, Residential Lot Standards, to allow a reduction in lot width from the required 90 feet to 70 feet for a corner lot, for Lot 1.

3. A variation from Chapter 28, Section 5.1-3.4, Minimum Lot Size and Chapter 29, Section 29-307, Residential Lot Standards, to allow a reduction in lot size from the required 8,750 square feet to 8,432 square feet for an interior lot, for Lot 2.

4. A variation from Chapter 28, Section 5.1-3.5, Minimum Lot Width and Chapter 29, Section 29-307, Residential Lot Standards, to allow a reduction in lot width from the required 70 feet to 63.61 feet for an interior lot, for Lot 2.

5. A variation from Chapter 28, Section 5.1-3.4, Minimum Lot Size and Chapter 29, Section 29-307, Residential Lot Standards, to allow a reduction in lot size from the required 8,750 square feet to 8,480 square feet for an interior lot, for Lot 3.

6. A variation from Chapter 28, Section 5.1-3.5, Minimum Lot Width and Chapter 29, Section 29-307, Residential Lot Standards, to allow a reduction in lot width from the required 70 feet to 64.17 feet for an interior lot, for Lot 3.

7. A variation from Chapter 28, Section 5.1-3.4, Minimum Lot Size and Chapter 29, Section 29-307, Residential Lot Standards, to allow a reduction in lot size from the required 9,900 square feet to 9,268 square feet for a corner lot, for Lot 4.

8. A variation from Chapter 28, Section 5.1-3.5, Minimum Lot Width and Chapter 29, Section 29-307, Residential Lot Standards, to allow a reduction in lot width from the required 90 feet to 70 feet for a corner lot, for Lot 4.

SECTION FOUR: That the preliminary plat of subdivision and variations granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The Petitioner shall receive final plat of subdivision approval.

2. The Petitioner shall receive Village Board approval of a three-foot vacation of a portion of Walnut Avenue right-of-way along the west side of the proposed subdivision.

3. The Petitioner shall dedicate three feet along the east property line for the Mitchell Avenue right-of-way.

4. A maintenance fee for water detention shall be required for each new residential home which shall be paid during the building permit process for each home. Said fee amount shall be determined as part of the final plat of subdivision.

5. School, park and library contributions shall be required prior to the issuance of a permit for the new Lots 2 and 3.

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

SECTION FIVE: 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 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 18th day of April, 2016.

Village President

ATTEST:

Village Clerk