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Date: 04/06/2005 02:12 PM Pg: 1 of 17

ORDINANCE NO. 0-246-04

AN ORDINANCE AMENDING  
PLANNED DEVELOPMENT ORDINANCE # 0-122-92  
ETHANS GLEN EAST HOMEOWNERS ASSOCIATION

Property of Cook County Clerk's Office

17

02-08-407-031

02-08-407-036

Village Clerk's Office  
Village of Palatine  
200 E. Wood Street  
Palatine, IL 60067

Published in pamphlet form by authority of the  
Mayor and Village Council of the Village of Palatine  
On November 15, 2004

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ORDINANCE NO. 0-246-04

**AN ORDINANCE AMENDING  
PLANNED DEVELOPMENT ORDINANCE #0-122-92  
ETHANS GLEN EAST HOMEOWNERS ASSOCIATION**

WHEREAS, Ordinance #0-122-92, granted Final Planned Development approval; and

WHEREAS, the Petitioner has requested a Planned Development Amendment to permit two additional subdivision tracts on the Ethan's Glen common land; and

WHEREAS, the Plan Commission of the Village of Palatine held the required hearing for amendment to the Planned Development on November 2, 2004, on the following legally described property:

Parcel 1: Lots 35 and 36 in Morgan's Gate Subdivision, being a subdivision of part of the Northeast quarter and the Southeast quarter of Section 8, and the Southwest quarter of Section 9, all in Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Also that part of the Southeast quarter of Section 8 and the Southwest quarter of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Southwest quarter of Section 9; thence South 89 degrees, 56 minutes, 03 seconds East along the North line of said Southwest quarter of Section 9, a distance of 580.06 feet to the West line of Portage Avenue; thence South 00 degrees 02 minutes 59 seconds West along said West line of Portage Avenue, a distance of 560.00 feet to the point of beginning; thence North 89 degrees 57 minutes 01 seconds West along the South line of Morgan's Gate Subdivision, a distance of 30.0 feet; thence North 00 degrees 02 minutes 59 seconds East along a line parallel with the West line of Portage Avenue, a distance of 100.0 feet to a point of curve, said curve having a radius of 20.0 feet and being concave to the Southwest; thence Northwesterly along said curve an arc distance of 31.42 feet; thence North 89 degrees 57 minutes 01 seconds West a distance of 140.0 feet; thence South 00 degrees 02 minutes 59 seconds West a distance of 120.0 feet; thence North 89 degrees 57 minutes 01 seconds West a distance of 143.0 feet; thence North 67 degrees 14 minutes 56 seconds West along the Southerly line of said Morgan's Gate Subdivision, a distance of 249.45 feet; thence North 89 degrees 59 minutes 39 seconds West along said Southerly line, a distance of 685.0 feet to the East line of Arbor Lane in said Morgan's Gate Subdivision; thence South 00 degrees 00 minutes 21 seconds

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West along said East line of Arbor Lane, a distance of 15.03 feet to a point of curve; thence Southwesterly along the curved right of way line of Arbor Lane, having a radius of 583.26 feet and being concave to the Northwest and an arc distance of 204.40 feet; thence South 78 degrees 06 minutes 50 seconds East, a distance of 895.46 feet to a point of curve; thence Southeasterly along a curve having a radius of 512.0 feet and being concave to the Southwest, an arc distance of 698.48 feet to the intersection of said West line of Portage Avenue; thence North 00 degrees 02 minutes 59 seconds East along said West line of Portage Avenue, a distance of 804.35 feet to the point of beginning, all in Cook County, Illinois, containing 10.43 acres, more or less.

Parcel 2: That part of the Southeast quarter of Section 8, and the Southwest quarter of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Southwest quarter of Section 9; thence South 89 degrees 56 minutes 03 seconds East along the North line of said Southwest quarter of Section 9, a distance of 580.00 feet to the West line of Portage Avenue; thence South 00 degrees 02 minutes 59 seconds West along said West line of Portage Avenue, a distance of 1,364.35 feet to the point of beginning; thence South 00 degrees 02 minutes 59 seconds West along said West line of Portage Avenue, a distance of 244.40 feet to a line which is parallel with and 22.00 feet Northeasterly of the Northeasterly right of way line of Northwest Highway; thence North 59 degrees 21 minutes 44 seconds West along said parallel line, a distance of 292.90 feet; thence continuing North 59 degrees 21 minutes 44 seconds West along said parallel line a distance of 148.10 feet; thence North 62 degrees 13 minutes 29 seconds West, a distance of 200.25 feet to its intersection with a line which is 12.0 feet Northeasterly of and parallel with the Northeasterly right of way line of Northwest Highway; thence North 59 degrees 21 minutes 44 seconds West along said 12.0 foot parallel line, a distance of 876.78 feet to the curved right of way line of Arbor Lane in Morgan's Gate Subdivision; thence Northwesterly along said curved right of way line, having a radius of 50.0 feet and being concave to the Northeast, an arc distance of 78.54 feet to a point of reverse curve; thence Northwesterly along a curve having a radius of 583.26 feet and being concave to the West, an arc distance of 107.43 feet; thence South 78 degrees 06 minutes 50 seconds East, a distance of 895.46 feet to a point of curve; thence Southeasterly along said curve having a radius of 512.0 feet and being concave to the Southwest, an arc distance of 698.48 feet to the point of beginning, all in Cook County, Illinois, containing 11.80 acres, more or less.

commonly known as Ethan's Glen Common Land.

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

**SECTION 1:** That the Planned Development Ordinance #0-122-92 be amended

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to permit two additional subdivision signs, is hereby granted, subject to the following conditions:

1. The Planned Development Amendment shall substantially conform to the Site Plan attached hereto as Exhibit 'A' and the elevation attached hereto as Exhibit 'B' except as such plans may be changed to conform to Village Codes and Ordinances.

**SECTION 3:** The petition for Planned Development Amendment, a copy of the public notice and minutes of the Plan Commission are attached hereto and form a part hereof.

**SECTION 4:** This ordinance shall be in full force and effect from and after its passage and approval as provided by law.


PASSED: This 15 day of November, 2004

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

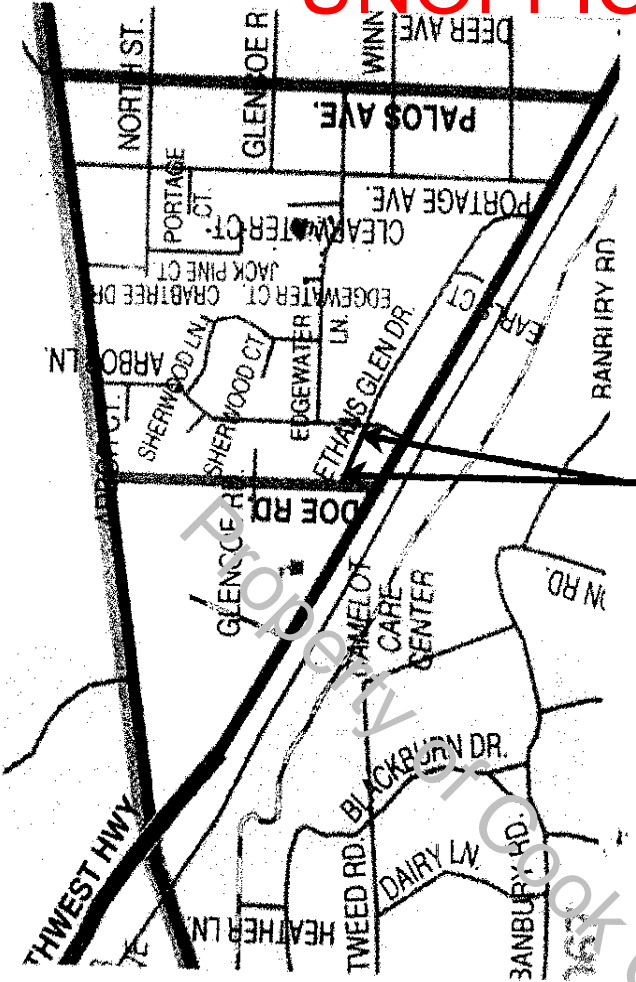
APPROVED by me this 15 day of November, 2004

  
 \_\_\_\_\_  
 Mayor of the Village of Palatine

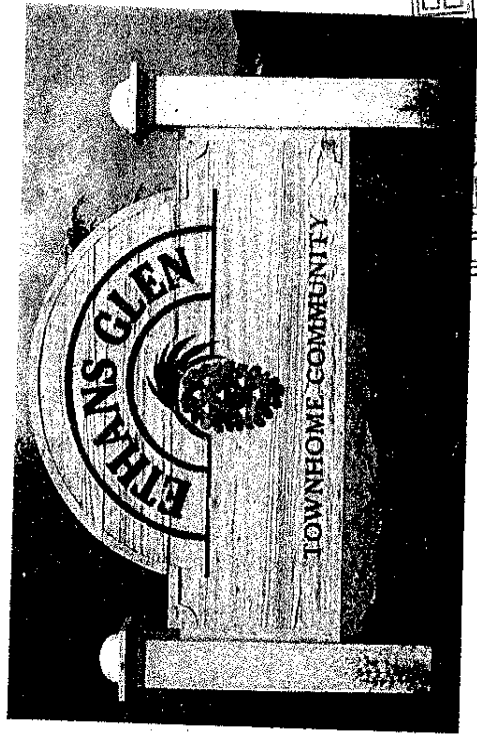
ATTESTED and FILED in the office of the Village Clerk this  
15 day of November, 2004

  
 \_\_\_\_\_  
 Village Clerk

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Location of each sign: EXHIBIT "A"  
 NE Corner of Doe Rd. & Ethans Glen Drive.  
 NW Corner of Arbor Lane & Ethans Glen Drive.



One of the Existing Signs 2 7 2004



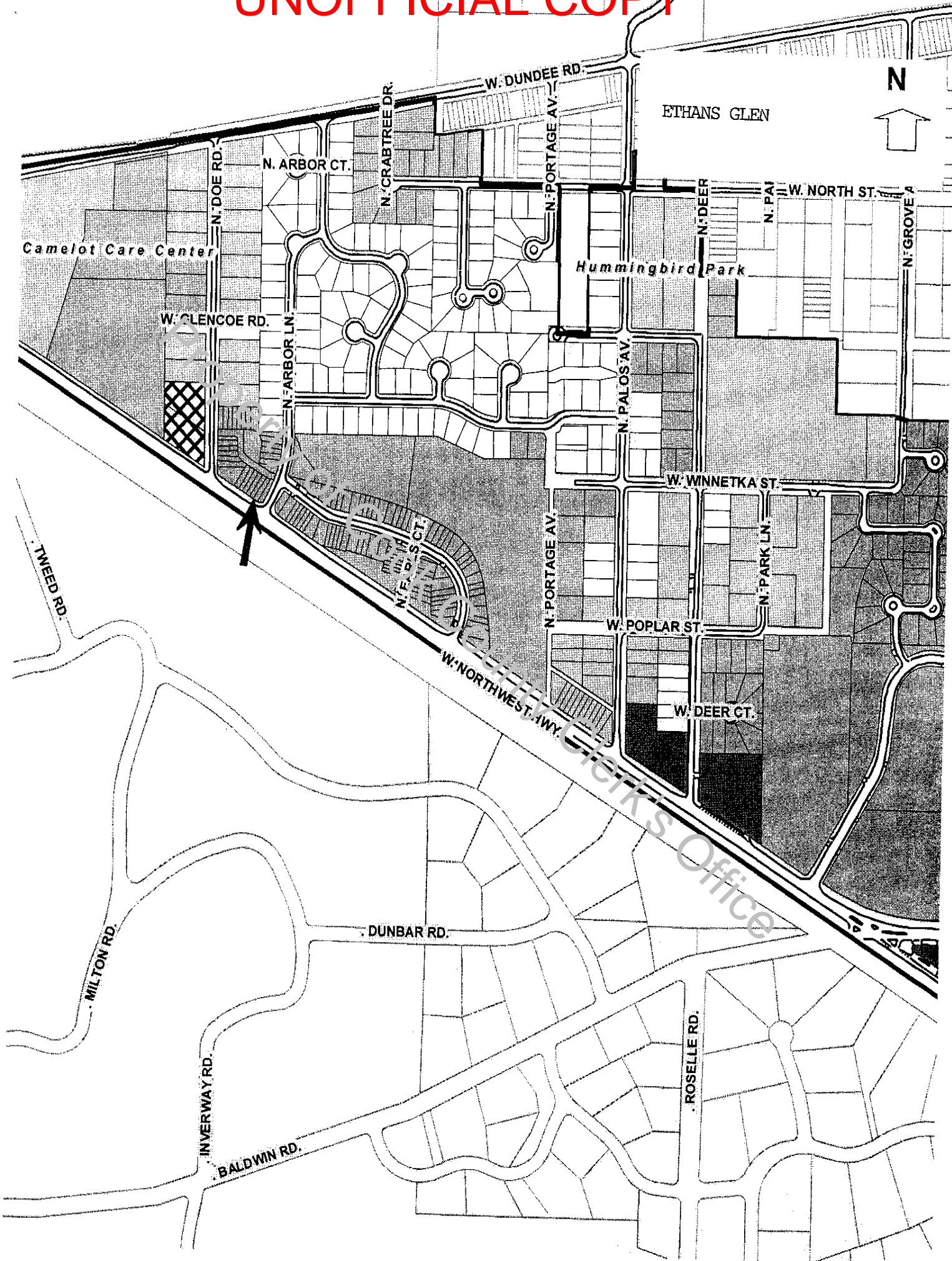
A Quantity of Two new  
 2' high X 3' wide single sided sandblasted  
 sign panels to match as closely as possible the  
 color and style of the larger existing signs  
 at NW Hwy and Ethans Glen Drive and  
 the NE corner of Arbor Lane and Ethans  
 Glen Drive. New signs to be mounted  
 to 4x4 wooden posts. Overall height  
 between 3 and 4 feet.

EXHIBIT "B"

PETITIONER'S EXHIBIT



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## ALTA/ASCM LAND TITLE SURVEY



### LEGEND

- IRON PIPE SET
- IRON PIPE FOUND
- ELECTRIC JUNCTION BOX
- POWER POLE
- ▽ FIRE HYDRANT
- > FLARED END SECTION
- UNDERGROUND ELECTRIC
- FENCE
- DITCH FLOWLINE
- ⊙ WATER MANHOLE
- WATER VALVE

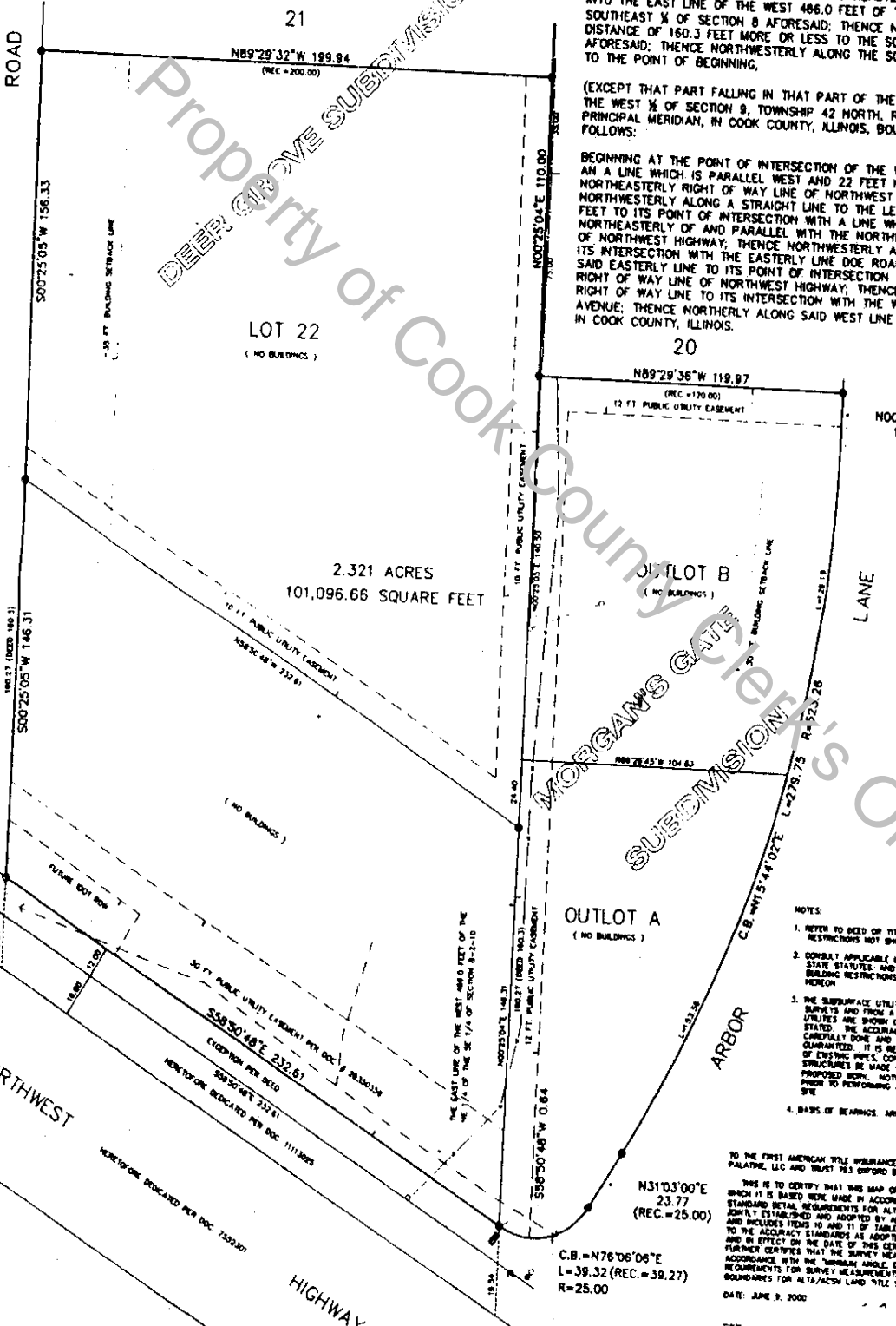
LOT 22 IN DEER GROVE SUBDIVISION OF PART OF THE EAST HALF OF SECTION 8, RECORDED OCTOBER 28, 1955 AS DOCUMENT 16404903 AND CORRECTED BY PLAY RECORDED JUNE 15, 1956 AS DOCUMENT 18611364 AND OUTLOTS A AND B IN MORGAN'S GATE SUBDIVISION OF PART OF THE EAST HALF OF SECTION 8 AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, RECORDED AUGUST 3, 1987 AS DOCUMENT 87425812, ALL IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO THAT PART OF THE WEST 486.0 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DEFINED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 22 IN DEER GROVE SUBDIVISION AS RECORDED ON OCTOBER 28, 1955 AS DOCUMENT 16404903; THENCE SOUTH ALONG THE EAST LINE OF DOE ROAD, A DISTANCE OF 160.3 FEET MORE OR LESS TO THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST HIGHWAY AS DEDICATED BY DOCUMENT NUMBER 11113025; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY INTO THE EAST LINE OF THE WEST 486.0 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 AFORESAID; THENCE NORTH ALONG SAID LINE, A DISTANCE OF 160.3 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 22 AFORESAID; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 22 TO THE POINT OF BEGINNING.

(EXCEPT THAT PART FALLING IN THAT PART OF THE EAST 1/2 OF SECTION 8 AND THE WEST 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF PORTAGE AVENUE AND A LINE WHICH IS PARALLEL WEST AND 22 FEET NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE LEFT, A DISTANCE OF 200.35 FEET TO ITS POINT OF INTERSECTION WITH A LINE WHICH IS 12 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE EASTERLY LINE OF DOE ROAD; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO ITS POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE WESTERLY LINE OF PORTAGE AVENUE; THENCE NORTHERLY ALONG SAID WEST LINE TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.



- NOTES
- REFER TO DEED OR TITLE POLICY FOR EASEMENTS OR BUILDING RESTRICTIONS NOT SHOWN HEREON.
  - CORRELATE APPLICABLE LOCAL ORDINANCES AND BUILDING CODES, STATE STATUTES, AND FEDERAL REGULATIONS FOR ANY ADDITIONAL BUILDING RESTRICTIONS PERTAINING TO THE PROPERTY DESCRIBED HEREON.
  - THE SURFACE UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEYS AND FROM A LIMITED RECORDS SEARCH. KNOWN UTILITIES ARE SHOWN ON THE SURVEY. WHILE THE WORK WAS CAREFULLY DONE AND IN ACCORDANCE WITH STANDARD METHOD GUARANTEED, IT IS RECOMMENDED THAT THE EXACT LOCATION OF EXISTING PIPES, CONDUITS, VALVES OR OTHER UNDERGROUND STRUCTURES BE MADE PRIOR TO THE EXECUTION OF ANY PROPOSED WORK. NOTIFY CALLEET AT 1-800-892-0123 PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES AT THE SITE.
  - WAYS OF BEARINGS, ARBITRARY.

TO THE FIRST AMERICAN TITLE INSURANCE COMPANY, THE ELENS OF PALATKA, LLC AND TRUST 781 OXFORD BANK & TRUST AS TRUSTEE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS, AND INCLUDES ITEMS 10 AND 11 OF THE STANDARD DETAIL REQUIREMENTS TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSTANDING ACCORDANCE WITH THE SURVEY MEASUREMENTS WERE MADE IN REQUIREMENTS FOR SURVEY MEASUREMENTS THROUGH CONTROL LAND BOUNDARIES FOR ALTA/ASCM LAND TITLE SURVEYS.

DATE: JUNE 9, 2000

PETITIONER'S EXHIBIT



ALTA/ASCM LAND TI # 2

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93240819

ORDINANCE NO. O-122-92

AN ORDINANCE  
GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT  
ETHAN'S GLEN EAST

WHEREAS, upon petition of owners of said property for final Planned Development approval, hearings were held by the Plan Commission of the Village of Palatine on July 21, 1992 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission having made its findings in a written report to the President and Board of Trustees of the Village of Palatine;

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

SECTION 1: That the real estate described as follows, to wit:

See Legal Description, Exhibit "A" attached hereto

Commonly known as Ethan's Glen East, the vacant property at the northeast corner of Northwest Highway and Arbor Lane

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 development shall conform to the Plat of Subdivision by Patrick Engineering, Inc. dated 7/13/92, the Site Development Plans sheets 1-9 by Patrick Engineering, Inc., dated 5/20/92, revised 6/22/92 except sheet 7, the Utility Plan and Profile, revised 6/22/92 and 7/13/92, the Final Landscape Plan by Lenet Design Group sheet 1 dated 6/22/92, sheets 2-6 dated 7/14/92, the Architectural Elevations and Floor Plans by Design Collective received 5/21/92, and the Rear Elevation and Basement Plans by Design Collective dated 7/10/92, and the Sign Plans, received 7/29/92, except as such plans may be revised to conform to the conditions below.
2. A Letter of Credit, in a form acceptable to the Village of Palatine and in the amount of \$772,450 shall be submitted along with a 10% cash bond for the one-year maintenance period to insure satisfactory completion of the public improvements, before the recording of the Final Plat of Subdivision.
3. A Letter of Credit, in a form acceptable to the Village of Palatine and in the amount of \$100,000 shall be

PETITIONER'S EXHIBIT

# 4



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submitted to insure satisfactory completion of the Planned Development, before the recording of the Final Plat of Subdivision.

4. The following donations shall be given, due at time of the issuing of building permits:

	Per 3-Bedroom Unit	Per 4-Bedroom Unit
School District 15:	152.28	325.41
School District 211:	29.01	102.38

If units containing less than three (3) or more than four (4) bedrooms are introduced, donations shall be given in accordance with Article V of the Village Subdivision Regulations. The developer shall provide donations to the Palatine Park District in the amount of \$671.65 per unit for Ethan's Glen East, pursuant to the agreement between the developer and the District.

5. The Declaration of Covenants, Conditions, and Restrictions shall be approved by the Village Attorney, prior to recording the Plat of Subdivision. The Declaration of Covenants shall include a provision regarding compliance with the storm sewer maintenance agreement executed July 13, 1987.
6. All soil erosion and sedimentation control measures indicated in the Final Engineering Plans shall be implemented prior to any clearing and stripping operations.
7. The developer of the subject property shall comply with the Illinois Environmental Protection Agency Pollution Discharge Eliminary Permit requirements regarding stormwater management and soil erosion.
8. The Architectural Plans shall be revised to show the rear of the buildings facing the wetland to have split-face concrete block material below the proposed decks to match the face brick on the remainder of the structure.
9. The acceleration/deceleration lanes along Northwest Highway shall be approved by the Illinois Department of Transportation prior to the issuance of building permits.
10. The Planned Development shall be completed by October 1, 1994.
11. Donations for the installation of street lighting along Northwest Highway as required by the Village Codes shall be given in the amount of \$895.52 per unit upon issuance of building permits for Ethan's Glen East. In the event that said lighting is not installed within ten (10) years, the money that is donated for this purpose shall revert to the property owners in the Ethan's Glen East development.
12. The developer shall post the appropriate one-way signage at the proposed entrance off Arbor Lane.
13. The one-way access on the spine drive shall be revised to show an eighteen (18) foot width to allow emergency vehicle access.

SECTION 2: That the petition for special use, a copy of the public notice, and the report of the Plan Commission reporting on this petition be attached hereto and form a part of this ordinance.

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SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

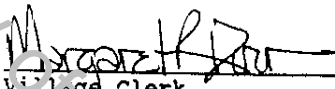
PASSED: This 10th day of August, 1992

AYES: 4 NAYS: 0 ABSENT: 2 PASS: 0

APPROVED by me this 10th day of August, 1992

  
\_\_\_\_\_  
President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 10th day of August, 1992

  
\_\_\_\_\_  
Village Clerk

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**PARCEL 1

## PARCEL 1:

LOTS 35 AND 36 IN MORGAN'S GATE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 8, AND THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO...

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 8 AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 9; THENCE SOUTH 89 DEGREES, 56 MINUTES, 03 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 9, A DISTANCE OF 580.06 FEET TO THE WEST LINE OF PORTAGE AVENUE; THENCE SOUTH 89 DEGREES 02 MINUTES, 59 SECONDS WEST ALONG SAID WEST LINE OF PORTAGE AVENUE, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 57 MINUTES, 01 SECONDS WEST ALONG THE SOUTH LINE OF MORGAN'S GATE SUBDIVISION, A DISTANCE OF 30.0 FEET; THENCE NORTH 00 DEGREES, 02 MINUTES, 59 SECONDS EAST ALONG A LINE PARALLEL WITH THE WEST LINE OF PORTAGE AVENUE, A DISTANCE OF 100.0 FEET TO A POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 20.0 FEET AND BEING CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 31.42 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 01 SECONDS WEST, A DISTANCE OF 140.0 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 59 SECONDS WEST, A DISTANCE OF 120.0 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 01 SECONDS WEST, A DISTANCE OF 143.0 FEET; THENCE NORTH 67 DEGREES, 14 MINUTES, 56 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID MORGAN'S GATE SUBDIVISION, A DISTANCE OF 249.45 FEET; THENCE NORTH 09 DEGREES, 59 MINUTES, 39 SECONDS WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 681.7 FEET TO THE EAST LINE OF ARBOR LANE IN SAID MORGAN'S GATE SUBDIVISION; THENCE SOUTH 00 DEGREES, 00 MINUTES, 21 SECONDS WEST ALONG SAID EAST LINE OF ARBOR LANE, A DISTANCE OF 15.03 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG THE CURVED RIGHT OF WAY LINE OF ARBOR LANE, HAVING A RADIUS OF 503.26 FEET AND BEING CONCAVE TO THE NORTHWEST AND AN ARC DISTANCE OF 204.40 FEET; THENCE SOUTH 78 DEGREES, 06 MINUTES, 50 SECONDS EAST, A DISTANCE OF 895.46 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE HAVING A RADIUS OF 512.0 FEET AND BEING CONCAVE TO THE SOUTHWEST, AN ARC DISTANCE OF 698.48 FEET TO THE INTERSECTION OF SAID WEST LINE OF PORTAGE AVENUE; THENCE NORTH 00 DEGREES, 02 MINUTES, 59 SECONDS EAST ALONG SAID WEST LINE OF PORTAGE AVENUE, A DISTANCE OF 804.35 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

(CONTAINING 10.43 ACRES, MORE OR LESS)

EXHIBIT "A" (1 of 2)

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PARCEL 2

## PARCEL 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 8, AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 9; THENCE SOUTH 89 DEGREES, 56 MINUTES, 03 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 9, A DISTANCE OF 580.06 FEET TO THE WEST LINE OF PORTAGE AVENUE; THENCE SOUTH 10 DEGREES, 02 MINUTES, 59 SECONDS WEST ALONG SAID WEST LINE OF PORTAGE AVENUE, A DISTANCE OF 1,364.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 02 MINUTES, 59 SECONDS WEST ALONG SAID WEST LINE OF PORTAGE AVENUE, A DISTANCE OF 244.40 FEET TO A LINE WHICH IS PARALLEL WITH AND 22.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY; THENCE NORTH 59 DEGREES, 21 MINUTES, 44 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 292.90 FEET; THENCE CONTINUING NORTH 59 DEGREES, 21 MINUTES, 44 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 140.10 FEET; THENCE NORTH 62 DEGREES, 13 MINUTES, 29 SECONDS WEST, A DISTANCE OF 200.25 FEET TO ITS INTERSECTION WITH A LINE WHICH IS 12.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY; THENCE NORTH 59 DEGREES, 21 MINUTES, 44 SECONDS WEST ALONG SAID 12.0 FOOT PARALLEL LINE, A DISTANCE OF 876.78 FEET TO THE CURVED RIGHT OF WAY LINE OF ARBOR LANE IN MORGAN'S GATE SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID CURVED RIGHT OF WAY LINE, HAVING A RADIUS OF 50.0 FEET AND BEING CONCAVE TO THE NORTHEAST, AN ARC DISTANCE OF 78.54 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY ALONG A CURVE HAVING A RADIUS OF 583.25 FEET AND BEING CONCAVE TO THE WEST, AN ARC DISTANCE OF 107.43 FEET; THENCE SOUTH 78 DEGREES, 06 MINUTES, 50 SECONDS EAST, A DISTANCE OF 395.46 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 512.0 FEET AND BEING CONCAVE TO THE SOUTHWEST, AN ARC DISTANCE OF 698.48 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

(CONTAINING 11.80 ACRES, MORE OR LESS)

EXHIBIT "A" (2 of 2)



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ok - ka-  
11/1/04

**PLAN COMMISSION**  
Tuesday, November 2, 2004

**Present:** Dennis Dwyer, Conrad Hansen, Bob Greenlees, Sally Sinacore, Teri Williams, Andy McPherson, Kevin Thomas, Russ Smith, Bill Laymon, Planning and Zoning Administrator Kevin Anderson.

**Absent:** Alan Miller.

The minutes of the October 19 meeting were approved as distributed.

**Report of Public Hearing – Docket P-04-135 – Ethan’s Glen Common Land**

Notice of public hearing was read by the chairman. The petitioner in Docket P-04-135, Ethan’s Glen Homeowners Association, seeks a PUD amendment to permit the building of two additional subdivision signs.

The following petitioner’s exhibits were introduced:

1. Petition for Planned Development Amendment
2. Land Title Survey
3. Sign Detail/Site Plan
4. Ordinance O-122-92

George Aed, 1652 W. Ethan’s Glen dr., president of the Homeowners Association, was sworn in. He said the signs would be erected on the subdivision’s own property. At 2’x3’, they would be smaller than the existing 4’x6’ signs. They will sit on 2-foot high wooden posts. Location of the proposed signs would be at the northwest corner of the Ethan’s Glen dr./Arbor intersection and the northeast corner of the Ethan’s Glen dr./Doe intersection.

Village planner Kevin Anderson was sworn in. He said that only one subdivision sign is permitted according to village code. The approved PUD for Ethan’s Glen permitted two signs. To permit two additional signs, an amendment to the PUD is required.

**Staff Recommendation**

Staff recommends approval of the planned development amendment to PUD Ordinance O-122-92 to permit two additional subdivision signs for the Ethan’s Glen Planned Development with the condition that the Planned Development Amendment shall substantially conform to the site plan attached hereto as Exhibit ‘A’ and the elevation attached hereto as Exhibit ‘B’, except as such plans may be changed to conform to village codes and ordinances.

Aed said he is able to comply with the staff condition.

The public hearing was closed at 8:10 p.m.

**RECOMMENDATION**

Smith moved, Hansen seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Docket P-04-135, Ethan’s Glen Homeowners Association, who seeks a PUD amendment to permit the building of two additional subdivision signs. Said approval shall be contingent upon petitioner’s compliance with the staff condition listed above.

Unanimously carried.

**Report of Public Hearing – Docket P-04-136 – 1400 W. Northwest hwy.**

The notice of public hearing was read by the chairman. The petitioner in Docket P-04-136, Hanna Kaplunskiy, seeks a PUD to permit a beauty salon at the Buehler YMCA, located at 1400 W. Northwest hwy.

The following petitioner’s exhibits were introduced:

1. Petition for Planned Development Amendment
2. Palatine Real Estate Interest Disclosure Form
3. Draft Lease
4. Plat of Survey
5. Area E Floor Plan
6. Elevations and Floor Plan
7. Description of Business
8. Ordinance O-71-75

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DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

PETITION FOR HEARING

PLANNED DEVELOPMENT  
AMENDMENT

FOR OFFICE USE ONLY	
Zoning Docket #	<u>P-04-135</u>
Property recorded in Torrens	_____
Filing Fee \$	_____
Date Filed	<u>9-31-04</u>

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Ethans Glen Homeowners Assn.  
 Address: 750 W. Lake Cook Road - Bushain Grove, IL 60089 *attn: Marka Kryska property manager*  
 Telephone No. 847 459-1222 x 24 Business Telephone No. 847 459-1222 x 24  
City, State, Zip

2. Authorized Agent of Petitioner (if different):  
 Name: Ethans Glen Homeowners Assn.  
 Address: (Same as above)  
 Telephone No. \_\_\_\_\_ City, State, Zip

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

4. Address of the property for which this application is being filed: Ethans Glen Dr.  
 \_\_\_\_\_ Palatine, Illinois

5. All existing land uses on the property are:

6. Current zoning of property in question: P Size of the Property: \_\_\_\_\_ acres

7. Briefly describe the approved Planned Development plan. Discuss any changes being proposed which are different from the approved plan, if any.  
Add additional Signage

8. Attach a list of the Conditions of Final Approval. Describe on a separate sheet how the Conditions of Final Approval are being proposed to be amended. A status of all Conditions of Final Approval must be submitted before this item will be scheduled for a public hearing.

# UNOFFICIAL COPY

Planned Development Amendment  
Petition for Hearing

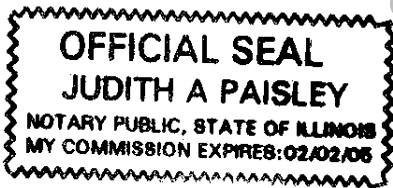
Page 2

- 9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this petition, unless determined not applicable by the Community Development Department.
- 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: 9/20/04

Mula Kuzha (as agent employed by Foster Premier, Inc.)

SUBSCRIBED AND SWORN to before me this 20<sup>th</sup> day of September, 2004.



Judith Paisley  
Notary Public

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CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Public Notice
A public hearing will be held before the Plan Commission on Tuesday, November 2, 2004, at 8:00 p.m., in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for a Planned Development Amendment to permit an additional subdivision sign, pursuant to Planned Development Ordinance O-122-92.

The property is legally described as follows:
SEE EXHIBIT 'A'
commonly known as Ethan's Glen Common Land.
The above petition has been filed by Ethan's Glen Home-owners Association and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
ZONING DOCKET: P-04-135 VILLA DE PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 18TH day of October, 2004

ion organized and existing under and by virtue of the laws of the State of Illinois,
HEREBY CERTIFY that it is the publisher of the DAILY HERALD.

DAILY HERALD is a secular newspaper and has been circulated daily in the
of Algonquin, Arlington Heights, Barrington, Barrington Hills,
Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove,
on, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee,
Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake,
Hampshire, Hainesville, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley,
Island Lake, Kildeer, Lake in the Hills, Lake Zurich, Libertyville,
shire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine,
Heights, Rolling Meadows, Schaumburg, Sleepy Hollow, St. Charles, Streamwood,
akes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Green Oaks

es) of Cook, Kane, Lake, McHenry
of Illinois, continuously for more than one year prior to the date of the first
on of the notice hereinafter referred to and is of general circulation throughout said
), County(ies) and State.

certify that the DAILY HERALD is a newspaper as defined in "an Act to revise
n relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715,
ction 1 and 5. That a notice of which the annexed printed slip is a true copy, was
October 18, 2004
n said DAILY HERALD.

NESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc.,
ed this certificate to be signed by, this authorized agent, at Arlington Heights,

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Ray M. Sawert
Authorized Agent

Control # T3405663

Parcel 1: Lots 35 and 36 in Morgan's Gate Subdivision, being a subdivision of part of the Northeast quarter and the Southeast quarter of Section 8, and the Southwest quarter of Section 9, all in Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.
Also that part of the Southeast quarter of Section 8 and the Southwest quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Southwest quarter of Section 9; thence South 89 degrees 56 minutes 00 seconds East along the North line of said Southwest quarter of Section 9, a distance of 580.06 feet to the West line of Portage Avenue; thence South 00 degrees 02 minutes 59 seconds West along said West line of Portage Avenue, a distance of 568.00 feet to the point of beginning; thence North 89 degrees 57 minutes 01 seconds West along the South line of Morgan's Gate Subdivision, a distance of 143.0 feet; thence North 00 degrees 02 minutes 59 seconds East along a line parallel with the West line of Portage Avenue, a distance of 20.0 feet and being concave to the Southwest; thence North 89 degrees 57 minutes 01 seconds West a distance of 143.0 feet; thence North 89 degrees 57 minutes 01 seconds West a distance of 170.0 feet; thence North 89 degrees 57 minutes 01 seconds West a distance of 143.0 feet; thence North 67 degrees 14 minutes 56 seconds West along the Southern line of said Morgan's Gate Subdivision, a distance of 269.45 feet; thence North 89 degrees 59 minutes 39 seconds West along said Southern line, a distance of 685.0 feet to the East line of Arbor Lane in said Morgan's Gate Subdivision; thence South 00 degrees 02 minutes 59 seconds West along said East line of Arbor Lane, a distance of 153.0 feet to a point of curve; thence Southwesterly along the curved right of way line of Arbor Lane, having a radius of 593.26 feet and being concave to the Northwest, an arc distance of 204.46 feet; thence South 78 degrees 06 minutes 50 seconds East, a distance of 895.46 feet to a point of curve; thence Southwesterly along a curve having a radius of 512.0 feet and being concave to the Southwest, an arc distance of 698.48 feet to the intersection of said West line of Portage Avenue; thence North 00 degrees 02 minutes 59 seconds East along said West line of Portage Avenue, a distance of 804.35 feet to the point of beginning, all in Cook County, Illinois, containing 10.43 acres, more or less.



**UNOFFICIAL COPY**

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 an Ordinance passed and adopted by the Village Council of the Village of Palatine at a Regular meeting held on the 15 day of November, 2004, and that said ordinance was deposited and filed in the office of the Village Clerk on the 15 day of November, 2004.


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: 5    NAYS: 0    ABSENT: 1    PASS: 0

BY WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Palatine this 17 day of November, 2004.

(S E A L)

  
 Margaret R. Duer  
 Palatine Village Clerk