

**AN ORDINANCE GRANTING FINAL APPROVAL TO THE MEADOW SQUARE
PLANNED DEVELOPMENT (2819-2915 KIRCHOFF ROAD)**

WHEREAS, on March 5, 2019, the Planning and Zoning Commission conducted a public hearing on the Petition of Marc McLaughlin, Taylor Morrison (“Petitioner”) for the purpose of considering a Final Planned Development for the proposed construction of 106 townhome units, including stormwater detention facilities, private streets, and common areas/open space, for the property commonly known as 2819-2915 Kirchoff Road, Rolling Meadows, Illinois mailing address (“Premises”); and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the proposed planned development 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

WHEREAS, the proposed Planned Development meets the criteria for approval in Section 122-266 of the Code of Ordinances, City of Rolling Meadows, Illinois, and will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property within the surrounding area, or in any other respect impair the public health, safety, comfort, or welfare of the inhabitants of the City.

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

SECTION ONE: The Meadow Square Planned Development, as depicted on the layout plan, prepared by V3 Companies and dated February 22, 2019, with the design criteria as specifically depicted on said documentation is hereby given final approval.

SECTION TWO: The final approval of the planned development herein granted is subject to the following conditions, which shall serve as the guarantees to the City:

- A. Site is to be developed in substantial conformance with the Final Plat of Subdivision dated January 18, 2019 and last revised March 13, 2019.
- B. Final engineering and landscape plans are subject to approval by City staff and City Engineer.
- C. Site landscaping is to be consistent with plans submitted by Gary R. Weber Associates, Inc., February 22, 2019.
- D. Documents establishing the Homeowner's Association are subject to review by the City Attorney, who may review the Planning & Zoning Commission meeting minutes (public records) for consideration.
- E. All streets, site storm sewers, stormwater detention area, and street lighting are to be privately maintained by a Homeowner's Association.
- F. Three-story homes will not be constructed adjacent to existing single family homes. Habitable attics may be constructed adjacent to existing single family homes provided:
(i) no windows or dormers shall face existing single family homes; and (ii) the wall plates, on at least two opposite exterior walls, do not exceed four and one half feet (4.5') above the finished floor.
- G. The owner of lots 25 and 26, as noted on the submitted plat of subdivision, will be responsible for construction of a wooden fence, minimum six foot high and board on board, upon development of the first of these commercially-designated lots.

- H. The developer is responsible for installation of a temporary barrier to be approved by the City to prevent access to the existing driveway apron currently serving lot 25 upon the issuance of occupancy certificates for the on-site model homes. Construction/sales trailer must be removed within 30 days of occupancy of the model homes.
- I. The owner (Clark Street Development) is to coordinate with City Staff and make a good faith effort to provide permanent ingress and egress to the existing commercial property immediately east of Lot 26 in lieu of the existing westernmost driveway on Kirchoff Road, and shall provide a new curb cut and driveway apron within the publicly dedicated portion of Iris Avenue, per Layout Plan dated February 22, 2019. The modification of said access shall not be a condition to the issuance of permits for any portion of Meadow Square.
- J. The developer shall reimburse the City for costs associated with completion of the downstream sanitary sewer capacity study.
- K. The developer (eventually the Homeowner's Association) shall provide for refuse and recycling collection service for the property via a private company.
- L. Off-street parking areas that are intended for guests shall be signed accordingly. No resident parking shall be allowed in these spaces. The Homeowner's Association shall be responsible for enforcement.
- M. Not more than 20% of the dwelling units in the subject property shall be allowed as rental properties.
- N. A Special Use is hereby granted for the proposed temporary sales trailer to be located on lot 25 or 26.

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

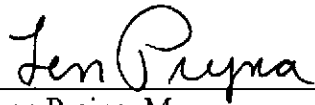
SECTION FOUR: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadow, Illinois.

YEAS: Majikes, Banger, D'Astice, Williams, Cannon

NAYS: Budmats, Gallo

ABSENT: 0

Passed and approved this 9th day of April 2019.



Len Prejna, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 10th day of April 2019.



Judith Brose, Deputy City Clerk