

**AN ORDINANCE GRANTING PRELIMINARY APPROVAL OF A SEVEN (7) LOT SUBDIVISION FOR PROPERTY LOCATED AT 1600 & 1620 VERMONT STREET, R-1 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT**

**WHEREAS**, on November 7, 2017, the Planning and Zoning Commission conducted a public hearing on the Petition of Mr. Brad Schneider, BJS Builders (“Petitioner”) for the purpose of considering the granting of preliminary approval of a seven-lot subdivision within the existing R-1 Single Family Residential District, for the property commonly known as 1600 & 1620 Vermont Street, Rolling Meadows, Illinois mailing address (“Premises”); and

**WHEREAS**, the Planning and Zoning Commission conducted a public hearing on the proposed subdivision after notice of public hearing as required by law; and

**WHEREAS**, the Planning and Zoning Commission has submitted its report to the Mayor and City Council of the City of Rolling Meadows, which report has been considered by the Mayor and City Council; and

**WHEREAS**, the City Council having received the minutes, recommendation and findings of fact of the Planning and Zoning Commission; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rolling Meadows, Illinois:

**SECTION ONE:** Petitioner is granted preliminary approval to permit the proposed subdivision, per preliminary plan submittal dated 10/30/2017 at the property commonly known at 1600 & 1620 Vermont Street, Rolling Meadows, Illinois pursuant to Section 98-6 of the Comprehensive Zoning Code.

SECTION TWO: The preliminary approval of the proposed seven (7) lot subdivision herein granted is subject to the following:

- A. Site is to be developed in substantial conformance with the proposed plat of subdivision submitted to staff 10/30/2017.
- B. The final plat of subdivision is to be created, approved and recorded with Cook County within two years of City Council approval.
- C. Plat of subdivision will be recorded upon approval of final plat and engineering plans.
- D. Public improvements are to be provided as required by the City Engineer and Department of Public Works, including new street construction, widening of Vermont Street, sidewalks, trees, and utilities.
- E. Recaptures for sanitary sewer that serves the property must be paid at the time of first building permit application. Estimate cost is \$7,913.22 per City Engineer records (1997 ordinance).
- F. The subdivision is subject to building permits and Final Engineering approval for utilities, site grading, landscaping, noise, and all other site improvements.
- G. All proposed bioswales are to be maintained by a Homeowner's Association. Submit the Homeowner's Association agreement and bioswale maintenance plan to the City.
- H. Petitioner is to install a six-foot-high board-on-board fence along the east property line and a portion of the south property line, where the residences back up to the neighboring manufacturing district.

- I. Staff will recommend at the time of final engineering that the public 8" diameter watermain be extended to the east property line (between lots 3 and 4). It is believed that an opportunity will present itself, within the upcoming year, to have a new property owner to the east cause their watermain (located 100 feet east of their west property line) to be extended and connect to the subdivision's proposed watermain; this will improve water quality and fire protection flows in the area.
- J. A homeowner's association will be required in the absence of other legal recourse as determined by the City Attorney.

SECTION THREE: This Ordinance shall be in full force and effect from and after its date of passage and approval as required by law.

SECTION FOUR: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

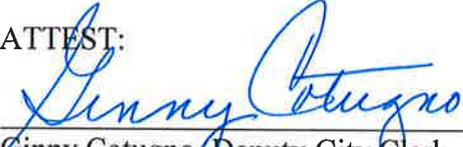
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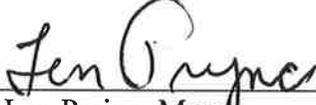
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ABSENT: 0

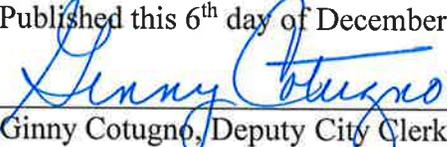
Passed and Approved this 5<sup>th</sup> day of December 2017.

ATTEST:

  
Ginny Cotugno, Deputy City Clerk

  
Len Prejna, Mayor

Published this 6<sup>th</sup> day of December 2017.

  
Ginny Cotugno, Deputy City Clerk

