

**A RESOLUTION GRANTING PRELIMINARY APPROVAL OF A PLAT OF
SUBDIVISION AT 2600 BENTON STREET
(Star Pointe Subdivision)**

WHEREAS, Karen Stramaglio, FourStarLane, Inc, submitted a preliminary plat of subdivision for the property located at 2600 Benton Street, Palatine, Illinois (mailing address), and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the preliminary plat of subdivision for the creation of two (2) lots, said hearing having been held on December 5, 2017, 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 Planning and Zoning Commission recommended approval of the preliminary plat of subdivision; and

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

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

The “Star Pointe Preliminary Plat of Subdivision”, which was last revised on October 31, 2017, prepared by Haeger Engineering, is hereby approved subject to the following:

1. Site to be developed in substantial conformance with the proposed preliminary plat of subdivision – two (2) lots.
2. Final plat of subdivision to be created, submitted for approval, and recorded with Cook County within two years.

3. Consideration should be given to retaining as many of the existing landscape trees as possible along the south property line to maintain visual screening for the 2620 Benton property.
4. Public improvements as shown on the preliminary plat (10/31/2017) for roadway, curbs, sidewalk, and storm sewer are acceptable. Parkway trees will be required – number and locations to be determined with final engineering review.
5. Recapture fees for water and sanitary sewer connections (Corner Oaks – DiSalvo) and for water, sanitary sewer, and storm sewer (Maverick) will be due. Staff will calculate actual fees at the time of final engineering review.
6. The proposed “10 foot drainage easement” along the east property line of proposed lot 2 should be changed to a “15 foot public utility and drainage easement” to match the description of the other proposed easements, and to allow adequate room for any future neighborhood drainage project improvements by the City and/or by neighboring property owners.

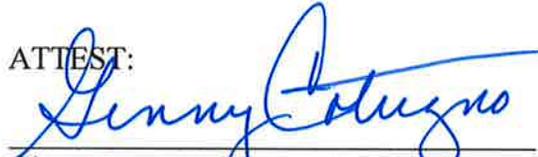
YEAS: Cannon, Budmats, Majikes, Gallo, Banger, D'Astice, Veenbaas

NAYS: 0

ABSENT: 0

Passed and Approved this 19th day of December 2017.

ATTEST:



Ginny Cotugno, Deputy City Clerk



Len Prejna, Mayor