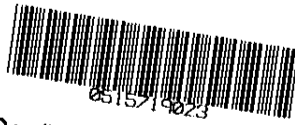


# UNOFFICIAL COPY



Doc#: 0515719023  
Eugene "Gene" Moore Fee: \$60.50  
Cook County Recorder of Deeds  
Date: 06/08/2005 10:30 AM Pg: 1 of 19

ORDINANCE NO. 0-198-04

ORDINANCE GRANTING FINAL  
PLANNED DEVELOPMENT APPROVAL  
31 S. QUENTIN ROAD

Property of Cook County Clerk's Office

PIN's : 02-22-100-008  
009  
010  
011

VILLAGE OF PALATINE  
VILLAGE CLERK'S OFFICE  
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 September 20, 2004

# UNOFFICIAL COPY

ORDINANCE NO. 0-198-04

**AN ORDINANCE  
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL  
31 S. QUENTIN ROAD**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on August 17, 2004 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 report to the Mayor and Village Council of the Village of Palatine 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 8, 9, 10, 11 in Block 6 in Merrill's Garden Homes, a subdivision in the North 1/2 of the Northwest 1/4 of Section 22, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois**

**commonly known as 31 S. Quentin Road (PIN #02-22-100-011).**

# UNOFFICIAL COPY

**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 preliminary and final planned development shall substantially conform to the site plan attached hereto as Exhibit 'A', the preliminary plat of subdivision attached hereto as Exhibit 'B', and the architectural plans and elevations attached hereto as Exhibit 'C' except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. All conditions of a final planned development shall apply.
3. A letter of credit in the amount of \$100,000 to ensure the completion of the planned development shall be submitted prior to the issuance of a building permit.
4. A letter of credit and 10% cash bond, to ensure the completion of the public improvements in a form and amount acceptable to the Village Engineer shall be submitted prior to the start of construction.
5. All existing wells and septic systems are to be properly abandoned.
6. Public sidewalks shall have a 4" granular base.
7. The architectural plans shall be revised in a manner acceptable to the Director of Community Services.
8. A central location for mailboxes shall be identified.
9. Street lighting shall be provided per Village Code.
10. The declarations shall be revised per the memo from the Village Attorney dated 6/7/04.
11. The proposed street shall remain private. The Declaration of Covenants, Conditions and Restrictions shall state that the street shall remain private, that the Village will not accept a dedication of the street and that ownership and maintenance shall be the responsibility of the homeowners association.
12. CCHD & IEPA permits shall be obtained.

# UNOFFICIAL COPY

13. The south side lot line setback shall be increased to 46'. Additional landscaping shall be provided in a manner acceptable to the Village Forrester.

**SECTION 3:** That the petition for preliminary and final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

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

PASSED: This 20 day of September, 2004

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

APPROVED by me this 20 day of September, 2004

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

ATTESTED and FILED in the office of the Village Clerk this 20 day of  
September, 2004

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



# UNOFFICIAL COPY

PETITIONER'S EXHIBIT  
# 5

July 20, 2004  
04-4663

plat of proposed  
SAINT JAMES PLACE - P.U.D.  
a condominium

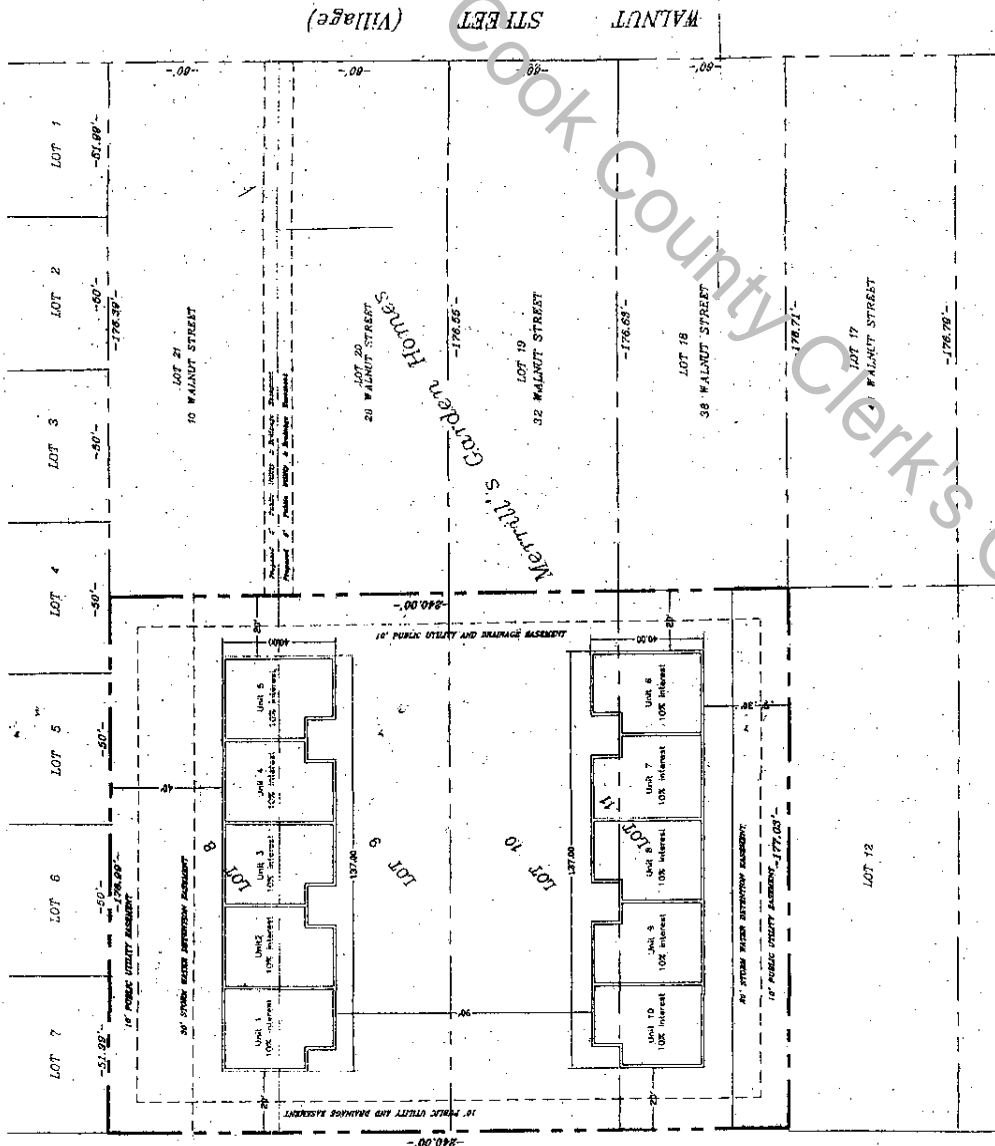
of  
Lots 8, 9, 10, 11 in Block 6 in Merrill's Garden Homes,  
a subdivision in the north 1/2 of the north west 1/4 of  
Section 22, Township 42 North, Range 10 East of the  
7th Principal Meridian, in Cook County, Illinois  
commonly known as 19-31 South Quentin Road

from the office of:  
David Bycroft, Land Surveyor  
2101 South Aragon Heights Road  
Arlington Heights, Illinois

De Court Builders  
126 East Wabash Street  
Arlington Heights, Illinois



1" = 10' 20"  
SCALE: 1" = 20'



(C.C.H.D.)  
RD. QUENTIN

"B" EXHIBIT

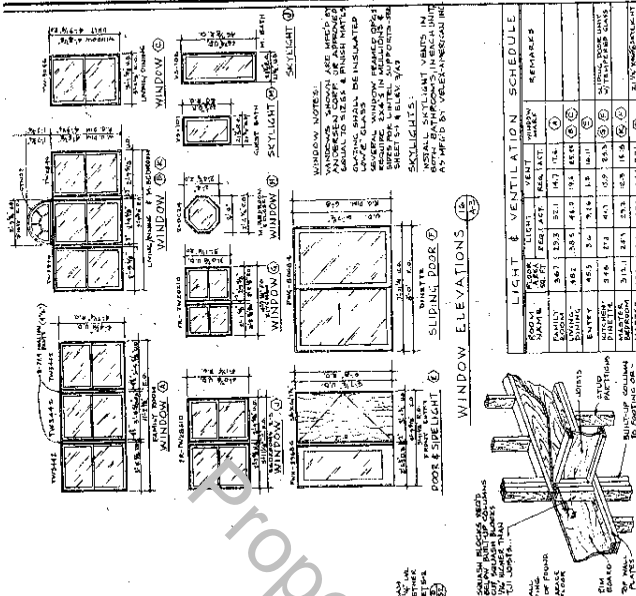






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ARCHITECT: [REDACTED] DATE: [REDACTED]  
 TITLE: BUILDING SECTIONS - DETAILS - WINDOWS  
 SHEET NO. [REDACTED] OF [REDACTED]  
 PROJECT: [REDACTED]  
 SCALE: 1/4" = 1'-0"



**LIGHT & VENTILATION SCHEDULE**

NO.	ROOM	AREA (SQ. FT.)	VENT. AREA (SQ. FT.)	REMARKS
1	ENTRANCE	150	15	1:10
2	LIVING ROOM	300	30	1:10
3	DINING ROOM	250	25	1:10
4	KITCHEN	150	15	1:10
5	BED ROOM	100	10	1:10
6	BATH	50	5	1:10
7	HALL	50	5	1:10
8	STAIRS	100	10	1:10
9	PORCH	100	10	1:10
10	GARAGE	200	20	1:10
11	ATTIC	1000	100	1:10
12	ROOF	1000	100	1:10

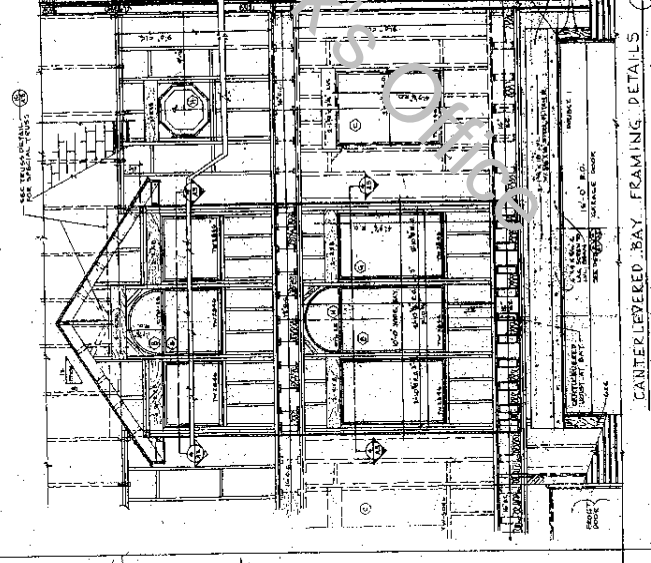
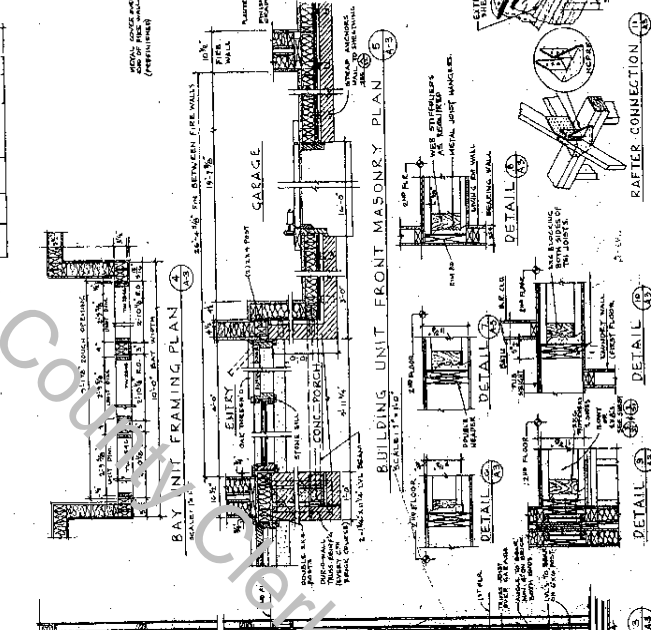
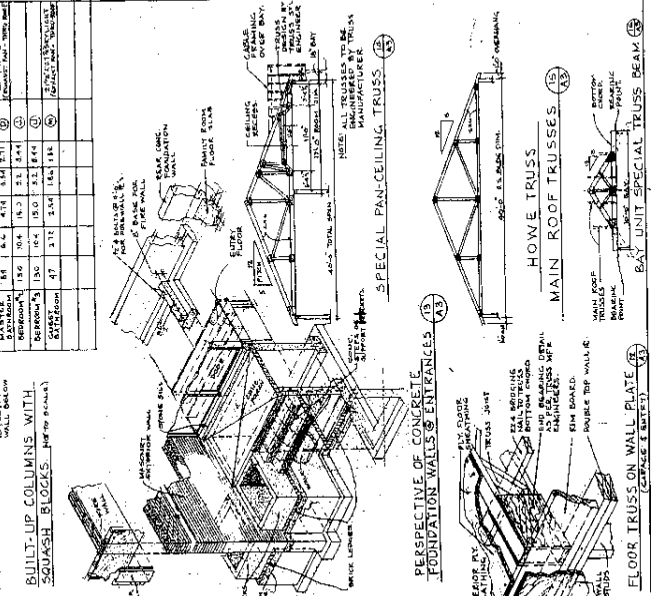
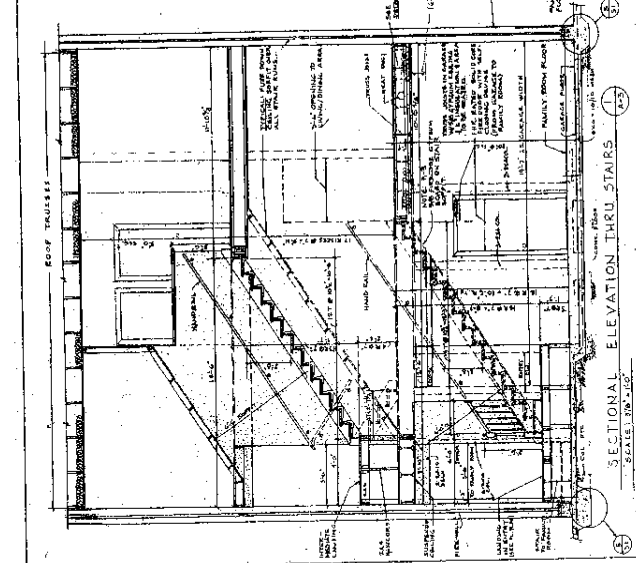
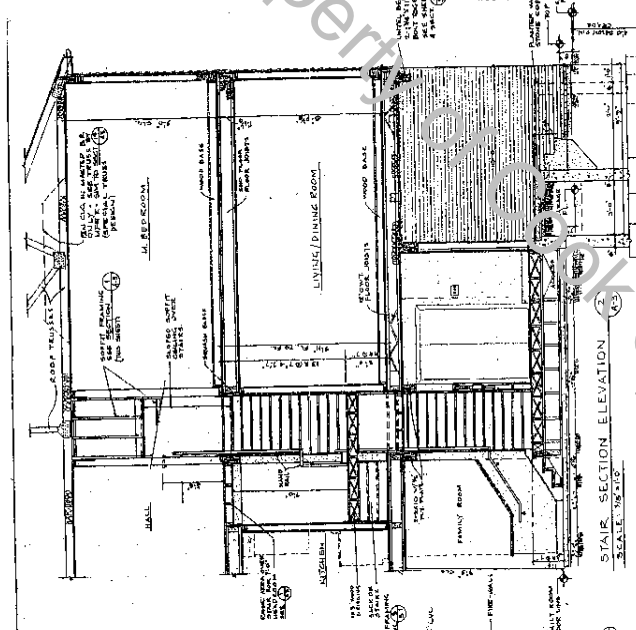


EXHIBIT "C" (3 of 6)

UNOFFICIAL COPY

ST. JAMES PLACE TOWNHOMES  
 208 WEST HAMILTON DRIVE  
 MIAMI, FLORIDA 33134  
 MICHAEL E. LIKIAN  
 ARCHITECT

DATE: JUNE 22, 2014  
 SHEET NO. S1  
 OF 10

STRUCTURAL PLANS - DETAILS & SECTIONS  
 COURT BUILDERS, INC.  
 10000 SW 15th Ave, Suite 100  
 Miami, FL 33185

LOWER LEVEL & FOUNDATION PLAN  
 SCALE: 1/4" = 1'-0"

FIRST FLOOR JOIST PLAN  
 SCALE: 1/4" = 1'-0"

SECOND FLOOR JOIST PLAN  
 SCALE: 1/4" = 1'-0"

ROOF TRUSSES & BAY GABLE PLAN  
 SCALE: 1/4" = 1'-0"

WALL SECTION AT BAY (S) SCALE: 1/4" = 1'-0"

SIDE WALL SECTION (S) SCALE: 1/4" = 1'-0"

WALL SECTION AT BAY (S) SCALE: 1/4" = 1'-0"

FLOOR JOIST DETAIL @ FIRE WALL (S) SCALE: 1/4" = 1'-0"

BEAM & LINTEL DETAIL (S) SCALE: 1/4" = 1'-0"

POST DETAIL (S) SCALE: 1/4" = 1'-0"

INTERIOR FOUNDATION WALL - DIMENSIONS (S) SCALE: 1/4" = 1'-0"

DECK LEDGER DETAIL (S) SCALE: 1/4" = 1'-0"

Garage Door Lintel  
 Scale: 1/4" = 1'-0"

Post Detail  
 Scale: 1/4" = 1'-0"

Floor Joist Detail @ Fire Wall  
 Scale: 1/4" = 1'-0"

Beam & Lintel Detail  
 Scale: 1/4" = 1'-0"

Wall Section at Bay  
 Scale: 1/4" = 1'-0"

Side Wall Section  
 Scale: 1/4" = 1'-0"

Wall Section at Bay  
 Scale: 1/4" = 1'-0"

Roof Trusses & Bay Gable Plan  
 Scale: 1/4" = 1'-0"

Second Floor Joist Plan  
 Scale: 1/4" = 1'-0"

First Floor Joist Plan  
 Scale: 1/4" = 1'-0"

Lower Level & Foundation Plan  
 Scale: 1/4" = 1'-0"

LINTEL MAKE WHERE USED	SECTION ORIGIN	LINTEL SIZE	LOCATION
1	1-1/2" x 6"	2x4	Garage Dr
2	2" x 6"	2x4	UP/Downing
3	2" x 6"	2x4	UP/Downing
4	2" x 6"	2x4	UP/Downing
5	2" x 6"	2x4	UP/Downing
6	2" x 6"	2x4	UP/Downing
7	2" x 6"	2x4	UP/Downing
8	2" x 6"	2x4	UP/Downing
9	2" x 6"	2x4	UP/Downing
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98	2" x 6"	2x4	UP/Downing
99	2" x 6"	2x4	UP/Downing
100	2" x 6"	2x4	UP/Downing



UNOFFICIAL COPY

MICHAEL E. LAYMAN ARCHITECT  
 701 S. MAIN ST. SUITE 100  
 TAMPA, FL 33606  
 AS NOTED  
 HPE1  
 JUNE 22, 2004  
 E204-1

**GENERAL NOTES**

**ELECTRICAL NOTES**

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & CODE REQUIREMENTS. PROVIDE PULLBOXES AT ALL POINTS.
3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & CODE REQUIREMENTS. PROVIDE PULLBOXES AT ALL POINTS.
4. GARAGE CIRCUIT SHALL BE ON SEPARATE 20 AMP CIRCUIT.
5. ALL ELECTRICAL INSTALLATIONS SHALL BE AS GOVERNED BY THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
6. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & CODE REQUIREMENTS. PROVIDE PULLBOXES AT ALL POINTS.
7. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & CODE REQUIREMENTS. PROVIDE PULLBOXES AT ALL POINTS.
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10. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & CODE REQUIREMENTS. PROVIDE PULLBOXES AT ALL POINTS.

**HVAC NOTES**

**HVAC & COOLING UNIT**

1. ALL HVAC & COOLING UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & CODE REQUIREMENTS. PROVIDE PULLBOXES AT ALL POINTS.

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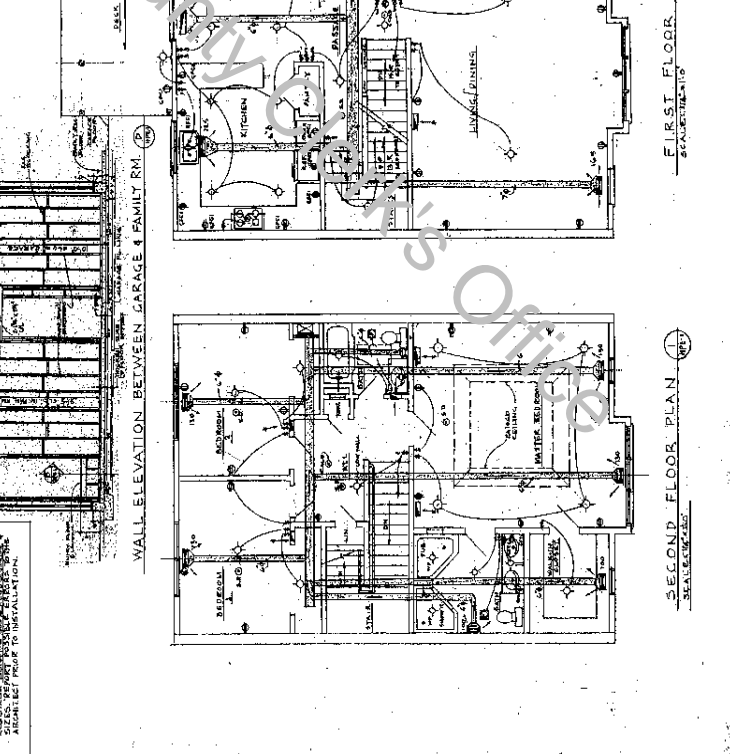
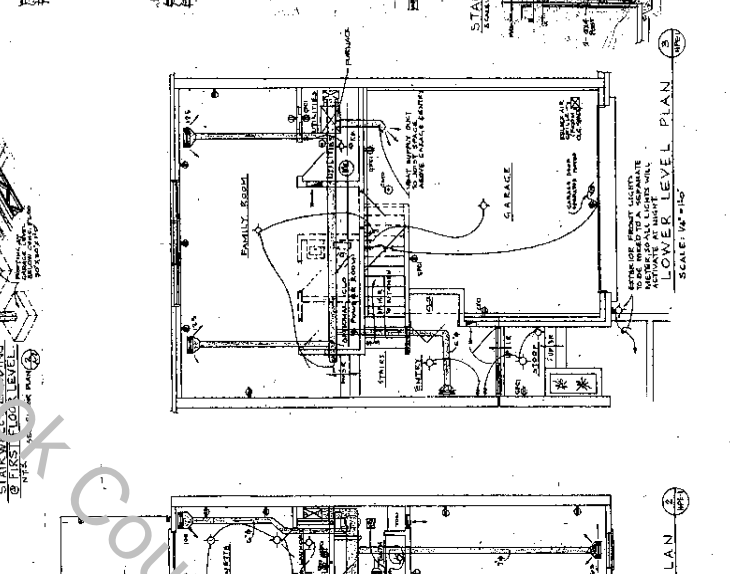
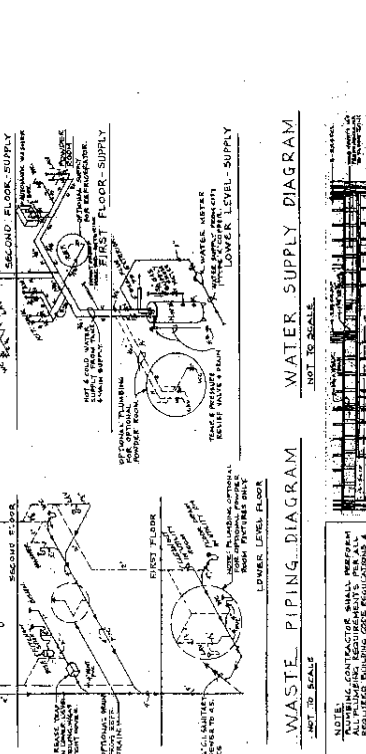
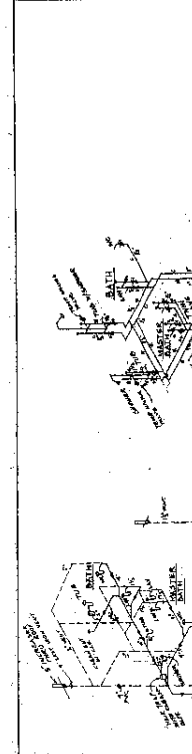
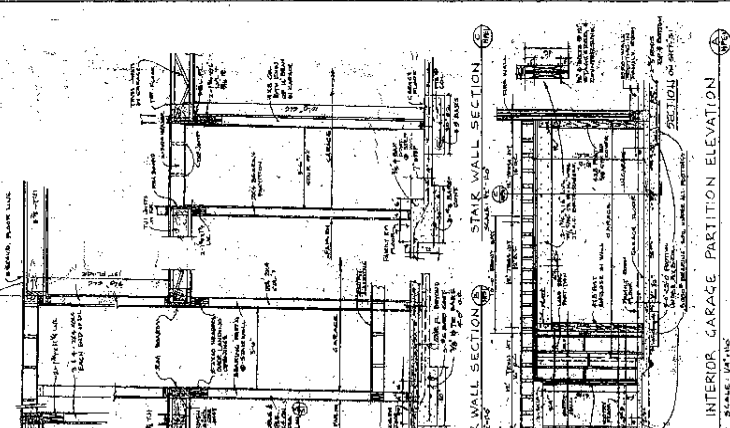
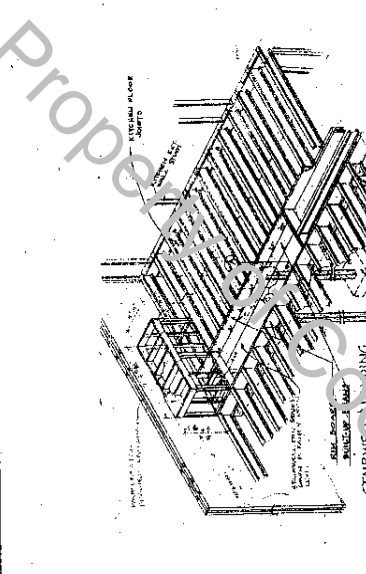
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9. ALL HVAC & COOLING UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & CODE REQUIREMENTS. PROVIDE PULLBOXES AT ALL POINTS.

10. ALL HVAC & COOLING UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & CODE REQUIREMENTS. PROVIDE PULLBOXES AT ALL POINTS.

**ELECTRICAL SYMBOLS**

	MAIN CIRCUIT PANEL
	DUPLEX RECEPTACLE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	WALL MOUNTED FLUORESCENT LIGHT
	ELECTRICAL METER
	SINGLE POLE SWITCH
	THERMOSTAT
	SMOKE DETECTOR
	EXHAUST FAN
	ELECTRIC MOTOR
	RECESSED CEILING FAN
	OPTIONAL CEILING FAN
	RECESSED IN FUTURE
	TERMINAL FORWARD SWITCH
	FOUR OUTLET RECEPTACLE
	CARBON MONOXIDE DETECTOR



**WASTE PIPING DIAGRAM**  
 NOTE: ALL WASTE PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & CODE REQUIREMENTS. PROVIDE PULLBOXES AT ALL POINTS.

**WATER SUPPLY DIAGRAM**  
 NOTE: ALL WATER SUPPLY PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & CODE REQUIREMENTS. PROVIDE PULLBOXES AT ALL POINTS.

**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**LOWER LEVEL PLAN**  
 SCALE: 1/4" = 1'-0"

**INTERIOR GARAGE PARTITION ELEVATION**  
 SCALE: 1/4" = 1'-0"

# UNOFFICIAL COPY

PLAN COMMISSION  
AUGUST 17, 2004  
PAGE 7

**V. P-04-93 31 S. Quentin Road** Consider Preliminary and Final Planned Development approval, consider Preliminary and Final Plat of Subdivision, and consider rezoning from B-1, business to P, planned development for the property at 31 S. Quentin Rd.

Mr. Dwyer read the public notice, which was published 8/2/04 in the Daily Herald.

Petitioners exhibits:

- 1 Petition for preliminary and final planned development
- 2 Real estate disclosure
- 3 Closing statement
- 4 Plat of survey
- 5 Plat of subdivision
- 6 Landscape plan
- 7 Engineering plan review
- 8 Architectural plan
- 9 Multi family dev. list

Objector's exhibits:

- 1 Letter from P. A. MacLeod
- 2 Letter from W. R. Mephram

The Petitioner, Jim Balough, was sworn in. He reviewed the neighborhood area and showed enlarged plans for 10 town homes. He felt the town homes were a good buffer zone for the area.

Ms. Williams asked about grading; He said there is a steep grade on the north side, where he will install a retaining wall, and the town homes will be sunk 5' down. The exit will be at street level across from Leonard, there is a light upward slope.

Mr. Hanson asked if the Subject Property consisted of 19 and 25 South? Mr. Anderson said this does include 4 lots. The Petitioner said that to the north is the creek, which is unbuildable.

Mr. Miller asked the height of the proposed buildings; 30 to 35' from the back side, and only one home (to the south) would be affected. He did not know the owner of the empty lot behind the Subject Property.

Ms. Williams asked why he proposed town homes and not 2 single family homes; Quentin Road is busy and there would be less families on a busy street, so he is targeting the empty nesters who want to stay in Palatine. He will have a fence surround the property. Mr. Balough wants to have a community feel to this property.

Mr. McPherson asked if he considered putting the garage in front and making the structures shorter; no. The Petitioner feels this is a better use of the land than building another strip mall. Mr. Dwyer stated this is zoned B-1 now and a strip mall could be built. He asked about traffic; the Petitioner said the State estimated 60 to 80 trips per day, he proposed a right-in and right-out so there is no traffic backup and less noise. This had been sent to the county six weeks ago. The property's entrance is approximately 300' from the Palatine/Quentin intersection.

Mr. Fieldman gave the background and key issues to this request. The subject site is currently improved with a single family residence. The petitioner, owner of the property, is proposing to demolish the existing house and construct ten new town-homes on the site. Therefore he is seeking:

Preliminary and Final Planned Development approval for a ten (10) unit town home development.

Preliminary and Final Plat of Subdivision approval.

Rezoning from B-1, business to P, planned development.

#### KEY ISSUES:

- The petitioner is proposing to construct ten, three-story town-homes in 2 buildings.
- The subject parcel is 0.975 acres. The proposed density would be 10.25 du/ac.
- The following table indicates the proposed town-home setbacks:

Lot line	Proposed Setback
North	30'
South	20'
West (Quentin Rd.)	20'

# UNOFFICIAL COPY

PLAN COMMISSION  
AUGUST 17, 2004  
PAGE 8

East	20'
------	-----

- Twenty-three parking spaces are required. The petitioner is proposing 44 total parking spaces including a 2-car attached garage for each unit and 4 guest parking spaces.
- Storm water detention would be provided onsite by an underground vault.
- Water and sewer would be provided by existing water and sewer line in the Quentin Rd. ROW.
- A 30" retaining wall would be provided along the north of the proposed units.
- The petitioner is proposing to save 8 of the 92 trees on site.
- The building' exterior would be brick on the first floor and siding on the second and third.
- The petitioner is proposing to sell the units for \$450K.

Mr. Dwyer read the Objectors' letters into the record.

Audience member Steve Peterson of 49 S. <sup>Quentin</sup> Plum Grove Road, read his (objection) letter, citing concerns for privacy, trees, flooding and pressure on village services. He felt a business will not invest in the property because of the cost to grade. He wants to have single family residences on the Subject Property.

Mr. Dwyer asked what the Comprehensive Plan held for this area; commercial corner and then single family residences.

Mr. McPherson pointed out that this is an expensive lot to develop. It is his experience that town-home owners are good neighbors who don't spend much time outside.

The Petitioner addressed the tree issue, he had an arborist look at the property and most of the trees are poor quality, he will save the hardy walnut trees. None of the trees to be removed are on Palatine's "savable" list.

Audience member Harry Pringly of 55 S. Quentin Road, spoke. He has lived there for 52 years and is concerned with the traffic, drainage and noise. He would like to see single family homes built without removing any of the trees.

Ms. Williams asked about the estimate of 60 to 80 trips; general there are 10 trips per single family and less for town homes. Staff stated that the traffic engineers are very accurate, adding that a third of trips usually occur at peak hours.

Mr. Peterson asked about snow removal; the Petitioner showed on the site plan the island that were 20' wide and an area to the far end for more snow placement.

The petitioner spoke to the drainage concerns, state that a civil engineer had surveyed the property to capture the water and the installation of 3200 c.ft retention area that goes to a storm sewer at a natural runoff rate.

Mr. Dwyer asked about proposed screening for this development; there will be a wood fence at the north and south sides, there will be a wrought iron fence in the front. He will add arborvitae at S, which will grow to 10-12' and will provide privacy and block noise.

Mr. Miller asked if there would be a homeowners association; Mr. Anderson said this is required.

Audience member Salvador Haro of 43 S. Quentin spoke through a translator. He is next door to the south and is concerned with privacy. The Petitioner said he had spoken with Mr. Haro and had offered to remove the cottonwood that is on both of their properties. The building is 30' from the south property line, and 20' from the balconies. Mr. Haro said he would prefer single family homes on this property.

Mr. George Espinoza of 38 S. Walnut asked if there would be dumpsters; the Petitioner will be working with Groot for regular garbage removal at the curb. He asked if there is a chance that the Petitioner will want to keep the street going through the vacant lot behind the Subject Property to his street; no, as he is not the owner of the lot behind the Subject Property.

Mr. Peterson repeated his objection.

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PLAN COMMISSION  
AUGUST 17, 2004  
PAGE 9

Mr. Fieldman explained that B-1 zoning allows commercial, single family detached and comprehensive residential. Given the existing zoning, they could redevelop the Subject Property and the commercial property next door. The single family detached is difficult to down-zone under Illinois law and is unlikely to be down-zoned to single family.

Mr. Fieldman said Staff recommends approval of this proposal, with conditions.

1. The preliminary and final planned development shall substantially conform to the site plan attaché hereto as Exhibit 'A', the preliminary plat of subdivision attached hereto as Exhibit 'B', and the architectural plans and elevations attached hereto as Exhibit 'C' except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. All conditions of a final planned development shall apply.
3. A letter of credit in the amount of \$100,000 to ensure the completion of the planned development shall be submitted prior to the issuance of a building permit.
4. A letter of credit and 10% cash bond, to ensure the completion of the public improvements in a form and amount acceptable to the Village Engineer shall be submitted prior to the start of construction.
5. All existing wells and septic systems are to be properly abandoned.
6. Public sidewalks shall have a 4" granular base.
7. Engineers cost estimates shall be submitted.
8. The architectural plans shall be revised in a manner acceptable to the Director of Community Services.
9. A central location for mailboxes shall be identified.
10. Street lighting shall be provided per Village Code.
11. The declarations shall be revised per the memo from the village Attorney dated 6/7/04.
12. The proposed street shall remain private. The Declaration of Covenants, Conditions and Restrictions shall state that the street shall remain private, that the Village will not accept a dedication of the street and that ownership and maintenance shall be the responsibility of the homeowners association.
13. CCHD & IEPA permits shall be obtained.
14. The south side lot line setback shall be increased to 46'. Additional landscaping shall be provided in a manner acceptable to the Village Forrester.

Mr. Fieldman felt there would not be a substantial increase in traffic with the town homes, and that they would be an appropriate buffer between the existing homes and existing commercial area. Ms. Williams said the traffic would be heavier with a shopping center on this site.

Mr. McPherson mentioned the proposed development behind J.J. Peppers, which had been denied. The street was zoned R-1.

Condition 14) Additional landscaping in the south lot portion be installed to the satisfaction of the Village Forrester.

Mr. Hanson said there is 46' to the deck and 56' to the building. The petitioner offered to cut in 4' at the south and is willing to dig 1--2' deeper for the foundation.

Mr. Miller asked what lighting was planned; Mr. Fieldman said it would be per Building Code. Mr. Espinoza asked if the lighting will go into his backyard; Mr. Balough said the illumination will be on the island and the front of the houses, not high up. It will light the first level and downward, as the building

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PLAN COMMISSION  
AUGUST 17, 2004  
PAGE 10

code prohibits overflow lighting. The petitioner said he will work with the objectors on construction dust.

Mr. Hanson asked Petitioner if he agreed with the Staff's recommendation and conditions; yes.

Mr. McPherson motioned to close the public hearing; 2<sup>nd</sup> by Ms. Williams

## DELIBERATIONS:

Mr. Laymon had a concern for the trees, traffic and land use. He feels this site will be an unlikely commercial use and should be R-1 zoned; Mr. Thomas agreed.

Ms. Williams asked the owner of the shopping center; Mr. Fieldman said there are 2 owners of the center located on the southeast corner, one is a local owner and one is 7-11 in Texas. He said this could lead to a commercial development, and Staff's recommendation is driving this recommendation as a compromise.

Mr. Dwyer pointed out that the southeast corner of Quentin and Euclid was 'not buildable' and had a steep grade, and it is now developed.

Mr. Miller asked the State's plans for the Palatine / Quentin Road intersection; there is a proposal for reconstruction of Palatine Road and is in early discussions, but the Village does not expect a substantial widening.

Mr. Dwyer said the storm water was an engineering issue. He believed the increase in traffic would not be noticeable, that a right-in-right-out will be helpful. Staff said there may be an issue of access for the Fire Department with a right-in-right out.

Mr. Miller brought up other issues that were mentioned by objectors; that road and sewer use would be unaffected. Mr. Fieldman added that town homes generally generate the most taxes and have the least amount of service demand.

Mr. Miller made a motion to approve P-04-93 to accept the preliminary and final plans, with Staff's recommendation and all conditions; 2<sup>nd</sup> by Mr. Greenlees.

Vote: 4 Ayes (Dwyer, Greenlees, McPherson, Miller) and 4 Nays

Ms. Williams said she would prefer a less dense use; Mr. Hansen felt this may be the best plan; Mr. McPherson said the Petitioner made a good presentation and will work with the neighbors.

## VI. COMMUNICATIONS

Past items - 728 S. Wilke was returned to Staff by the Council, to respond to residents' concerns.

ADJOURN 10:40 PM



DEPT. OF COMMUNITY DEVELOPMENT

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VILLAGE OF PALATINE

Zoning Docket #

P-04-93

Property recorded in Torrens \_\_\_\_\_

Filing Fee \$ \_\_\_\_\_

Date Filed

5-28-04

PETITION FOR HEARINGPRELIMINARY AND FINAL PLANNED  
DEVELOPMENT (ONE STEP)PLEASE TYPE OR PRINT IN INK:1. Name of Petitioner(s): DeCourt Builders L.L.C.Address: 126 E. Wing Street, Suite 175, Arlington Heights, IL 60004Telephone No. 866-322-4624

Business Telephone No. \_\_\_\_\_

City, State, Zip

2. Authorized Agent of Petitioner (if different):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No. \_\_\_\_\_

Relationship to petitioner: \_\_\_\_\_

City, State, Zip

3. Property interest of Petitioner(s): Owner

Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed: 31 S. Quentin Road

Palatine, Illinois

5. All existing land uses on the property are: Residential home6. Current zoning of property in question: B1Size of the property: 1 acres

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

The planned unit development is 10 townhomes with 3 bedrooms and 2 bath.  
The size is approximately 2200 square feet.

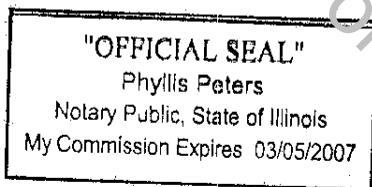
8. Describe any variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

- 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: 5-12-04

[Signature]  
\_\_\_\_\_

SUBSCRIBED AND SWORN to before me this 12~~th~~ day of MAY, 2004.



[Signature]  
\_\_\_\_\_ Notary Public

Property of Cook County Clerk's Office

# UNOFFICIAL COPY CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

## Daily Herald

### Public Notice

A public hearing will be held before the Plan Commission on Tuesday, August 17, 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 Preliminary and Final Planned Development approval for a ten (10) unit townhome development; Rezoning from "B-1 Shopping Center to "P" Planned Development; and Preliminary and Final Plat of Subdivision.

The property is legally described as follows: Lots 8, 9, 10, 11 in Block 6 in Merrill's Garden Homes, a subdivision in the North 1/2 of the Northwest 1/4 of Section 22, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois, commonly known as 31 S. Quentin Road (PIN #02-22-100-011).

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

Zoning Docket: P-04-93  
Village Of Palatine  
Dennis Dwyer, Chair  
Palatine Plan  
Commission  
DATED: This 2nd day of August, 2004  
Published in Daily Herald August 2, 2004 (3347712)

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 circulated daily in the Village(s) of Algonquin, Arlington Heights, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Gurnee, Hampshire, Hainesville, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Green Oaks

County(ies) of Cook, Kane, Lake, McHenry

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 August 2, 2004 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS

BY   
Authorized Agent

Control # T3347712

