

Somerset Courts Phase 3
1040 E. Olive Street
4 Single Family Lots



Doc#: 0606934075 Fee: \$26.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 03/10/2006 11:05 AM Pg: 1 of 2

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

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition No. 05-037, pursuant to notice, has on January 11, 2006, conducted a public hearing on a request for approval of a preliminary plat of subdivision, for the property located at 1040 E. Olive Street, 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 herein after 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 Spaceco, Inc., dated December 21, 2005, be and is hereby approved for the property legally described as:

The West half of the East half of the Southwest quarter of the Northeast quarter of the Southeast quarter of Section 20, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom, the North 363.61 feet of the West half of the East half of the Southwest quarter of the Northeast quarter of the Southeast quarter of Section 20, Township 42 North Range 11 East of the Third Principal Meridian, and excepting the North 33 feet conveyed by deed Document Number 92846414 to the Village of Arlington Heights and excepting the South 33 feet thereof taken for Olive Street, in Cook County, Illinois.

P.I.N. 03-20-423-009-0000

and commonly described as 1040 E. Olive Street, Arlington Heights, Illinois.

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

TECHNICAL DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
300 N. WILSON ST. ARLINGTON HEIGHTS, IL 60004

**RETURN TO:
BOX 111**

06-006

06-006

2

UNOFFICIAL COPY

Title Sheet, dated October 20, 2005 with revisions through January 16, 2006, consisting of sheet C1;

Existing Site Conditions, dated October 20, 2005 with revisions through January 16, 2006, consisting of sheet C2;

Site Engineering Plan, dated October 20, 2005 with revisions through January 16, 2006, consisting of sheet C3;

Notes and Details, dated October 20, 2005 with revisions through January 16, 2006, consisting of sheet C4;

Tree Location Exhibit, prepared by Spaceco, Inc., dated November 11, 2005 with revisions through December 27, 2005, consisting of one sheet;

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, to which the petitioner has agreed:

1. The petitioner shall obtain approval from the Old Town Sanitary District, prior to the issuance of a building permit.

2. Pursuant to Ordinance Number 95-008, the petitioner shall pay a contribution for the water main along Olive Street in the amount of \$5,722.00, prior to the issuance of a building permit.

3. The petitioner shall comply with all applicable 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: FARWELL, STENGREN, JENSEN, HAYES, KUCERA, TOLJANIC, ROSENBERG, BREYERMULDER
NAYS: NONE

PASSED AND APPROVED this 20th day of February, 2006.


Village President

ATTEST:


Village Clerk

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