

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION  
(Final Plat of Resubdivision of Star Pointe)**

**WHEREAS**, Karen Stramaglio, FourStarLane, Inc. ("Applicant"), submitted a final plat of subdivision for the property located at 2600 Benton Street, Palatine, Illinois, and

**WHEREAS**, the Planning and Zoning Commission conducted a public hearing on the Preliminary Plat of Resubdivision of Star Pointe, said hearing having been held on March 3, 2020, at the City Hall, 3600 Kirchoff Road, Rolling Meadows, Illinois; and

**WHEREAS**, on December 5, 2017, the Planning and Zoning Commission recommended approval of the Preliminary Plat of Resubdivision of Star Pointe; and

**WHEREAS**, on December 19, 2017, the City Council approved Resolution 17-R-142, approving the Preliminary Plat of Resubdivision of Star Pointe; and

**WHEREAS**, on December 17, 2019, the City Council approved Resolution 19-R-134, granting approval of a request to extend the deadline for approval of the final plat by 90 days, to March 19, 2020; and

**WHEREAS**, on January 31, 2020, the Applicant submitted a Final Plat of Resubdivision of Star Pointe ("Plat"), said plat being in substantial compliance with the preliminary plat approved by Resolution 17-R-142; and

**WHEREAS**, on March 3, 2020, at its regular meeting, the Planning and Zoning Commission reviewed the Plat and recommended approval to the City Council; and

**WHEREAS**, the City Council has reviewed the recommendations of the Planning and Zoning Commission and now determines it would be in the best interests of the City of Rolling Meadows to approve the Plat and the final plans, all subject to conditions outlined herein.

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

**Section 1.** The recitals set forth in the preamble are hereby incorporated herein by reference and made a part of this Resolution.

**Section 2.** The Plat, a copy of which is attached hereto as Exhibit "A", is hereby approved.

**Section 3.** The City hereby approves the "Final Plans", as defined in Exhibit "B", subject to the "Required Changes" also defined in Exhibit "B".

**Section 4.** The approvals granted herein are also subject to the following conditions:

- a. The Final Changes defined in Exhibit B shall be made and submitted to the City for review and approval by the City Engineer prior to receiving City signatures on the Plat and recording.
- b. Security for site improvements shall be deposited with the City prior to receiving City signatures on the Plat.
- c. The Plat shall become null and void unless it is provided in mylar form to the City for signatures, and recorded in the Office of the Cook County Recorder not later than six months of the date of City Council approval.

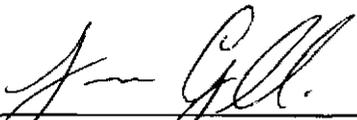
- d. No site improvement work shall begin until permits have been issued by the City, and no residential building permits shall be issued until site work has been completed.

YEAS: Bisesi, D'Astice, Sanoica, Cannon, Budmats, O'Brien, Vinezeano

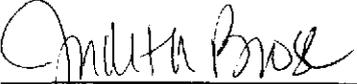
NAYS: 0

ABSENT: 0

Passed and Approved this 10<sup>th</sup> day of March, 2020.

  
\_\_\_\_\_  
Joe Gallo, Mayor

ATTEST:

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

**Exhibit A**

**Final Plat of Resubdivision of Star Pointe**





## **Exhibit B**

### **Final Plans and Required Changes to the Final Plans**

#### **Final Plans are identified as follows:**

1. Site Improvement Plans dated January 30, 2020
2. Final Plat of Resubdivision dated January 31, 2020.
3. Stormwater Report dated January 31, 2020
4. Engineer's Opinion of Probable Construct Cost dated January 31, 2020
5. Comment response letter dated January 31, 2020.

#### **Required Changes to the Final Plans are identified as follows:**

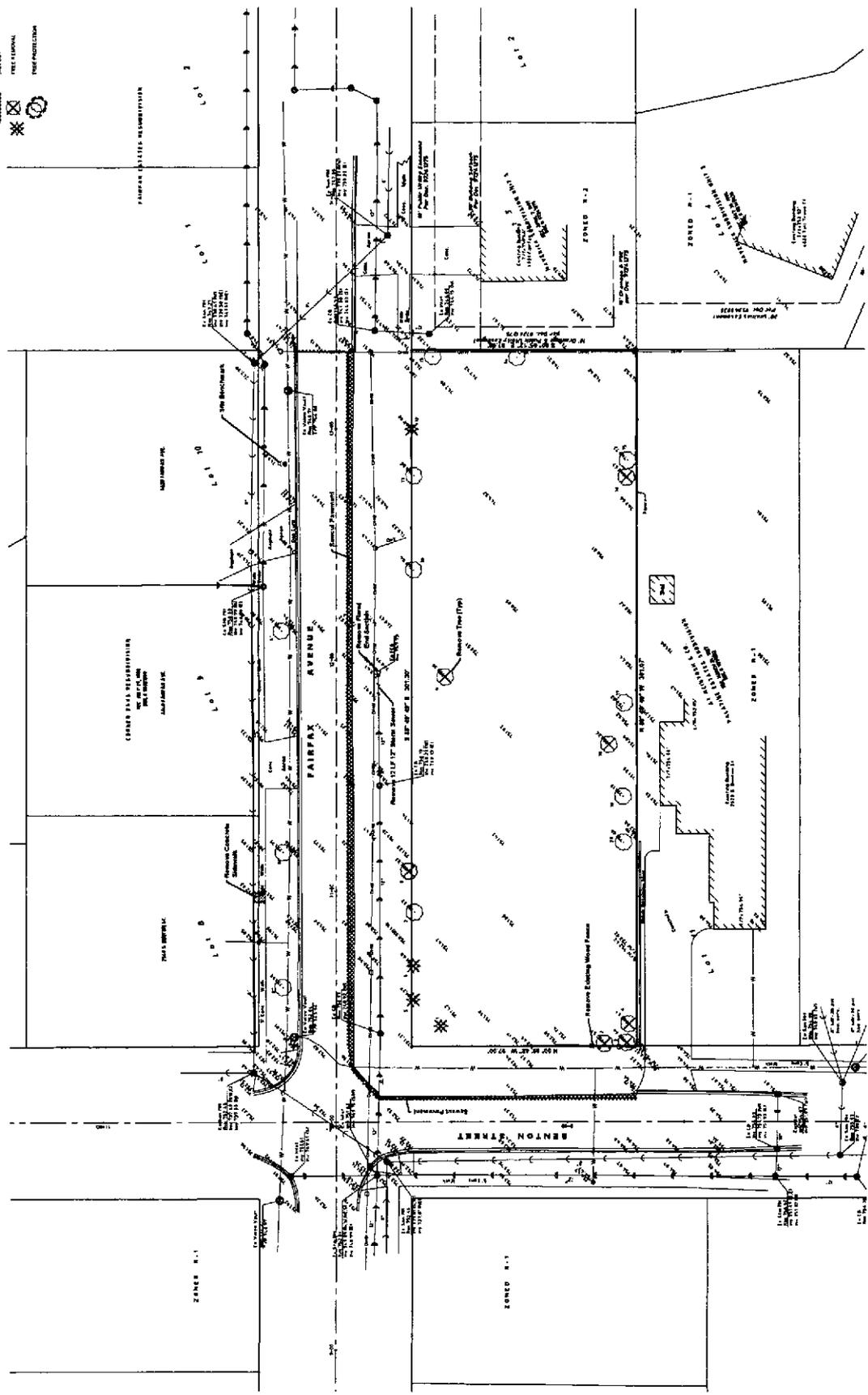
1. Smaller scrub trees such as buckthorn and mulberry on the property and in the right-of-way not shown on the demolition plan shall be removed.
2. Trees shown to be preserved on the property but close to the right-of-way line along Fairfax will be removed, if in the opinion of the Forrester, construction damage is likely to impede normal growth.
3. All trees to remain on private property shall be pruned up and dead branches removed.
4. The Autumn Blaze Maple parkway trees shall be replaced with a variety of Burr Oak, Kentucky Coffeetree, Sentry Linden, New Horizon Elm and Tuliptree trees; and the Crabapples shall be replaced with Ivory Silk Lilac Tree Lilac, China Snow Tree Lilac, Amy Maackia, or Acer Tataricum.
5. The sanitary service for Lot 2 shall be relocated so it is no closer than ten feet from the existing fire hydrant and main line valve vault.
6. The southerly twenty feet of the proposed sidewalk along Benton shall be constructed on a diagonal to allow for a smooth transition in the alignment with the sidewalk abutting the 2620 Benton property to the south, which is offset approximately five feet west of the right-of-way line, instead of the required one foot off the right-of-way line.
7. The ADA Ramp detail shall indicate six feet and be consistent on both the detail and construction plan document pages.
8. The profile views shall be revised to include the elevation of the proposed curb and gutter and the nominal roadway slope.





Scale: 1" = 20'

- DEMOLITION LEGEND**
- FULL HEIGHT PORTLAND CONCRETE
  - CONCRETE BLOCK
  - BRICK
  - GIPS BOARD
  - MISCELLANEOUS MATERIAL
  - WINDOW
  - DOOR
  - TREE REMOVAL
  - TREE PROTECTION



**HAEGER ENGINEERING**  
 Consulting Engineers and Surveyors  
 100 Park Street, Cambridge, MA 02142  
 Tel: 617-552-1234  
 Fax: 617-552-1235  
 www.haeger-engineering.com

**EXISTING CONDITIONS & DEMOLITION PLAN**  
**STAR POINTE RESUBDIVISION**  
 2400 BENTON STREET, CAMBRIDGE, MASSACHUSETTS

Project Number: MA 1234  
 Drawing Number: 01-DEMOLITION  
 Date: 12/20/2023  
 Scale: C30/0





Scale: 1" = 20'

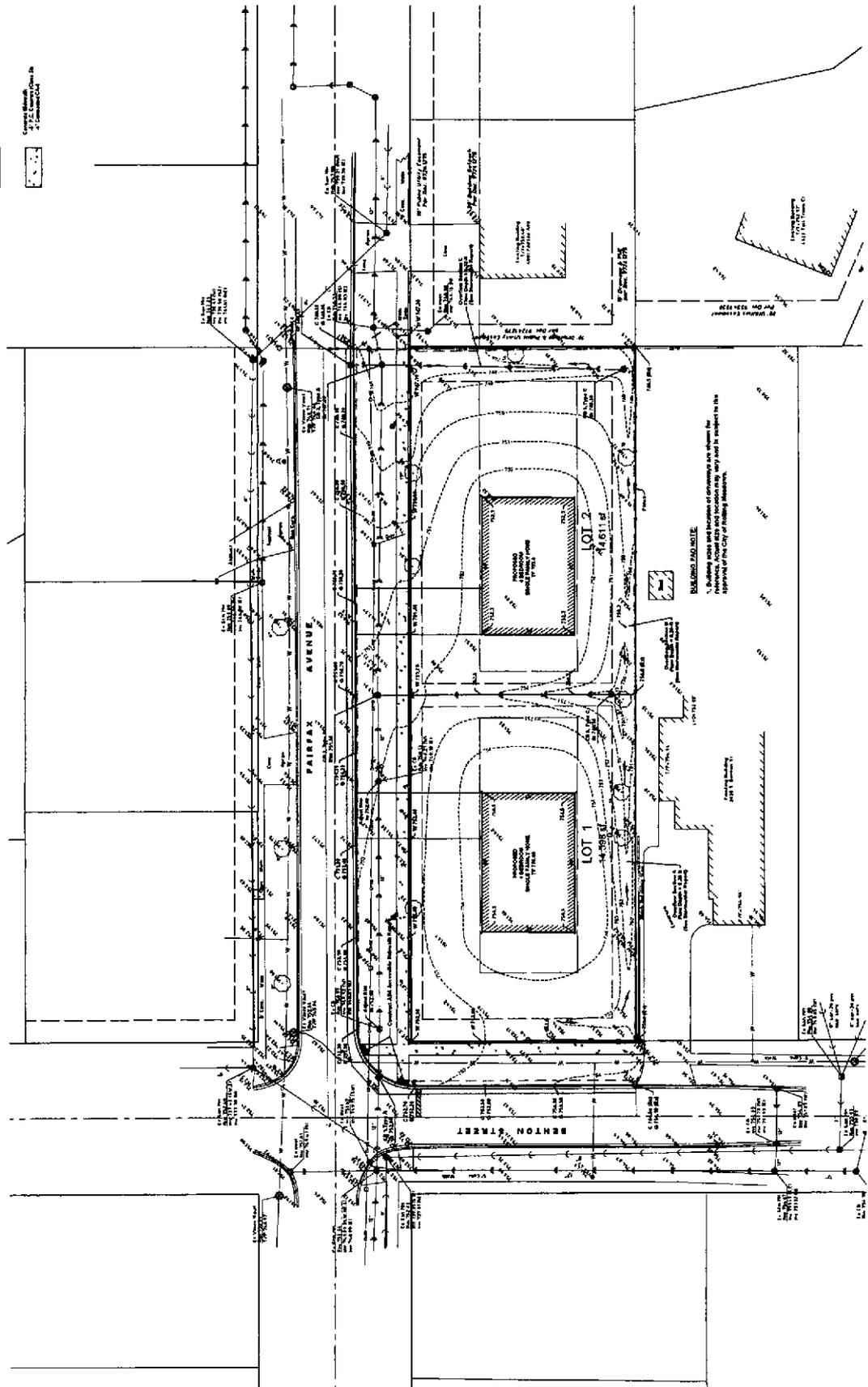
**HAEGER ENGINEERING**  
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land surveyors

1201 West 17th Street, Suite 100  
Bismarck, North Dakota 58102  
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Fax: (701) 781-1001  
www.haeger-engineering.com

**GRADING &  
PAVING PLAN**  
**STAR POINT**  
**RESUBMISSION**

Project Manager: M. A. ...  
Engineer: M. A. ...  
Project No.: 08-20-001  
Sheet: C5.0

- PERMITS LISTED**
- 1. North Dakota State Dept. of Transportation, Statewide, No. 11-108
  - 2. North Dakota State Dept. of Transportation, Statewide, No. 11-108
  - 3. North Dakota State Dept. of Transportation, Statewide, No. 11-108
  - 4. North Dakota State Dept. of Transportation, Statewide, No. 11-108
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  - 4. North Dakota State Dept. of Transportation, Statewide, No. 11-108



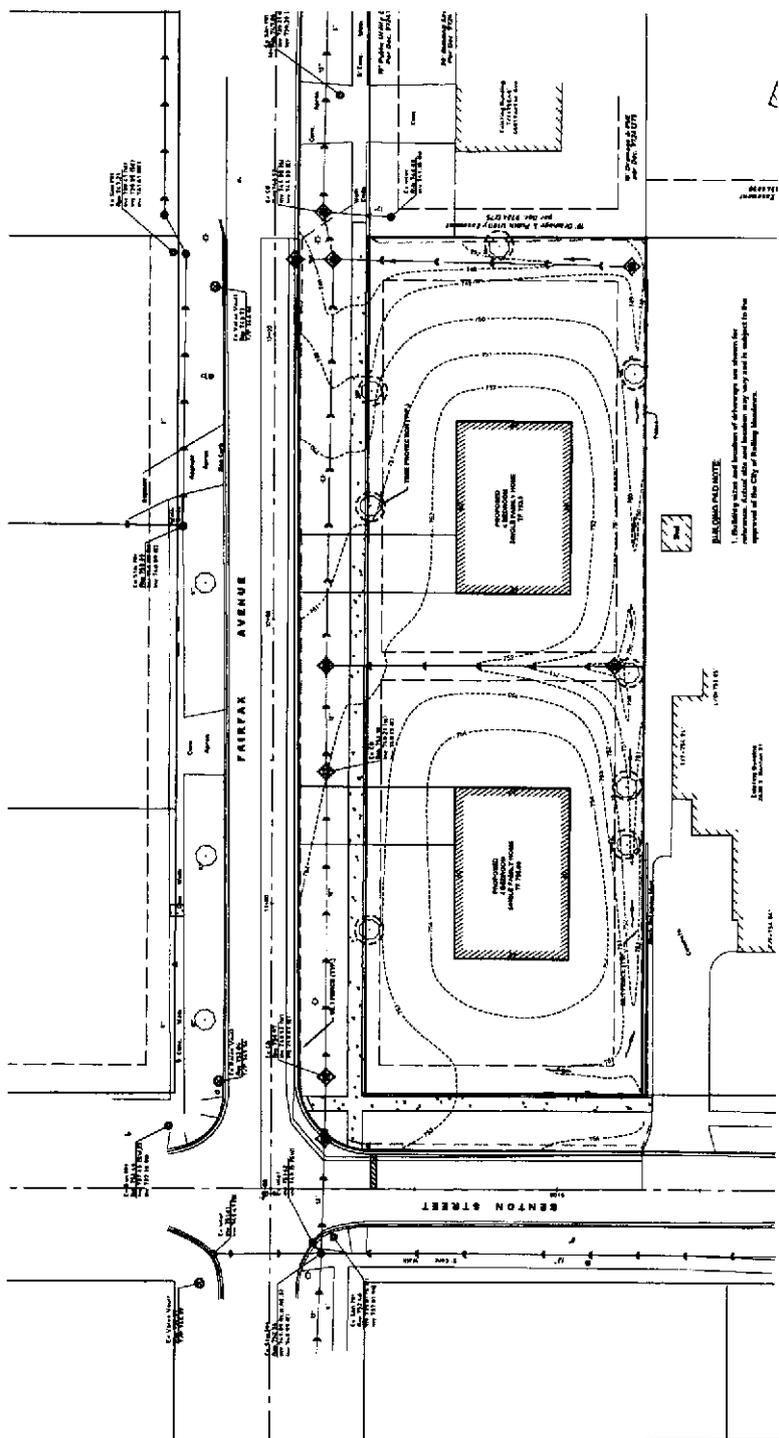


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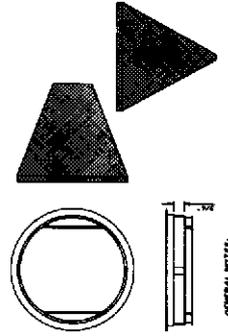
**HAGER ENGINEERING**  
 Consulting Engineers & Architects  
 100 East Broadway, Suite 200  
 Portland, Oregon 97233  
 Phone: (503) 228-1111  
 Fax: (503) 228-1112

**STAR POINT**  
 REURDIVISION  
 PLAN  
 EROSION CONTROL

Project Name: STAR POINT  
 Location: 2408 BATHUR AVE - ROLLING MOUNTAIN  
 Project No.: 02-2000  
 Sheet: C6.0 / 02

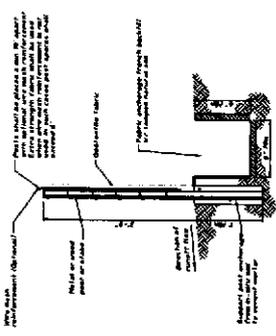


**GENERAL NOTE:**  
 1. Existing water and building of drainage are shown for reference. Actual site and location may vary and be subject to the approval of the City of Portland.



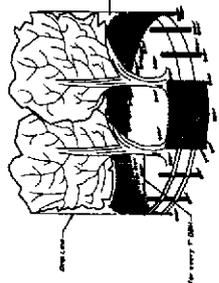
**GENERAL NOTE:**  
 See notes regarding silt baskets on sheet C6.1. Silt baskets shall be installed at all inlets to the storm sewer system. Silt baskets shall be installed at all inlets to the storm sewer system. Silt baskets shall be installed at all inlets to the storm sewer system.

**INLET SILT BASKET CATCH-ALL**



**EROSION CONTROL FENCE**  
 1. The fence shall be installed in a trench 12 inches wide and 12 inches deep. The fence shall be installed in a trench 12 inches wide and 12 inches deep.

**EROSION CONTROL FENCE**



**GENERAL NOTE:**  
 1. The fence shall be installed in a trench 12 inches wide and 12 inches deep. The fence shall be installed in a trench 12 inches wide and 12 inches deep.

**TREE PROTECTION - FENCING**

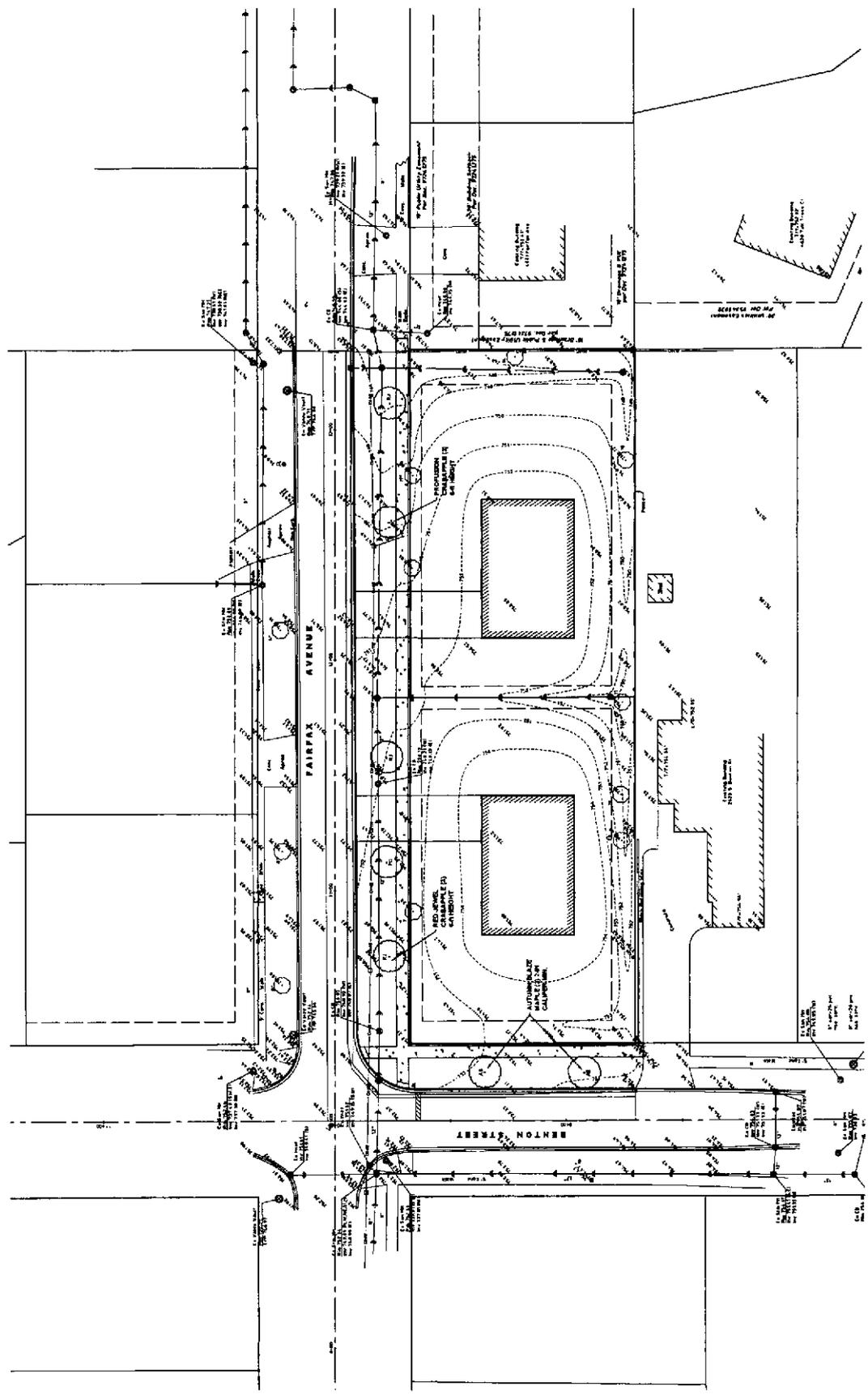


Scale: 1" = 20'

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www.hager-engineering.com

**LANDSCAPE PLAN**  
**STAR POINT**  
**RESUBDIVISION**  
2400 BENTON - BROADWAY

Project Number: 111.1  
Date: 08.20.2014  
Project No.: 17.007  
Sheet: CB.0 / 3



11/15/2014 10:00 AM C:\Users\j\Documents\111.1\17.007\17.007\_CB.0.dwg