

Elm Lane Subdivision
2804 N. Elm Lane
2 Single Family Lots

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0324119179

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/29/2003 12:46 PM Pg: 1 of 3

**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. 03-011, pursuant to notice, has on June 11, 2003, 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 2804 N. Elm Lane, 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 United Survey Service Co., dated April 16, 2003, be and is hereby approved for the property legally described as:

That part of the North 38 rods of the South 76 rods of the West 1/2 of the Southeast 1/4 of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian described as follows: commencing at the Southwest corner of said Southeast 1/4 running thence East along the South line of said Southeast 1/4, 874 feet; thence Northerly parallel with the West line of said Southeast 1/4, a distance of 627 feet to a place of beginning; thence Westerly parallel with the South line of said Southeast 1/4 along the North line of Arlington Vista, being a subdivision of the South 38 rods of the West 1/2 of the Southeast 1/4 of said Section 8, a distance of 436.66 feet; thence Northerly parallel with the West line of said Southeast 1/4 216.30 feet; thence Easterly parallel with the South line of said Southeast 1/4, a distance of 436.44 feet; thence Southerly 216.30 feet to the place of beginning, in Cook County, Illinois.

P.I.N. 03-08-400-051, -064

**RETURN TO:
BOX 111**

**LEGAL DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 South Arlington Heights Rd.
Arlington Heights, IL 60005**

03-054

03-054

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and commonly described as 2804 N. Elm Lane, Arlington Heights, Illinois.

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

- Title Sheet**, dated April 11, 2003, consisting of sheet C1;
- Existing Conditions**, dated April 11, 2003, consisting of sheet C2;
- Site Utility Plan**, dated April 11, 2003, consisting of sheet C3;
- Site Grading Plan**, dated April 11, 2003, consisting of sheet C4;
- Notes, Details and Drawing Legend**, dated April 11, 2003, consisting of sheet C5;
- Notes and Details**, dated April 11, 2003, consisting of sheet C6,

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 28-5.1-1.5, Minimum Lot Width at Building Line, to allow a reduction to the required lot width from 150 feet to 107.95 feet for Lot 1.
2. A variation from 28-5.1-1.5, Minimum Lot Width at Building Line, to allow a reduction to the required lot width from 150 feet to 107.95 feet for Lot 2.
3. A variation from Section 29-307, Residential Lot Standards, to allow a reduction to the required lot width from 150 feet to 107.95 feet for Lot 1.
4. A variation from Section 29-307, Residential Lot Standards, to allow a reduction to the required lot width from 150 feet to 107.95 feet for Lot 2.

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 rear yard setback for Lots One and Two shall be 260 feet in depth.
2. The petitioner shall submit final engineering plans as a part of the Plan Commission's review for the final plat of subdivision. Said plans shall provide details of the proposed public utilities and improvements, as well as storm water runoff.
3. The petitioner shall make a cash contribution in lieu of land for the school, park and library districts, as required in Section 29-401 of the Municipal Code, prior to the issuance of a building permit.
4. The petitioner shall be required to submit the plans for each of the houses to the Design Commission for review, prior to the issuance of a building permit.
5. Development of the property shall comply with all Federal, State and local policies, regulations and codes.

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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.

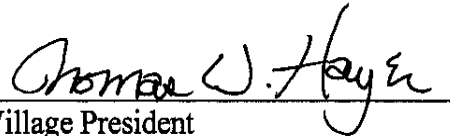
SECTION SIX: That this ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded in the Office of the Recorder of Cook County.

AYES: JENSEN, FARWELL, ROSENBERG, TOLJANIC, STENGREN, KUCERA, HAYES

NAYS: NONE

ABSENT: DADAY, MULDER

PASSED AND APPROVED this 21st day of July, 2003.



Village President

PRO-TEM

ATTEST:


Village Clerk

LEGLB:PREPLAT. Elm Lane Resubdivision