

UNOFFICIAL COPY

This instrument prepared by
and after recording,
please return to:

Schain, Burney, Ross & Citron, Ltd.
222 N. LaSalle Street
Suite 1910
Chicago, Illinois 60601
Attention: Joan T. Berg



Doc#: 0420527135
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/23/2004 03:49 PM Pg: 1 of 4

LETTER REGARDING SITE DEVELOPMENT PERMIT

Property of Cook County Clerk's Office

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9900 32806 NHA / 546998

BOX 15

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- 6) The improvements to Plum Grove Road shall be constructed in a manner acceptable to the Village Council at a future date.
- 7) Commercial uses shall conform to the Village's B-2 General Business uses. The proposed uses shall be sales tax generating uses.
- 8) "No Parking" signs shall be installed in the alley.
- 9) Temporary access to the Plum Court Condos shall be provided in a manner acceptable to the Village Engineer with the approval of the Village Manager.
- 10) The Village Council may reduce the required residential parking by up to 5 spaces, pending the final unit count to be constructed. This shall proceed as a minor amendment to the Planned development. At a minimum, 2 spaces/unit shall be provided for the condo units and 1.5 spaces/unit shall be provided for the lofts.
- 11) The developer shall allow a structural engineer from 104 N Plum Grove Road to review and comment on the Wilson Street underground parking garage plan.

If you have any questions, please contact me at (847) 359-9047.

Sincerely,



Christopher Stilling
Planning and Zoning Administrator

Cc: Mike Danecki
John Nelson

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EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

LOT 1 IN THE PROVIDENCE OF PALATINE, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

P.I.N.: 02-15-424-001-0000
02-15-424-002-0000
02-15-424-003-0000
02-15-424-004-0000
02-15-424-005-0000

Address: Block 31, southwest corner of Wilson Street and Plum Grove Road, Palatine, Illinois

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me

**VILLAGE OF PALATINE**

200 E. Wood Street · Palatine, IL 60067-5339
 Telephone (847) 358-7500 · Fax (847) 359-9040
 www.palatine.il.us

May 26, 2004

Robert Hummel
 Hummel Development Group LLC
 165 W Palatine Road
 Palatine, IL 60067

MEMBER:
 Northwest Municipal Conference
 Illinois Municipal League
 National League of Cities
 U.S. Conference of Mayors

RE: Site Development Permit for the Providence

Dear Mr. Hummel:

We recently received all items required to commence site development. The following is a status of your Development:

You are authorized to commence site development activities. Your Site Development Permit Number is **200405**.

The following additional items may need to be addressed prior to the issuance of the building permit or remain as conditions of the building permit:

- 1) The planned development and subdivision of land shall substantially conform to plat of subdivision by Precision land surveying, and to the engineering plans by Precision land surveying dated 12/25/03, last revised 1/13/04, and to the site plan, elevations and floor plans by Tinaglia Architects, dated 8/29/03, last revised 1/13/04 except as they may be changed to conform to Village Codes and Ordinances and the following conditions:
- 2) The Declarations of Covenants, Conditions and Restrictions shall be revised in a manner acceptable to the Village Attorney.
- 3) The landscape plan shall be revised in a manner acceptable to the Village.
- 4) The planned development shall be subject to the terms and conditions of the Redevelopment Agreement. In the event that the Planned Development Ordinance and the Redevelopment conflict, the more restrictive shall apply
- 5) Balconies shall be kept clean, orderly and free from clutter. Only patio furnishings shall be permitted on the balconies. Bicycles, scooters or similar items shall not be stored on balconies. Clothing, sheets, blankets, laundry and similar items shall not be hung, exposed or stored on balconies. The use and storage of charcoal grills shall be prohibited. This condition shall be recorded as a deed restriction in a manner acceptable to the Village Attorney. Prior to the execution of a contract to purchase, the developer shall obtain from the purchaser a written acknowledgment of the restrictions (these restrictions are Village Ordinances) contained in this paragraph.

**TREE CITY USA**

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 Council - Manager Government Since 1956



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 FOUNDATION
 FOR BUSINESS
 EXCELLENCE**

1997 COMMITMENT TO EXCELLENCE
 AWARD WINNER