

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION
(Jin Subdivision)**

WHEREAS, Bin Zhou submitted a final plat of subdivision for the property located at the southwest corner of California and Wilmette (1551 California Avenue), legally described on Exhibit "A" attached hereto; and

WHEREAS, the Plan Commission has conducted a public hearing on the final plat of subdivision, said hearing having been held on September 3, 2013, after publication of notice thereof, after notice of hearing as required by law at the City Hall, 3600 Kirchoff Road, Rolling Meadows, Illinois; and

WHEREAS, the Plan Commission recommended approval of the Final Plat of Subdivision; and

WHEREAS, the City Council has reviewed the minutes and recommendation of the Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rolling Meadows, Illinois, as follows:

The Final Plat of Subdivision dated September 9, 2013 prepared by Spies & Associates, Inc., is hereby approved subject to the following:

1. A uniform 10 foot drainage and utility easement shall be incorporated for all lots except along the western lot line of Lot 3 which contains the existing house.
2. All encroaching structures and pavement from the existing house shall be removed from the proposed Lot 4 prior to recordation of the plat of subdivision.
3. The Stormwater Detention Easement Agreement shall be recorded against each of the four lots, a copy of which is attached hereto as Exhibit "B."
4. Final subdivision engineering is to be approved by the City Engineer and Public Works Director. All improvements are to be constructed or guaranteed to be completed prior to

the recordation of the subdivision plat (Sec. 98-227) and shall be in substantial conformance with the "Public Improvement Plans for Jin Subdivision" documents prepared by Spies & Associates, Sheets 1 through 8, revised date 09/09/13.

5. All prior public agency approvals be considered expired and that new applications be made to the Metropolitan Water Reclamation District (MWRD), the Illinois Environmental Protection Agency (IEPA), Division of Public Water Supplies and IEPA, Division of Water Pollution Control (Notice of Intent, NPDES permit).
6. A permit is obtained from the Village of Palatine for the proposed improvements within the Wilmette Avenue right-of-way. This includes water main, public sidewalk, curb and gutter and street widening and parkway trees.
7. The design engineer (Spies & Associates) clearly designate on the plans the safe and lawful route of any stormwater run off that exceeds the capacity of the proposed detention basin and overflows onto downstream property.
8. The Irrevocable Letter of Credit guaranteeing the completion of all site/civil improvements is based on the revised Engineer's Opinion of Probable Cost of \$206,931.90 dated August 2013. The estimate will also be used to calculate the City Engineer's fees and inspection fee per Section XVIII of Appendix B of the Municipal Code.
9. All outstanding fees are paid prior to final approval of the subdivision.

YEAS: Cannon, Prejna, Majikes, Judd, Banger, D'Astice, Larsen

NAYS: 0

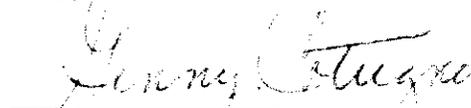
ABSENT: 0

Passed this 24th day of September, 2013

Approved this 24th day of September, 2013


Tom Rooney, Mayor

ATTEST:


Ginny Cotugno, Deputy City Clerk