

UNOFFICIAL COPY

Ironwood Estates Subdivision
621 and 633 Ironwood Drive
3 Single-Family Lots



Doc#: 1015510006 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 06/04/2010 09:21 AM Pg: 1 of 3

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

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition No. 09-016, pursuant to notice, has on March 10, 2010, conducted a public hearing on a request for approval of a preliminary plat of subdivision, for the property located at 621 and 633 Ironwood Drive, 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 Tice Survey Company, dated January 11, 2010, be and is hereby approved for the property legally described as:

Lot 1 in Larsen's Resubdivision of Lots 1 to 8 together with vacated street lying between said Lots 1 to 8 in H. R. Jacobsen and Co's Euclid Avenue Subdivision being a subdivision of the South 660.45 feet of the East ¼ of the Northwest ¼ of Section 28, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-28-105-014-0000

Lot 4 in Larsen's Resubdivision of Lots 1 to 8, both inclusive, together with vacated street lying between said Lots 1 to 8, both inclusive, in H. R. Jacobsen and Co's Euclid Avenue Subdivision being a subdivision of the South 660.45 feet of the East ¼ of the Northwest ¼ of Section 28, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

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and commonly described as 621 and 633 Ironwood Drive, Arlington Heights, Illinois.

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

The following plans, dated December 15, 2008 with revisions through October 27, 2009, have been prepared by Tinaglia Architects, Inc.:

Proposed Architectural Site Plan, consisting of sheet 1.P;
'R-E' Zoning Study, consisting of sheet 2.P,

The following plans, dated August 1, 2007 with revisions through February 17, 2010, have been prepared by Bono Consulting, Inc.:

Title Sheet, Site Location Map & Aerial Map, consisting of sheet C-0;
Existing Conditions and Erosion Control Plan, consisting of sheet C-1;
Proposed Tree Preservation Plan, consisting of sheet C-2;
Proposed Grading Plan, consisting of sheet C-3;
Proposed Utility Plan, consisting of sheet C-4
Future Redevelopment Plan of Lot 1 & Lot 2, consisting of sheet Exhibit A,

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 reconstruct, in a manner prescribed by Village Code, all of Ironwood Drive, from Euclid Avenue to and including the Ironwood Drive cul-de-sac.
2. Prior to final plat of subdivision approval, the Petitioner shall pay to the Village of Arlington Heights, a fee in lieu of sidewalk in the amount of \$4,035.00.
3. Prior to final plat of subdivision approval, the Petitioner shall pay to the Village of Arlington Heights, a fee in lieu of on-site detention, in the amount of \$22,032.00.
4. The side yard building setback along the south property line of Lot 1 shall be 20 feet.
5. 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.

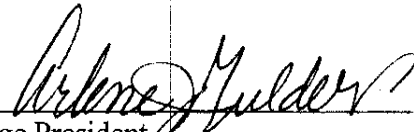
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SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded in the Office of the Recorder of Cook County.

AYES: STENGREN, SCALETTA, ROSENBERG, GLASGOW, HAYES, BREYER, FARWELL, BLACKWOOD, MULDER

NAYS: NONE

PASSED AND APPROVED this 19th day of April, 2010.


Village President

ATTEST:


Village Clerk

Property of Cook County Clerk's Office

LBuechner:PREPLAT.Ironwood Estates