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Cook County Recorder 63.50



00550942

ORDINANCE NO. O-40-00

AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
710, 712 AND 714 W. ILLINOIS AVENUE (TALL TREES SUBDIVISION)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on May 8, 2000

P.I.N. 02-22-301-018
02-22-301-019
02-22-301-020
02-22-301-021

Village of Palatine
200 E. Wood Street
Palatine, IL 60067
ATTN: Village Clerk

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00550942

ORDINANCE NO. 0-40-00

**AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
710, 712 AND 714 W. ILLINOIS AVENUE (TALL TREES SUBDIVISION)**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on April 4, 2000 and April 18, 2000 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission has made its findings regarding a request for Final Planned Development approval.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That final approval of a Planned Development is hereby granted pursuant to Section 13.05 of the Palatine Zoning Ordinance for the real estate described as follows, to wit:

Lots 3, 4, 5 and 6 in R. Cooper's Subdivision of Lot 20 in Arthur T. McIntosh and Company's Quintens Road Farms, being a subdivision in the West 90 acres of the Southwest quarter of Section 22, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 710, 712 and 714 W. Illinois Avenue.

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SECTION 2: That final approval of a Planned Development is hereby granted to the above described property pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

1. The planned development shall substantially conform to the Engineering Plans prepared by Seton Engineering, dated 1/31/00, last revised 3/3/00; the Landscape Plan & Tree Preservation prepared by The Stonefield Group Inc., dated 3/10/00 and the Colored examples and general Elevations, Floor Plans and Standard Specifications prepared by the Stonefield Group, Inc., attached hereto as Exhibit "A", except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. All existing wells and septic systems are to be properly abandoned.
3. The house on Lot 8 shall have the siding dropped in the rear in order to save the trees, in a manner acceptable to the Village Engineer.
4. The proposed fence along the west property line shall be located in a manner acceptable to the Village and shall be shown on the Tree Preservation & Landscape Plan and shall be clarified on the Site Utility Plan.
5. All existing trees in the proposed right-of-way shall be removed and replaced in a manner acceptable to the Village Forester.
6. A letter of credit to ensure the completion of the planned development in the amount of \$50,000 and in a form acceptable to the Village shall be submitted prior to the start of construction.
7. The 12-inch storm sewer and the discharge point shall be connected in a manner acceptable to the Village Engineer.
8. The houses on Lots 1 and 8 shall be constructed with at least 50% brick on the south elevations. Vinyl and aluminum siding shall not be used on the south elevations. Any house design not adhering to this condition may be constructed if the design is reviewed and approved by the Village Council.
9. Any house not constructed by the Stonefield Group shall be subject to Village Council review and approval.

SECTION 3: That the petition for special use and a copy of the public notice be attached hereto and form a part of this ordinance.

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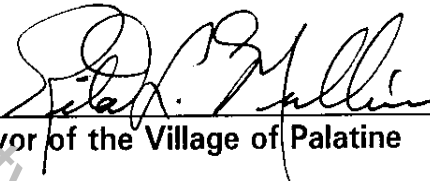
00550942

SECTION 4: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 8 day of May, 2000

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 8th day of May, 2000



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 8th day of
May _____, 2000



Village Clerk

Gary J. Wronkiewicz

847 963-9100



809 Kathleen, Palatine



308 N Douglas, Arlington Heights



827 Kathleen, Palatine



777 N Dunton, Arlington Heights



376 N Chalary, Palatine



870 W Ellis, Palatine



201 E circle, Prospect Heights



200 Elm, Prospect Heights

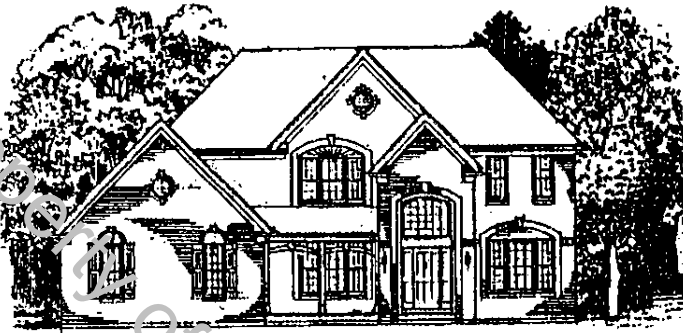
Exhibit 4A
1 of 10

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Stonefield's Tall Trees Subdivision, Palatine

Examples of typical Stonefield homes which could be built on lots as indicated:



Lots 3 or 6
(2 or 3 car version)



Lots 2,3,6 or 7
In 3 car version

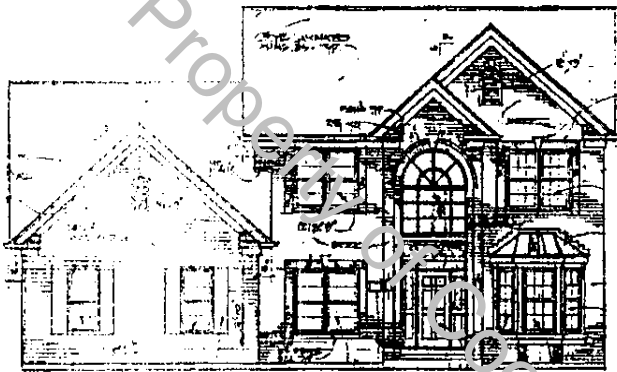


Lots 2 or 7

Exhibit "A"
2 of 10



Lots 2 or 7



Lots 2,3,5,6 or 7



Lots 2,3,6 or 7
Lots 4 & 6 (2 car version)



Lots 1,3,6 or 8
In 3 car version

Exhibit "A"
3 of 10



**TALL TREES SUBDIVISION
STANDARD SPECIFICATIONS**

FOUNDATION: Full basements, walk-out or English basements on 6 lots.

EXTERIOR ROUGH CARPENTRY: All house walls receive Tyvek house wrap. Exterior siding is 1x8 beveled rough sawn cedar siding or high quality vinyl siding. Exterior soffits and trim boards are rough sawn cedar. All cedar is pre-stained before installation.

BRICK: Limestone sill for windows and front door. Custom inlayed stone address block. Front elevation brick. Brick selection to be a "tumbled" brick style or similar.

WINDOWS: Pella or Windsor insulated glass, aluminum-clad Wood windows.

FRONT ENTRANCE: Steel raised 6-panel door with 2-full clear glass sidelites.

ROOF: 25 year 3-Tab or architectural asphalt shingles.

GARAGE DOOR: Steel Raised Panel insulated door, choice of standard color.

FIREPLACE: Prefab or full masonry fireplace.

HEATING: Trane Equipment.

PLUMBING: National soaking tub in master bath. Moen Monticello chrome/polished brass faucets. Kohler toilets. Kohler kitchen sink.

INSULATION: R13 in walls, and R30 in ceilings.

DOORS AND TRIM: 6-panel oak solid core doors with casings and base, all oak.

HARDWARE: Schlage "Flair" Lever "Bright Brass" Finish F-Series.

APPLIANCES: Jenn-Air standard.

STAIRS: Rail and spindles all oak with fully carpeted stairs.

FLOORING AND CERAMIC: Oak hardwood floors in kitchen, breakfast, entry and powder room. Ceramic Tile for bathroom flooring.

DRIVEWAY: Asphalt.

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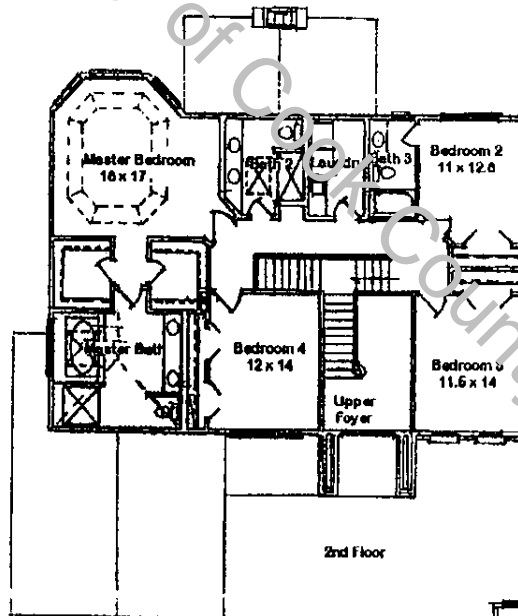
Stonefield's Tall Trees Subdivision, Palatine

00550942

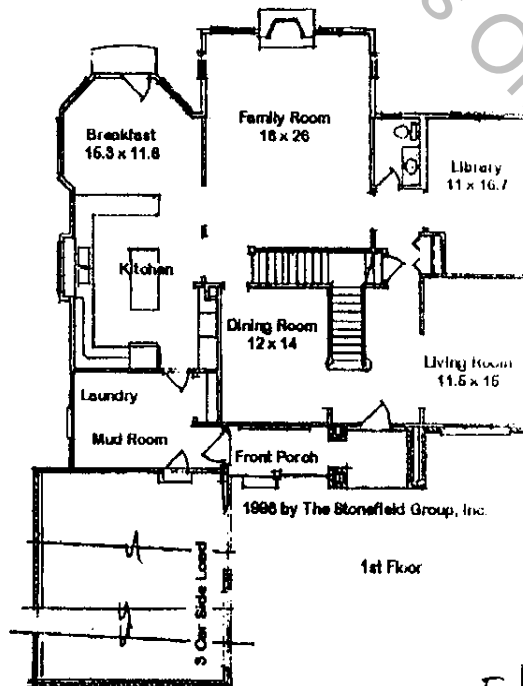
Dunton Model



Lots 3 or 6
(2 or 3 car version)



2nd Floor



1st Floor

Exhibit "A"
5 of 10

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Stonefield's Tall Trees Subdivision, Palatine



Lots 2,3,6 or 7
Lots 4 & 6 (2 car version)

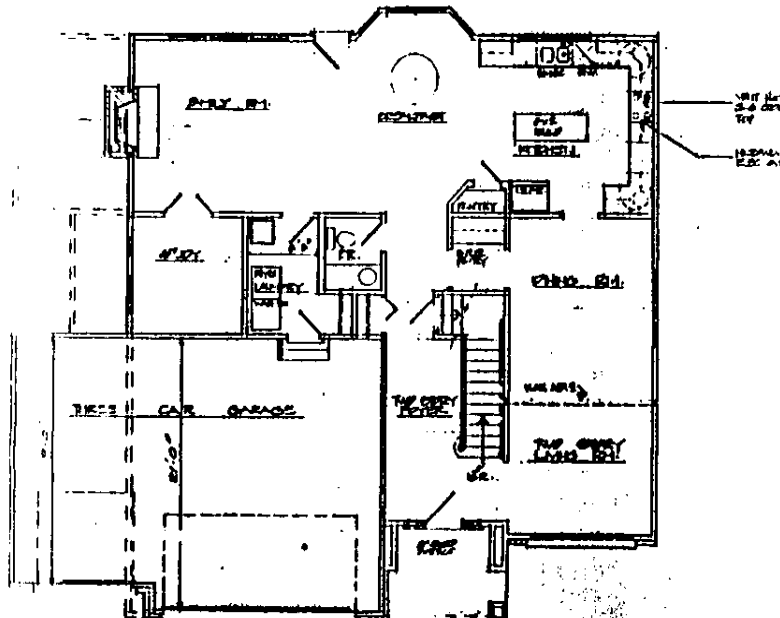
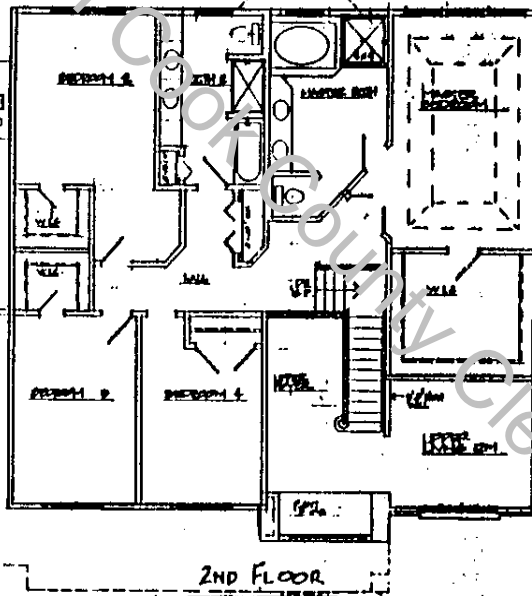
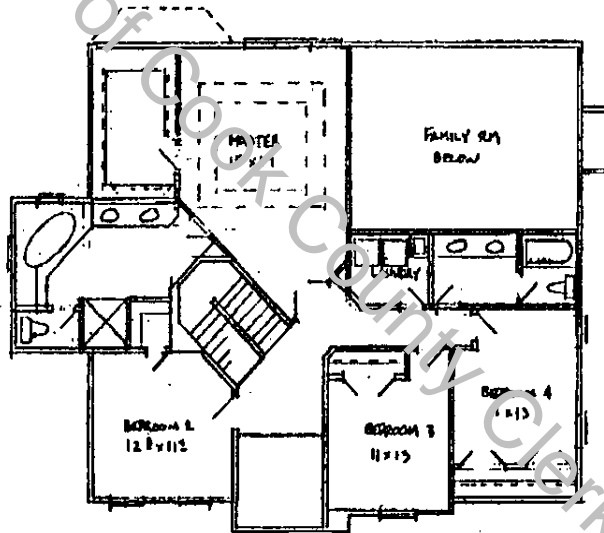


Exhibit "A"
6 of 10

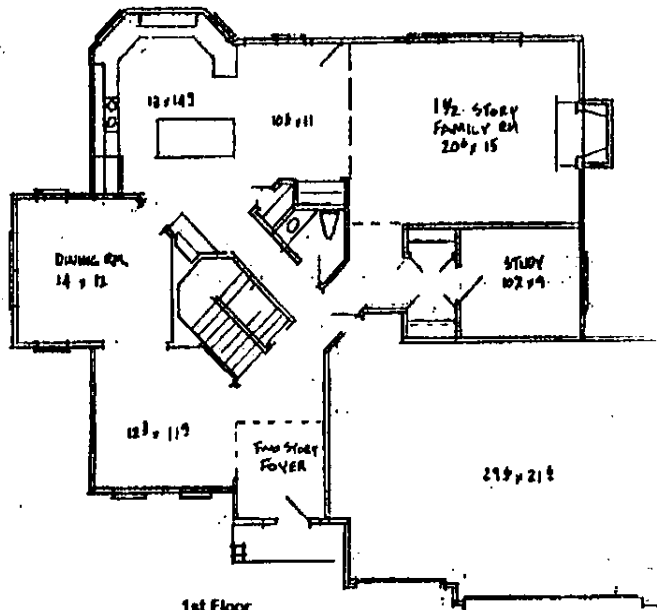
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Stonefield's Tall Trees Subdivision, Palatine



2nd Floor



1st Floor

Exhibit "A"
7 of 10

Stonefield's Tall Trees Subdivision, Palatine

Ellis Model



Lots 2,3,6 or 7
In 3 car version

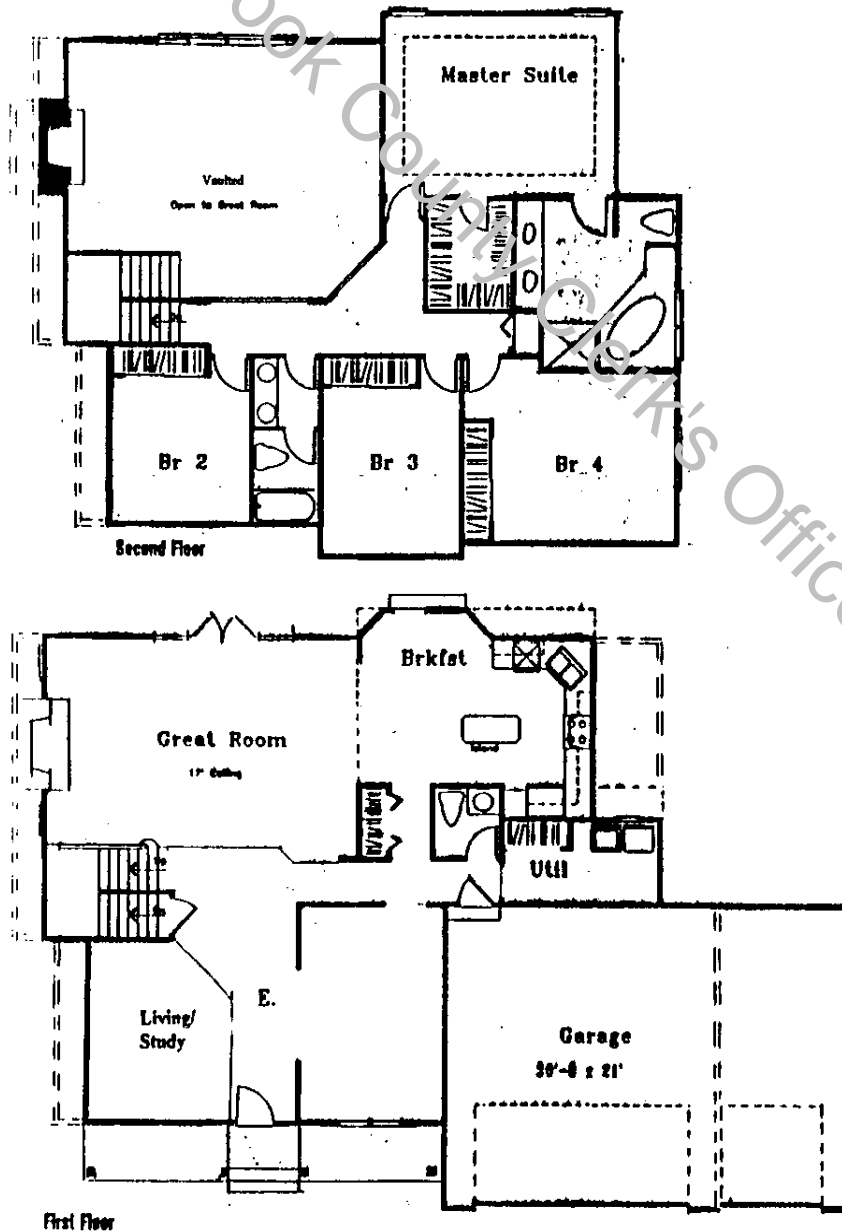


Exhibit "A"
p of 10

Stonefield's Tall Trees Subdivision, Palatine

Kathleen Model

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Lots 2 or 7

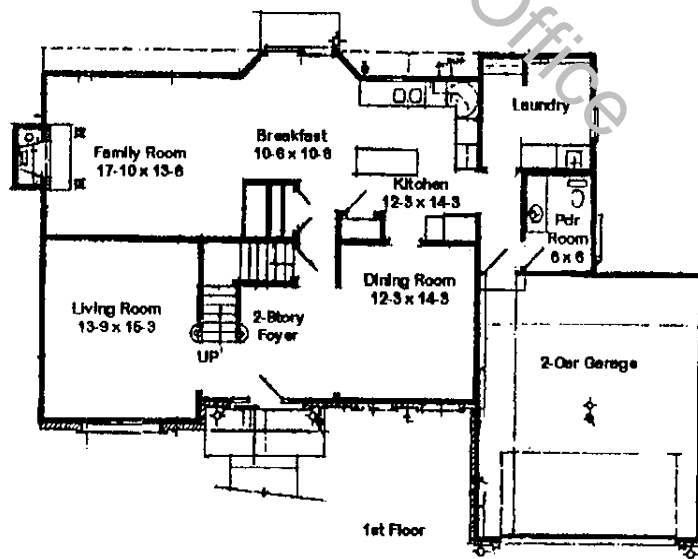
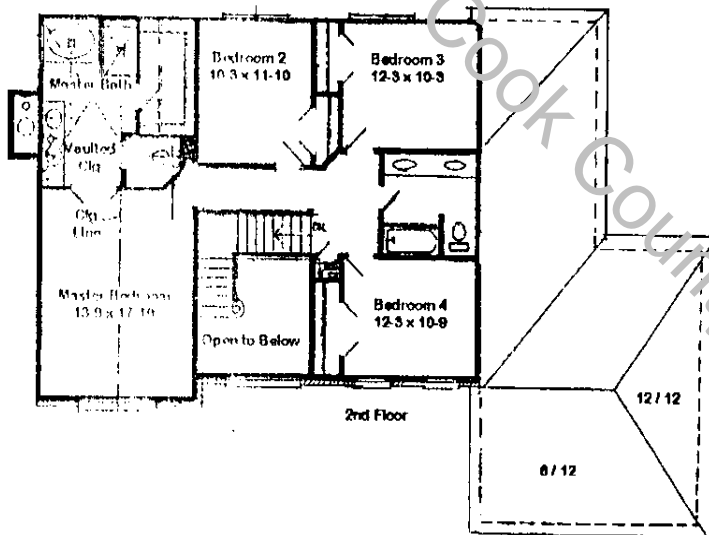


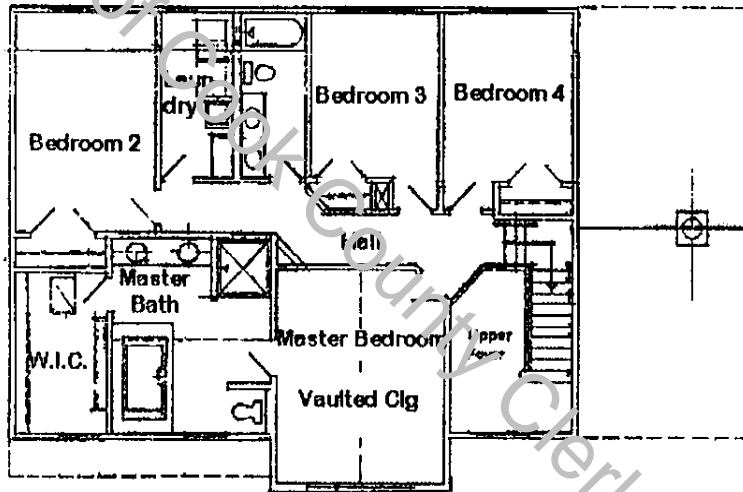
Exhibit "A"
9 of 10

Stonefield's Tall Trees Subdivision, Palatine

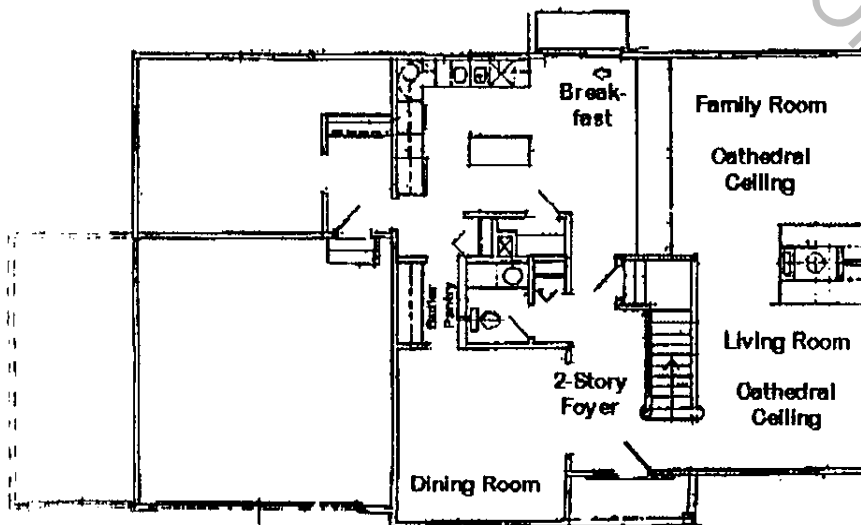
1



Lots 2 or 7



2nd FLOOR



1st FLOOR

Exhibit "A"
10 of 10

DATE : April 12, 2000
TO : David Fieldman
FROM : Mike Danecki *WD*
SUBJECT : Tall Trees Subdivision

The Tall Trees Subdivision consists of 2.60 acres. It is comprised of four lots platted in 1958. Until recently there were three single family homes located on the site. The majority of the site slopes to the northeast towards the 3.3 acres wetland/natural stormwater storage area. A small portion of the site in the southwest corner slopes towards Illinois Avenue. There is 18-feet of land elevation change from the highest portion of the site to the lowest point at the northeast corner. The site also contains large mature trees of reasonably good quality.

The 3.3-acre low area northeast of the project site is, and probably always has been a natural stormwater storage basin for the region. It is also designated on the National Wetland Inventory Map. It remains pretty much natural with the exception of some enhancements such as the pond that was created in 1989 on the northern edge of the wetland. Originally drainage from this low area was provided by field tiles but by the late 1980's they had deteriorated to the point where drainage from the area was compromised. In 1991, the Village's Public Works Department, replaced portions of the drain tile with a 12-inch storm sewer. Other active segments of tile lines was connected to the new sewer. It improved the drainage from this low area and also accepted the low flow discharge from the detention basin at the end of Evergreen Court. It ultimately discharges to a 24-inch storm sewer located under Illinois Avenue in front of 692 W. Illinois Avenue (see attached map). Easements were acquired from all the properties where this storm sewer was installed and were recorded with the Cook County Recorder. The emergency overland flow route from this low area occurs along the west side of 692 W. Illinois Avenue to the 24-inch storm sewer. Drainage in this area has been greatly improved with the installation of new storm sewer. The flood elevation for this natural storage area is 750. The attached map also shows the top of foundation elevation for the homes immediately adjacent to this low area. The lowest foundation elevation is for the homes at 688 & 692 W. Illinois Avenue and is about 3-3/4 feet higher than the high water elevation.

Drainage for the proposed 8-lot subdivision will be collected by storm sewers for the majority of the site with discharge at the northeast corner of the property towards the natural low area. A small portion in the southwest corner of the site will still drain towards Quentin Road. Because of the severe natural slopes on the property and the desire to save existing trees, only 11% of the required stormwater detention volume is proposed to be provided by lowering the grades in the northeast corner of the site (rear yard of lot 6) where a portion of the natural storage area encroaches onto the property. Ground elevations in this area would be lowered as much as possible without affecting the

existing trees. This detention volume is not proposed as a restricted release of the storm water offsite but as an expansion of the natural storage volume. The required storage volume is 0.2356 acre-feet (10,263 cubic-feet), 0.0266 acre-feet (1,158 cubic-feet) is proposed to be provided with the remaining 0.209 acre-feet (9,104 cubic-feet) to be waived with a cash in lieu of contribution. This waived volume would have negligible impact on the existing natural storage are, with the worst case potential to raise the water level by about 3/4 inch for a 100-year storm. This 3/4 inch was simply calculated by taking the waived portion of the required detention and spreading it over the 3.3 acre low area. This is assuming static water conditions, i.e. no water is flowing out of the area during a storm. In reality, water will be leaving the area continuously during a storm so the actual impact will be much less than 3/4 inch, probably immeasurable.

The method of discharge from the development was proposed to be overland from a flared end section on the storm sewer in the rear of lot 6 to the low area. Because the 12-inch storm sewer is located right where the proposed discharge point is, it is recommended that the pipes be connected. This way the stormwater discharge for most storm events would be conveyed within the pipes. Only during severe storms will stormwater bubble up out of the storm line into the low area. This also satisfies one of the Northeast Cook County Soil and Water Conservation District comments.

V:\ACD\pzreview\TLLTRSDR.WPD

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

PETITION FOR HEARING

PRELIMINARY AND FINAL PLANNED DEVELOPMENT (ONE STEP)

FOR OFFICE USE ONLY	
Zoning Docket # _____	
Property recorded in Torrens _____	
Filing Fee \$ _____	Date Filed _____

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): The Stonefield Group, Inc.

Address: 1000 South Brockway, Palatine, IL 60067
City, State, Zip

Telephone No. _____ Business Telephone No. 847 963-9100

2. Authorized Agent of Petitioner (if different):

Name: Gary J. Wronkiewicz

Address: 1000 South Brockway, Palatine, IL 60067
City, State, Zip

Telephone No. 847 963-9100 Relationship to petitioner: President

3. Property interest of Petitioner(s): Owner, Contract Purchaser
Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed: 710, 712, 740 West Illinois Avenue
Palatine, Illinois

5. All existing land uses on the property are:

Single Family

6. Current zoning of property in question: R-1 Size of the property: 2.56 acres

7. Briefly describe the proposed Planned Development with regard to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

8 Single family homes on individual lots around a cul-de-sac.

8. Describe any variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

Rear yard of 30 feet for lots 2 and 7.
Front lot widths as shown on plan.
Revised cul-de-sac pavement area as shown on plan to save existing trees.

PETITIONER'S EXHIBIT

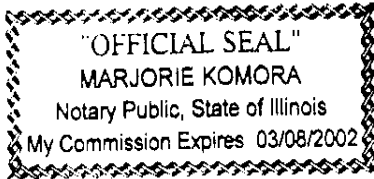
1

- 9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing by the Plan Commission. All required documents must be submitted with this petition. Return the completed checklist along with the required submittals. All documents are subject to staff review and approval before the item is scheduled for a public hearing.
- 10. This applicant's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his(her) knowledge.

Date: 2.17.00

[Signature]

SUBSCRIBED AND SWORN to before me this 17th day of FEBRUARY, 2000.



[Signature]
Notary Public

Property of Cook County Clerk's Office

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VILLAGE OF PALATINE

REAL ESTATE INTEREST DISCLOSURE FORM

Check applicable proceeding:			
<input checked="" type="checkbox"/>	Annexation	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Special Use	<input type="checkbox"/>	Variation
<input type="checkbox"/>	Condemnation	<input type="checkbox"/>	Other

- Name of Disclosing Party (individual, business firm, partnership, corporation, etc.):
The Stonefield Group, Inc.
- Address of Disclosing Party:
1000 South Brockway, Palatine, IL 60067
- Brief description of the petition:
Rezone to Planned Development,
Resubdivide into 8 single family lots.
- Common street address of real estate or general description:
710, 712, 740 West Illinois Avenue, Palatine

5. Legal description of real estate:
Lots 3, 4, 5 and 6 in R.Cooper's Subdivision of Lot 20 in Arthur T. McIntosh and Company's Quintens Road Farms, being a subdivision in the West 90 Acres of the Southwest Quarter of Section 22, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

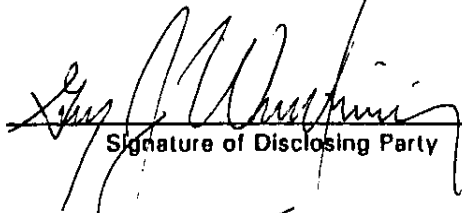
5a. PLEASE PROVIDE PROOF AS TO WHETHER OR NOT THIS PROPERTY IS REGISTERED UNDER TORRENS ACT.

6. The name, address, legal nature, and extent of interests of any persons deriving an interest from or through the disclosing or filing party:

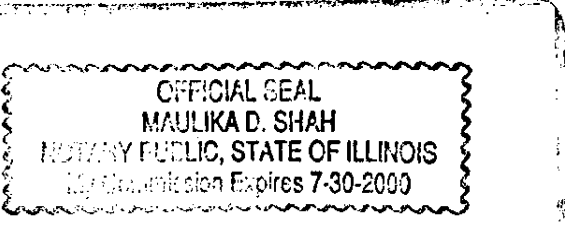
Name	Address	Legal Nature and Extent of Interest
Gary Wronkiewicz	1000 S Brockway, Palatine	50% Owner & Contract Purchaser
David Marine	712 W Illinois Ave, "	Contract Seller
Ernie & Roberta Pulido	710 W Illinois, "	Contract Seller

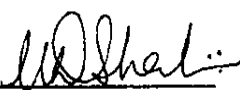
(If additional space is required, please use reverse side or attach rider.)

7. I swear (or affirm) that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed. I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.


Signature of Disclosing Party

SUBSCRIBED AND SWORN TO before me this 18th day of JANUARY 2000.




Notary P

PETITIONER'S EXHIBIT

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

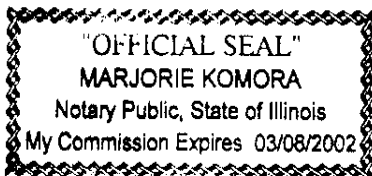
AFFIDAVIT

Gary J. Wronkiewicz, an individual, OR the President
Title of Office
of The Stonefield Group, Inc., being first duly sworn, on oath,
Name of Firm or Corporation
deposes and says:

1. The Stonefield Group, Inc. filed with the Village of Palatine, concurrently herewith, a petition for rezoning to planned development
Rezoning, Variation, Zoning Change, Special Use, Planned Development, etc.
with respect to the property located at 710,712,740 West Illinois Avenue
2. Affiant is the President of The Stonefield Group, Inc.
Title Name of Firm or Corporation
3. Affiant has received and examined a true copy of Sec. 2-442 of the Village of Palatine Code of Ordinances entitled: "Disclosure statements and conflict of interest disclaimers."
4. Affiant understands said Section of the Code of Ordinances and states that he (or his corporation) has not retained, nor will be represented by, any person in violation of said Section.

Gary J. Wronkiewicz
Signature of Affiant

SUBSCRIBED AND SWORN to before me this 17~~th~~ day of FEBRUARY, 2000.



Marjorie Komora
Notary Public

PETITIONER'S EXHIBIT

3

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CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

00550942

Daily Herald Daily Herald Values

A Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been published daily in the Village(s) of Palatine

County(ies) of Cook

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5.

That a notice of which the annexed printed slip is a true copy, was published March 20, 2000

in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by **KENT JOHNSON**, its Treasurer, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Kent Johnson*
Treasurer

Control # 2302959

Public Notice

A public hearing will be held before the Plan Commission on Tuesday, April 4, 2000, at 8:00 p.m. in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for Rezoning from "R-1" Single Family Residential District to "P" Planned Development District in conjunction with Preliminary and Final Planned Development for eight (8) single family lots to be known as Tall Trees Subdivision.

The property is legally described as follows:

Lots 3, 4, 5 and 6 in R. Cooper's Subdivision of Lot 20 in Arthur T. McIntosh and Company's Quintens Road Farms, being a subdivision in the West 90 acres of the Southwest quarter of Section 22, Township #2 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois commonly known as 710, 712 and 714 W. Illinois Avenue.

The above petition has been filed by Gary Wronkiewicz and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

Zoning Docket: P-00-16
Village of Palatine
Dennis Dwyer, Chairman
Palatine Plan Commission
DATED: This 20th day of

March, 2000.
Published in the Daily Herald
March 20, 2000 (2302959)N

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, MARGARET R. DUER, do hereby certify that I am the duly elected, qualified and acting Clerk of the Village of Palatine, Cook County, Illinois, and that I am the keeper of the records, journals, entries, ordinances and resolutions of the said Village of Palatine.

I do further certify that the foregoing Ordinance is a true and correct copy of a ordinance passed and adopted by the Village Council of the Village of Palatine at a Regular meeting held on the 8th day of May, 2000, and that said ordinance was deposited and filed in the office of the Village Clerk on the 8th day of May, 2000.

I do further certify that the original of which the foregoing is a true copy, is entrusted to my care for safekeeping and that I am the keeper of the same.

I further certify that the vote of the Village Council on the motion to adopt said ordinance was as follows:

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

BY WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Palatine this 6th day of June, 2000.



Margaret R. Duer
Margaret R. Duer
Palatine Village Clerk

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Property of Cook County Clerk's Office

