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Doc#: 0523749015 Fee: \$78.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/25/2005 10:01 AM Pg: 1 of 28

ORDINANCE NO. 0-117-05

ORDINANCE AMENDING
PLANNED DEVELOPMENT ORDINANCE #0-56-03
1580 W. ALGONQUIN ROAD (MAISON DU COMTE)

Property of Cook County Clerk's Office

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

PINS: 02-28-301-041	02-28-301-046	02-28-301-051
02-28-301-042	02-28-301-047	02-28-301-052
02-28-301-043	02-28-301-048	02-28-301-053
02-28-301-044	02-28-301-049	02-28-301-054
02-28-301-045	02-28-301-050	

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On June 20, 2005

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ORDINANCE NO. 0-117-05

**AN ORDINANCE AMENDING
PLANNED DEVELOPMENT ORDINANCE #0-56-03
1580 W. ALGONQUIN ROAD (MAISON DU COMTE)**

WHEREAS, Ordinance #0-56-03 granted Final Planned Development approval;
and

WHEREAS, the Petitioner has requested an amendment to the previously approved Planned Development to permit changes to the approved plans: Relocation of 2 guest parking spaces; Connection of the cul-de-sac at Rue St. James Place to an access drive for proposed Phase 2 (Maison du Comte of Inverness); Removal of a privacy wall along the east lot line; and Granting of an Easement to permit roadway access to proposed Phase 2 (Maison du Comte of Inverness).

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 an amendment to the Planned Development Ordinance #0-56-03 is hereby granted for the real estate described as follows, to wit:

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The West half of the Southwest quarter of the Southwest quarter of Section 28, Township 42 North, Range 10, East of the Third Principal Meridian (excepting therefrom the following parcels described as: Beginning at the Northeast corner of said West half of the Southwest quarter of the Southwest quarter; thence South 00 degrees 00 minutes East along the East line of said West half of the Southwest quarter of the Southwest quarter to a line 652.80 feet South of and parallel with the North line of said West half of the Southwest quarter of the Southwest quarter; thence North 89 degrees 47 minutes West along last described parallel line, a distance of 200.00 feet; thence South 37 degrees 47 minutes East a distance of 144.33 feet; thence South 00 degrees 13 minutes West a distance of 66.07 feet; thence South 55 degrees 13 minutes West, 117 feet; thence North 89 degrees 47 minutes West, a distance of 89 feet; thence North 00 degrees 13 minutes East a distance of 75 feet; thence North 26 degrees 47 minutes West, a distance of 82 feet; thence North 89 degrees 47 minutes West, a distance of 50 feet; thence North 62 degrees 47 minutes West, a distance of 112 feet; thence North 00 degrees 13 minutes East, a distance of 48 feet to the aforesaid line which is 652.80 feet South of and parallel with the North line of said West half of the Southwest quarter of the Southwest quarter; thence North 89 degrees 47 minutes West along said last described parallel line a distance of 185.12 feet to the West line of said West half of the Southwest quarter of the Southwest quarter; thence North along said West line to the North line of said West half of the Southwest quarter of the Southwest quarter; thence East along said North line, a distance of 666.43 feet to the point of beginning.

ALSO Beginning at the Southwest corner of aforesaid West half of the Southwest quarter of the Southwest quarter of Section 28, as monumented and occupied; thence along the West line of said West half of the Southwest quarter of the Southwest on an assumed bearing of the North 00 degrees 07 minutes 08 seconds East 72.49 feet to a point on a 6,436.21 foot radius curve, said curve being 20 feet Northeasterly of and concentric with, as measured normal to, the existing Northerly right of way line of Algonquin Road, the center of circle of said curve bears South 32 degrees 31 minutes 10 seconds West from said point; thence Southeasterly along said curve concave to the Southwest, central angle 01 degrees 11 minutes 18 seconds, 133.50 feet to the South line of said West half of the Southwest quarter of the Southwest quarter; said point being monumented by an Illinois Department of Transportation, Division of Highways Survey Marker; thence North 89 degrees 46 minutes 25 seconds West along said South line 111.97 feet to the point of beginning); in Cook County, Illinois.

Also the .50 foot easement for the fence at Maison du Comte of Inverness Subdivision described as follows:

That part of the West half of the Southwest quarter of Section 28, Township 42

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North, Range 10, East of the Third Principal Meridian, described as follows: Commencing at the intersection of the South line of the Southwest quarter of said Section 28 and the East line of the West half of the West half of the Southwest quarter of said Section 28; thence South 89 degrees 46 minutes 34 seconds East, 620.26 feet; thence North 07 degrees 00 minutes 54 seconds West, 171.40 feet; thence North 00 degrees 09 minutes 25 seconds East, 251.40 feet; thence North 85 degrees 05 minutes 29 seconds West, 146.54 feet; thence South 82 degrees 17 minutes 00 seconds West, 143.00 feet; thence South 59 degrees 31 minutes 03 seconds West, 91.36 feet; thence South 00 degrees 22 minutes 11 seconds East, 21.15 feet; thence North 89 degrees 46 minutes 34 seconds West, 48.84 feet to the point of beginning; thence South 00 degrees 13 minutes 26 seconds West, 0.50 feet; thence North 89 degrees 46 minutes 34 seconds West, 165.50 feet; thence North 00 degrees 00 minutes 00 seconds East, 95.50 feet; thence North 90 degrees 00 minutes 00 seconds East, 0.50 feet; thence South 00 degrees 00 minutes 00 seconds East, 95.00 feet; thence South 89 degrees 46 minutes 34 seconds East, 165.07 feet to the point of beginning, in Cook County, Illinois

Commonly known as 1530 W. Algonquin Road

SECTION 2: That an amendment to the Planned Development 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 Engineering Plans attached hereto as Exhibit 'B' except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. Except as specifically modified by this Ordinance all conditions of Ordinance #O-56-03 shall remain in effect.
3. The Amendment to Planned Development Ordinance #O-56-03 is subject to Village Council approval of a water service agreement between the Village of Palatine, Inverness, and the Petitioner (Russell McElwain).
4. The Declarations shall be revised in a manner acceptable to the Village Attorney.
5. The design, style, and access for the proposed gate along Roselle Road shall be acceptable to the Director of Fire Prevention.
6. The Petitioner shall install a natural gas generator on the sanitary lift station. This generator should be hospital rated for noise and should be adequately screened from the adjacent residences.

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- 7. A revised landscape plan shall be submitted in a manner acceptable to the Village Manager.
- 8. The engineering plans shall be revised in a manner acceptable to the Director of Fire Prevention.
- 9. The Declarations of Covenants, Conditions and Restrictions of Record for Phase I and Phase II shall be revised to prohibit either Homeowner's Association from restricting access along the private road system except where shown on the plans at the Algonquin and Roselle Road entrances.

SECTION 3: That the petition for preliminary and final planned development, a copy of the public notice, and the minutes of the Plan Commission Meeting reporting on this petition 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 June, 2005

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

APPROVED by me this 20 day of June, 2005



 Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 20 day of June, 2005



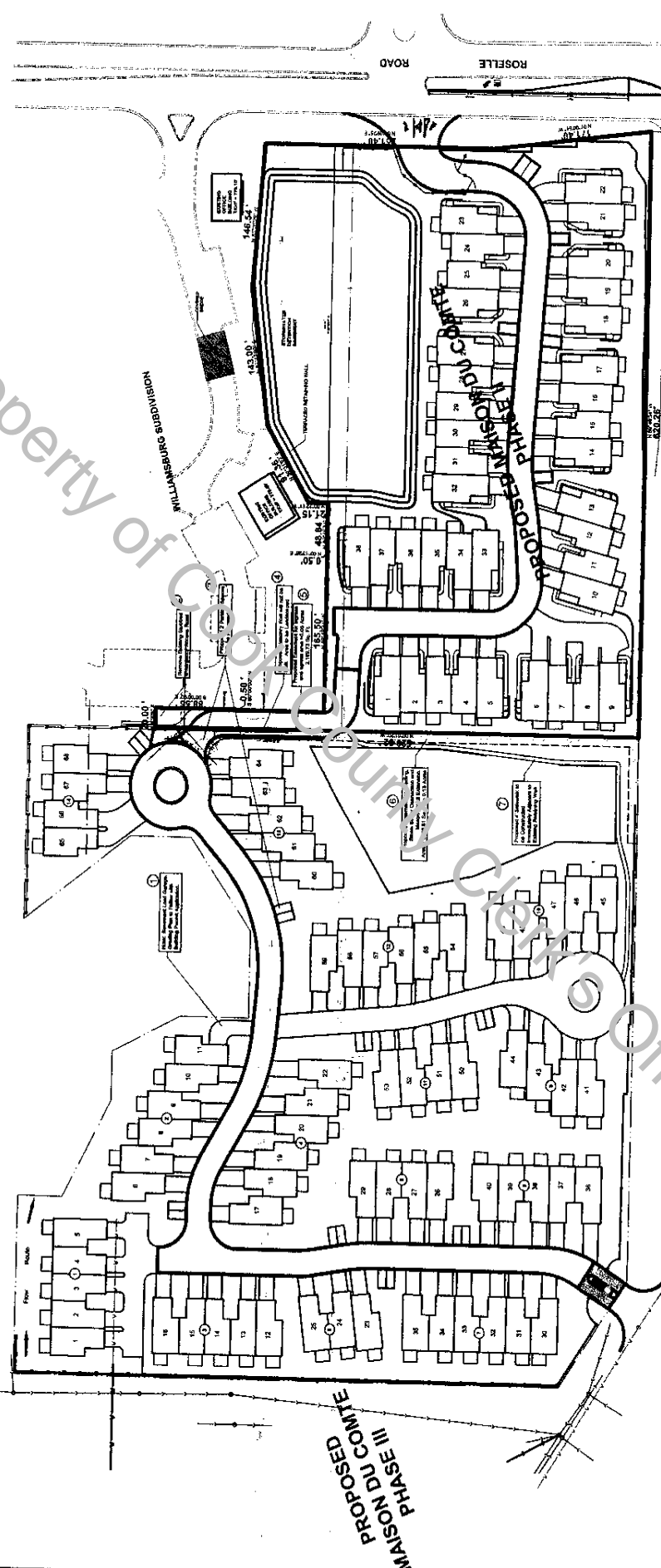
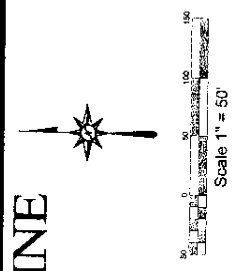
 Village Clerk

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P.U.D. AMENDMENT FOR MAISON DU COMTE OF PALATINE

MAISON DU COMTE OF INVERNESS SUBDIVISION
FOR MAISON DU COMTE OF PALATINE
P.U.D. AMENDMENT

BARINGTON ENGINEERING & CONSULTANTS, LTD.
REGISTERED PROFESSIONAL ENGINEERS & ARCHITECTS
1000 SHEPPARD AVENUE EAST, SUITE 200
SCARBOROUGH, ONTARIO M1B 4Y4
DATE: 03/27/04
REVISIONS:
DATE: 03/27/04
VILLAGE OF PALATINE
DATE: 03/10/05
VILLAGE OF PALATINE
DATE: 03/14/05
VILLAGE OF PALATINE
DATE: 03/28/05
PALATINE COMMENTS:
PROJECT NO.: 0523749015



- P.U.D. Amendments for Maison du Comte
Phase I Subdivision
1. Basement Load: Garage
 2. Remove Existing Access Slab
 3. Proposed Parking Spaces Will Be Relocated
 4. Proposed Wall Will Not Be Built
 5. Proposed Easement for Ingress and Egress
 6. Proposed Amendment for Grading, Storm Sewer Connection and Masonry Wall Extension
 7. Proposed 4' Concrete Sidewalk to be Constructed Adjacent to Retaining Wall

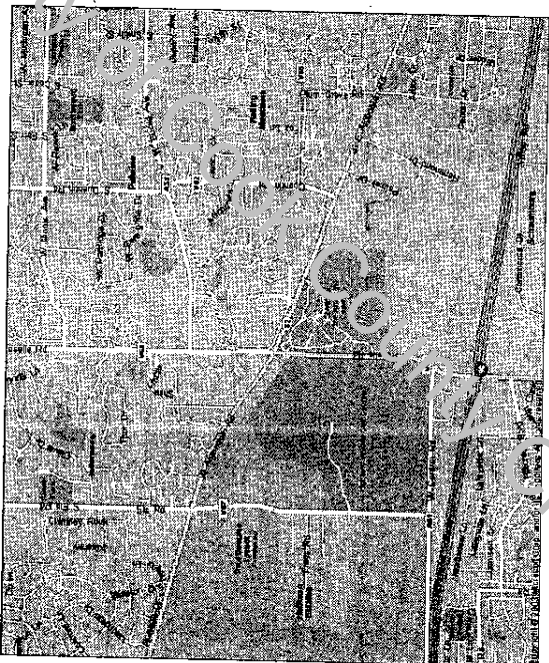
See Maison Du Comte Phase II Engineering Plans for Grading, Geometric, and Utility Changes to Maison Du Comte of Palatine.

Property of City of Palatine Engineering Office

UNOFFICIAL COPY

MAISON DU COMTE SUBDIVISION PHASE II INVERNESS, ILLINOIS FINAL ENGINEERING PLANS

PROJECT LOCATION



LOCATION MAP
NO SCALE

CALL JULLIE
48 hours before you dig
Digging? Call Jullie at 1-800-892-0123
We'll help you find the location of underground utilities.

AWARD GENERAL NOTES

- THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF BARRINGTON ENGINEERING CONSULTANTS, LTD. ANY REPRODUCTION OR TRANSMISSION OF ANY PART OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF BARRINGTON ENGINEERING CONSULTANTS, LTD. IS PROHIBITED.
- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
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- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.

DEVELOPER: INVERLAND RUSSELL
1642 COLONIAL PARKWAY
INVERNESS, ILLINOIS 60067
(847) 991-4000

ENGINEER: BARRINGTON ENGINEERING CONSULTANTS, LTD.
215 S. NORTHWEST HIGHWAY, SUITE 202-A
BARRINGTON, ILLINOIS 60010
(847) 382-6337

BENCHMARK:
RM 179-4: Railroad Spike, approximately 2.4 feet above ground, approximately 0.2 miles south of the intersection of the north 1/4 section corner of section 33 Township 40N, Range 12E, approximately 173.7 feet west of and south of quarter 4 and approximately 47.5 feet north of centerline of Aegion Road, in north face of power pole.
Elevation = 728.18

EXHIBIT "B"
(1 of 12)

SHEET INDEX

SHEET NO. 1	-	TITLE SHEET
SHEET NO. 2	-	EXISTING CONDITIONS
SHEET NO. 3	-	GEOMETRIC PLAN
SHEET NO. 4	-	GRADING PLAN
SHEET NO. 5	-	UTILITY PLAN
SHEET NO. 6	-	EROSION CONTROL/DEMOLITION PLAN
SHEET NO. 7	-	AUTOTURN EXHIBIT "A"
SHEET NO. 8	-	AUTOTURN EXHIBIT "B"
SHEET NO. 9	-	ROSELLE ROAD IMPROVEMENTS
SHEET NO. 10	-	PLAN PROFILE (STA. 0+00 TO STA. 5+00)
SHEET NO. 11	-	PLAN PROFILE (STA. 5+00 TO STA. 11+00)
SHEET NO. 12	-	PLAN PROFILE (SANITARY SEWER SA-4)
SHEET NO. 13	-	CROSS-SECTIONS (STA. 0+00 TO STA. 2+00)
SHEET NO. 14	-	CROSS-SECTIONS (STA. 2+16.73 TO STA. 3+50)
SHEET NO. 15	-	CROSS-SECTIONS (STA. 4+00 TO STA. 5+50)
SHEET NO. 16	-	CROSS-SECTIONS (STA. 6+00 TO STA. 8+50)
SHEET NO. 17	-	CROSS-SECTIONS (STA. 9+00 TO STA. 11+29.36)
SHEET NO. 18	-	DETAILS 1
SHEET NO. 19	-	DETAILS 2
SHEET NO. 20	-	DETAILS 3

KEITH E. JACO, P.E., P.L.E.
REGISTERED PROFESSIONAL ENGINEER
ILLINOIS NO. 062-022028

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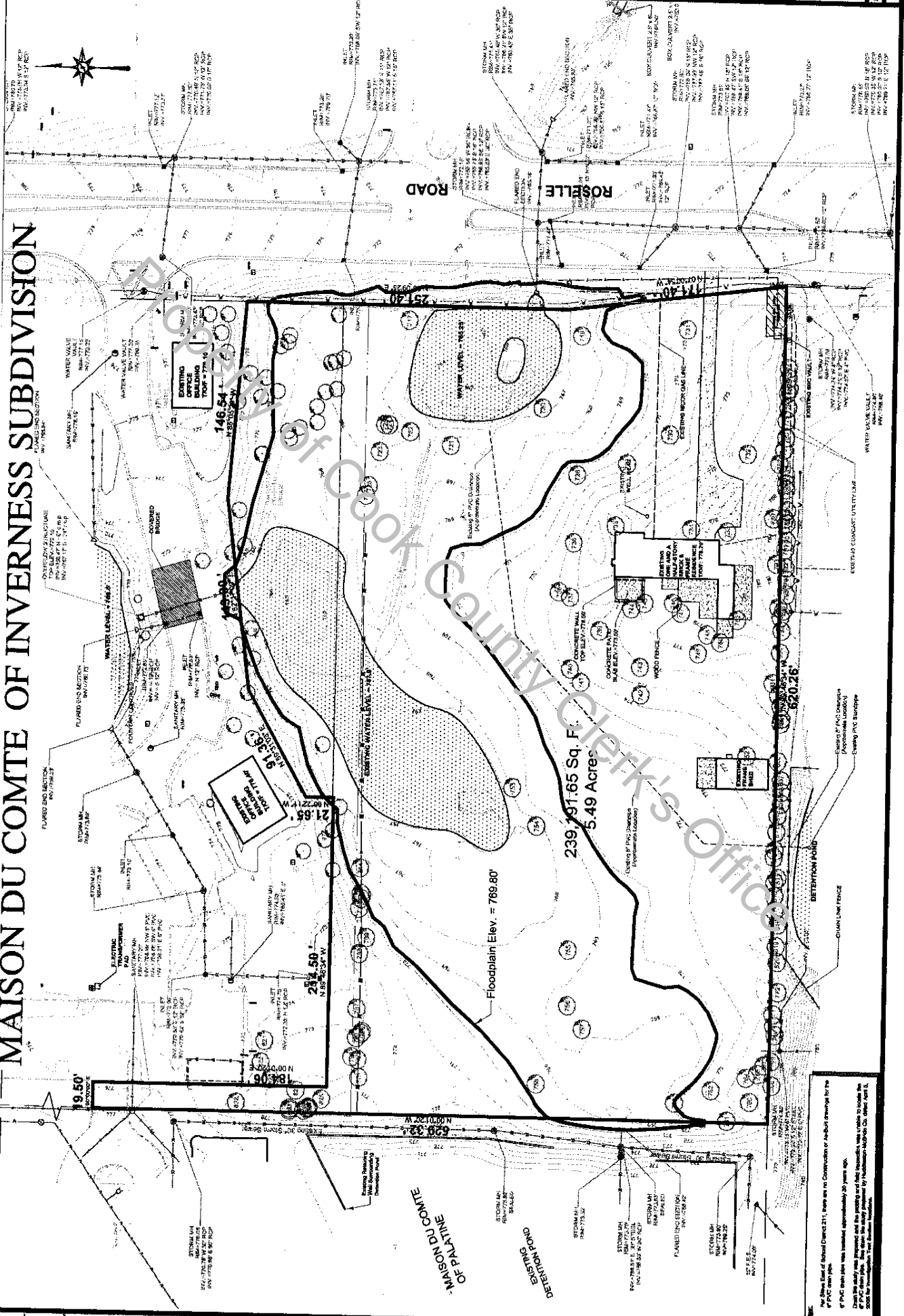
MAISON DU COMTE OF INVERNESS SUBDIVISION

EXISTING CONDITIONS

PROJECT: MAIL SHEDS 02
SHEET 2

MAISON DU COMTE OF INVERNESS SUBDIVISION

DATE: 05/10/05 FINAL SUBMITTAL
 REVISIONS:
 HARRINGTON ENGINEERING CONSULTANTS LTD.
 CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
 DESIGN: KTL
 SCALE: 1"=30'



1. Per State Dept of Natural Resources 271, there are no Construction or Adjacent Arrangements for the 6" PVC main pipe.
2. 6" PVC main pipe was installed approximately 30 years ago.
3. Check the study and proposed site for existing conditions. The information was used to locate the 6" PVC main pipe. Any other information is the responsibility of the applicant. The applicant shall provide all necessary information to the County Engineer.

EXHIBIT "B"

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MAISON DU COMTE OF INVERNESS SUBDIVISION

GEOMETRIC PLAN

PROJECT NO. 0523749015 SHEET 3

DESIGNER: BARRINGTON ENGINEERING CONSULTANTS, INC. SCALE: 1"=30'

DATE: 12/10/06 FINAL SUBMITTAL

MAISON DU COMTE OF INVERNESS SUBDIVISION



PLANTINGS MAY BE ADJUSTED WITHIN THE PERMITTED SETBACK AREA PROVIDED THEY ARE IN ACCORDANCE WITH VILLAGE SETBACK REQUIREMENTS.

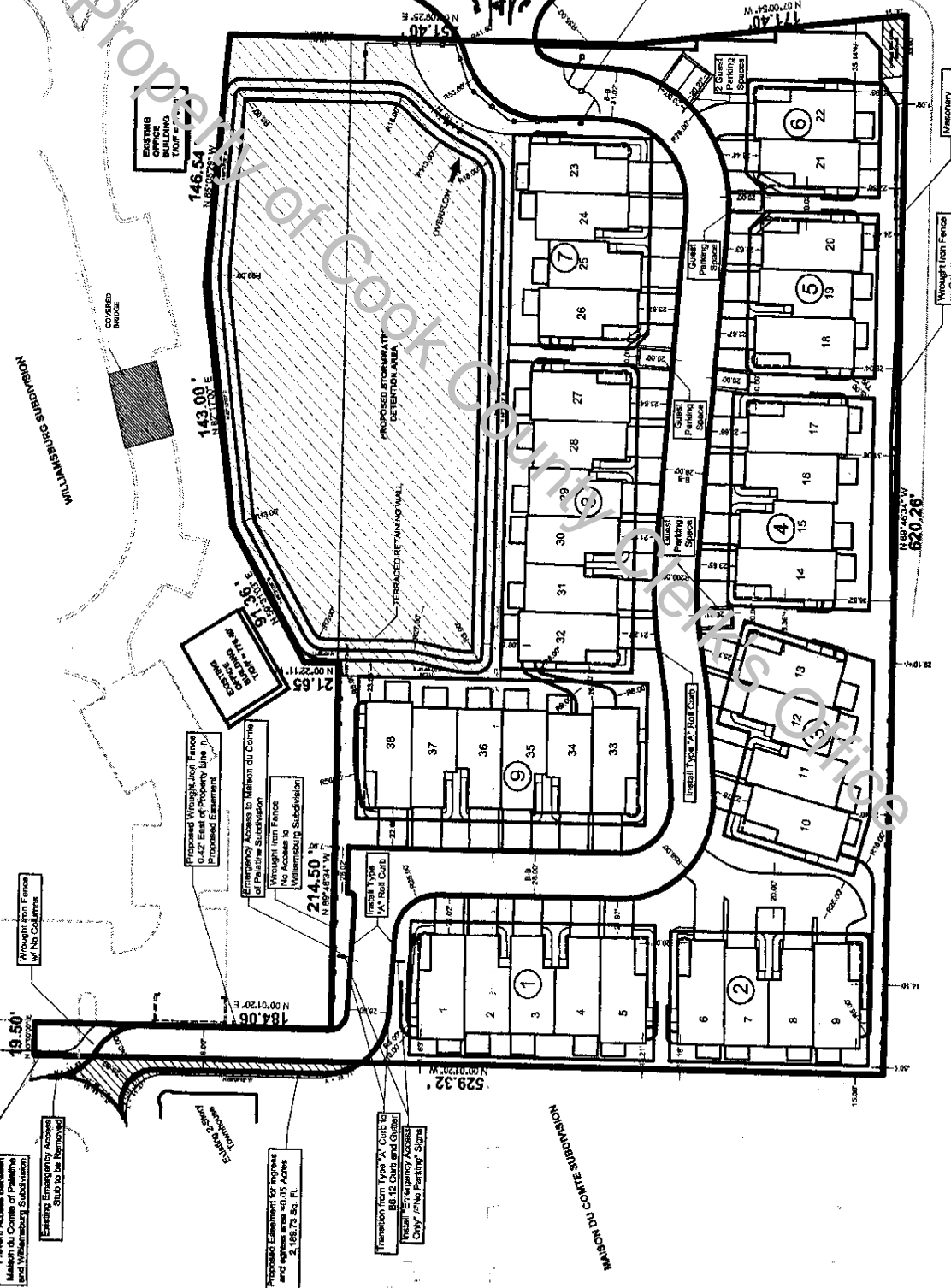
LANDSCAPING SUBJECT TO APPROVAL BY WILLIAMSBURG HOMEOWNERS ASSOCIATION. ALL REMOVED TREES TO BE REPLACED BY ENHANCED LANDSCAPE PLAN.

SITE DENSITY = 6.82 UNITS/ACRE
3'-6" BACK-OF-CURB TO BACK-OF-CURB DIMENSION

THROUGH LOTS VEHICULAR ACCESS: ROAD TO HAYSTACK DRIVE

Proposed Full Access to Roselle Road Approval Pending From Cook County Highway Department.

Unimproved Gravel Entryway, to be Provided at First Enhancement.



Fences to be Constructed Along Property Line to Maison du Comte of Inverness and Williamsburg Subdivisions.

Existing Emergency Access Strip to be Retained.

Proposed Easement for Access and Egress Area = 0.08 Acres, 2,186.73 Sq. Ft.

Remainder Area from 1/4 Acre to 1/4 Acre and 1/4 Acre to 1/4 Acre. (No Parking) Sign Only. (No Parking) Sign Only.

MAISON DU COMTE OF INVERNESS SUBDIVISION

EXHIBIT "B"

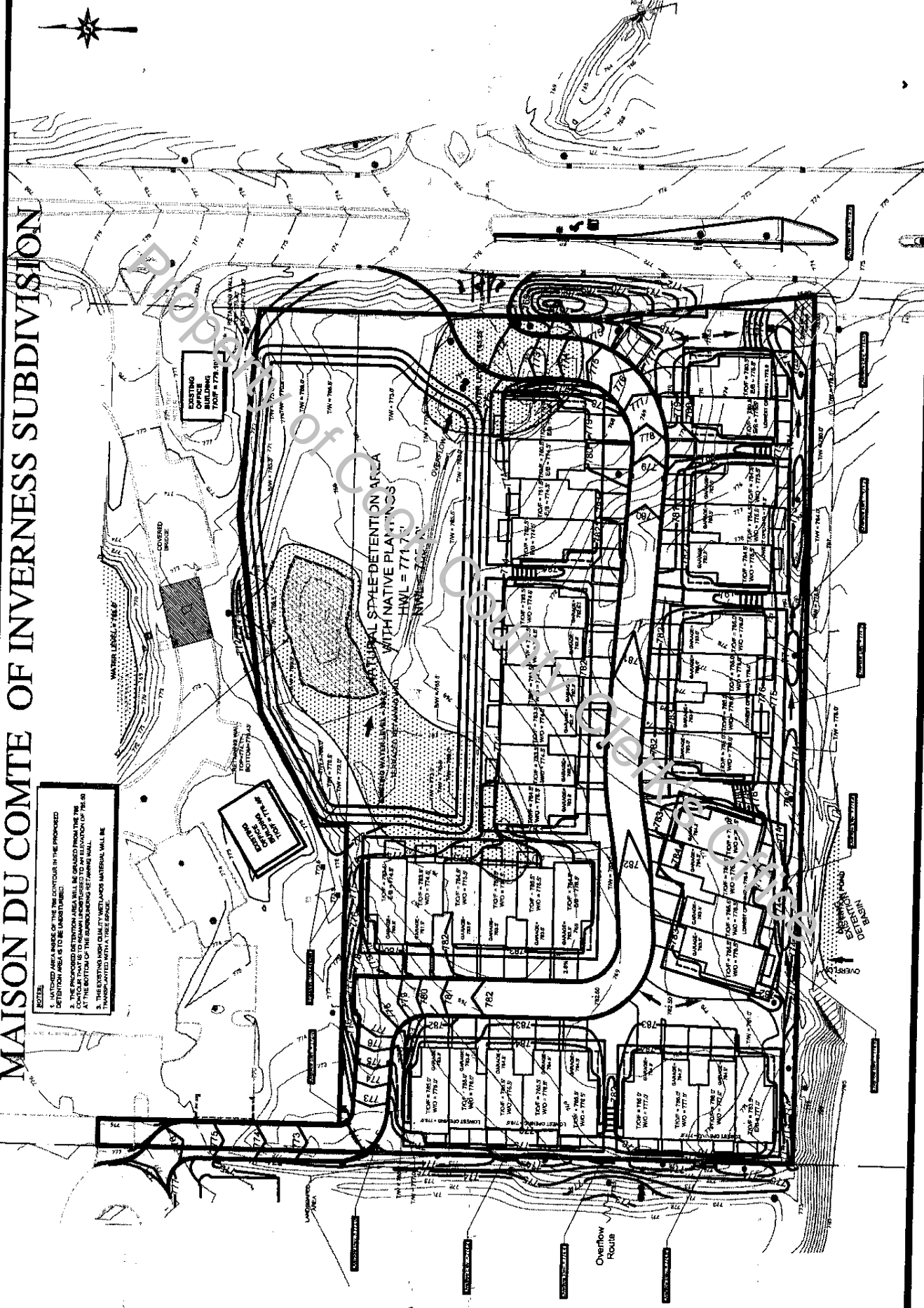
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MAISON DU COMTE OF INVERNESS SUBDIVISION

- NOTES:
1. THE PROPOSED GRADE OF THE ENTIRE SUBDIVISION IS TO BE AS SHOWN IN THE PROPOSED DETAIL SHEET.
 2. THE PROPOSED DETAIL SHEET IS TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE EXISTING HIGH QUALITY WETLANDS MATERIAL WILL BE MAINTAINED WITHIN A BUFFER ZONE.

EXISTING OFFICE BUILDING

NATURAL SPLEDENTION AREA WITH NATIVE PLANTINGS HWL = 774.7'



GRADING PLAN
MAISON DU COMTE OF INVERNESS SUBDIVISION

HARRINGTON ENGINEERING CONSULTANTS, INC.

SCALE: 1"=20'

SHEET 4

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MAISON DU COMTE OF INVERNESS SUBDIVISION

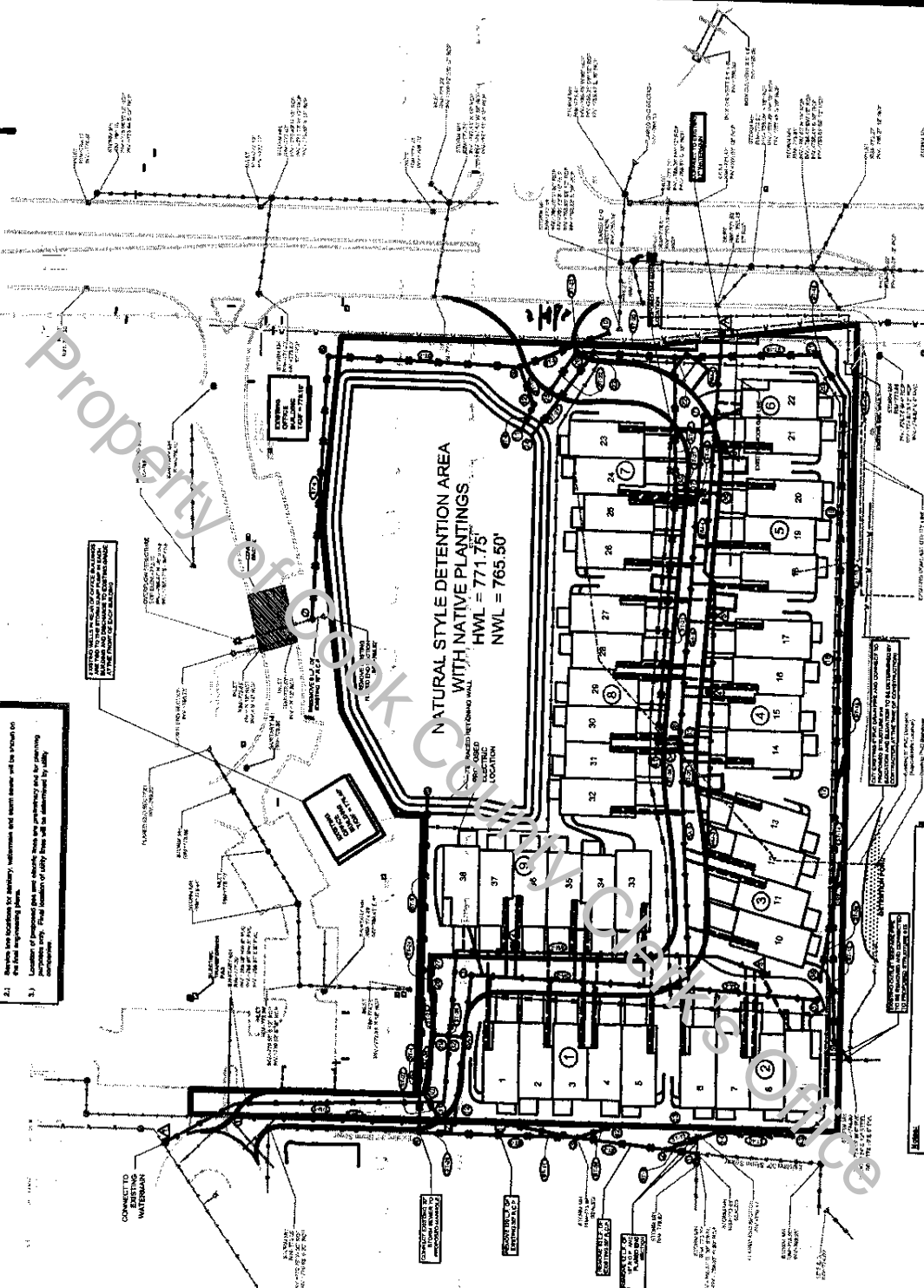
MAISON DU COMTE OF INVERNESS SUBDIVISION
UTILITY PLAN

SHEET 5



- 1) All underground utilities shown on this plan are to be installed in accordance with the applicable codes and standards. The utility owner shall be responsible for the installation and maintenance of all underground utilities.
- 2) The utility owner shall be responsible for the installation and maintenance of all underground utilities.
- 3) The utility owner shall be responsible for the installation and maintenance of all underground utilities.

NATURAL STYLE DETENTION AREA
WITH NATIVE PLANTINGS
HWM = 771.75
NWL = 765.50



- 1) The Storm Water of District 251, there are no Collection or Arterial drainage for the 4" PVC storm pipe.
- 2) If PVC storm pipe was installed approximately 30 years ago.
- 3) Check the utility was proposed and the existing and field location was made to locate the 4" PVC storm pipe. The pipe was installed by Hutchinson Multi-Tech Co. about April 8, 2000.

ITEM NO.	DESCRIPTION	DATE	BY	CHECKED
1	1" WATER MAIN	11/17/17	J. BARRINGTON	J. BARRINGTON
2	1" WATER MAIN	11/17/17	J. BARRINGTON	J. BARRINGTON
3	1" WATER MAIN	11/17/17	J. BARRINGTON	J. BARRINGTON
4	1" WATER MAIN	11/17/17	J. BARRINGTON	J. BARRINGTON
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46	1" WATER MAIN	11/17/17	J. BARRINGTON	J. BARRINGTON
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48	1" WATER MAIN	11/17/17	J. BARRINGTON	J. BARRINGTON
49	1" WATER MAIN	11/17/17	J. BARRINGTON	J. BARRINGTON
50	1" WATER MAIN	11/17/17	J. BARRINGTON	J. BARRINGTON

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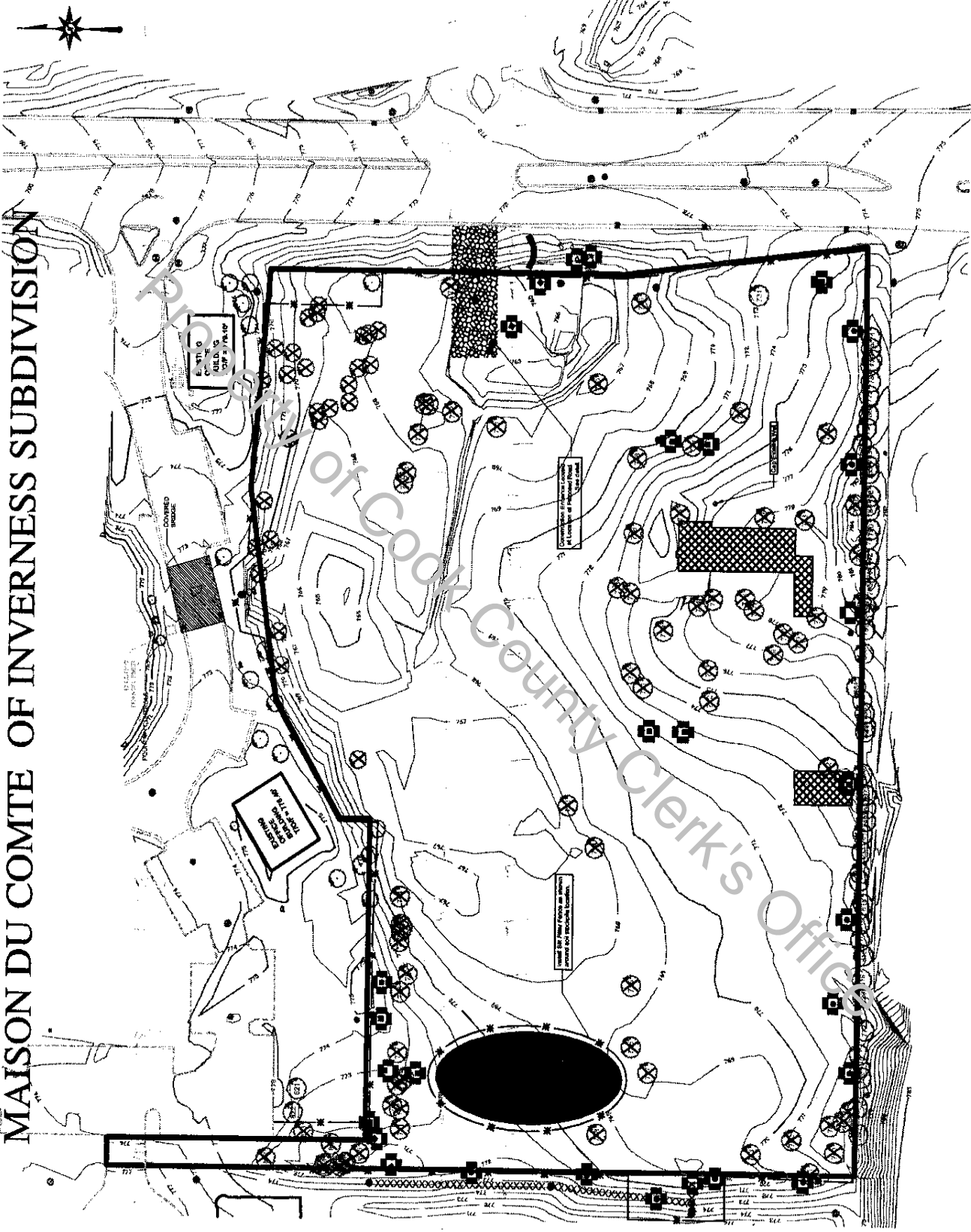
MAISON DU COMTE OF INVERNESS SUBDIVISION
 EROSION CONTROL / DEMOLITION PLAN

BARRINGTON ENGINEERING CONSULTANTS, INC.
 1111 W. 111TH STREET, CHICAGO, ILL. 60643
 TEL: (773) 447-1111 FAX: (773) 447-1112
 SCALE: 1"=30'

DATE: 05/10/05 FINAL SUBMITTAL

PROJECT: MAISON DU COMTE

SHEET: 6



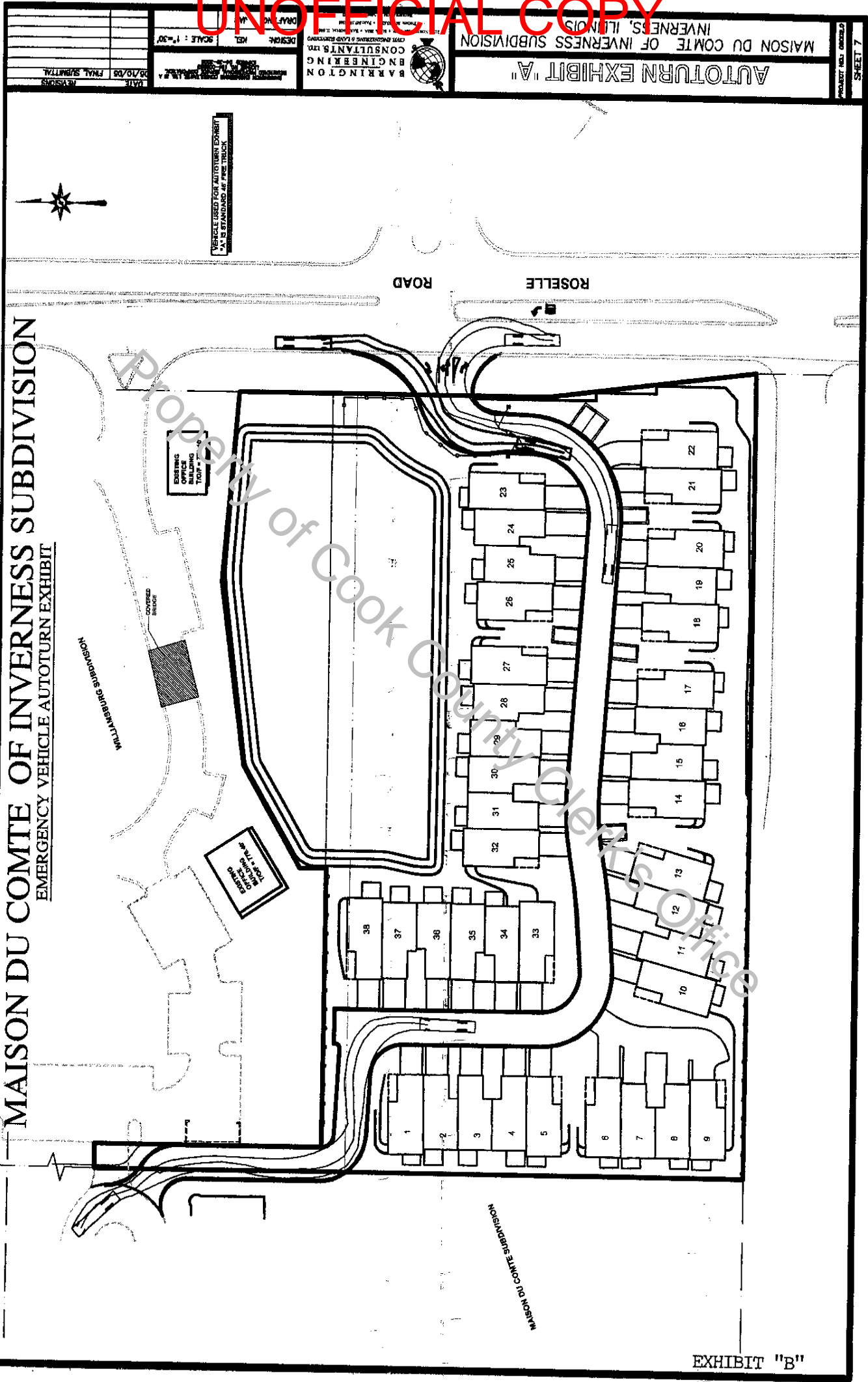
MAISON DU COMTE OF INVERNESS SUBDIVISION

LEGEND:

- (X) Existing Trees to be Retained
- (X) Existing Structures to be Demolished
- (X) Proposed Structures to be Retained
- (X) Existing Structures
- (X) Proposed Structures
- (X) Existing Structures to be Demolished
- (X) Existing Structures to be Demolished

EXHIBIT "B"

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MAISON DU COMTE OF INVERNESS SUBDIVISION
EMERGENCY VEHICLE AUTOTURN EXHIBIT

MAISON DU COMTE OF INVERNESS SUBDIVISION
 AUTOTURN EXHIBIT "A"
 BARRINGTON ENGINEERING CONSULTANTS LTD.
 SCALE: 1"=30'
 PROJECT NO. 0523749015
 SHEET 7

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MAISON DU COMTE OF INVERNESS SUBDIVISION
AUTOTURN EXHIBIT "B"

SHEET 8

DATE	DESIGN	SCALE
05/10/02	FINAL SUBMITTAL	1"=30'

VEHICLES USED FOR AUTOTURN EXHIBIT
 TO BE A STANDARD 24' GARAGE
 TRUCK AND A STANDARD 14' x 18'
 STANDARD AUTOMOBILE AT THE
 DRIVEWAY/TURNAROUND. BOTH
 VEHICLES TO BE RUN FOR A 3 MPH
 RATE OF SPEED.



ROSELLE ROAD

MAISON DU COMTE OF INVERNESS SUBDIVISION
 GARBAGE TRUCK AND AUTOMOBILE AUTOTURN EXHIBIT

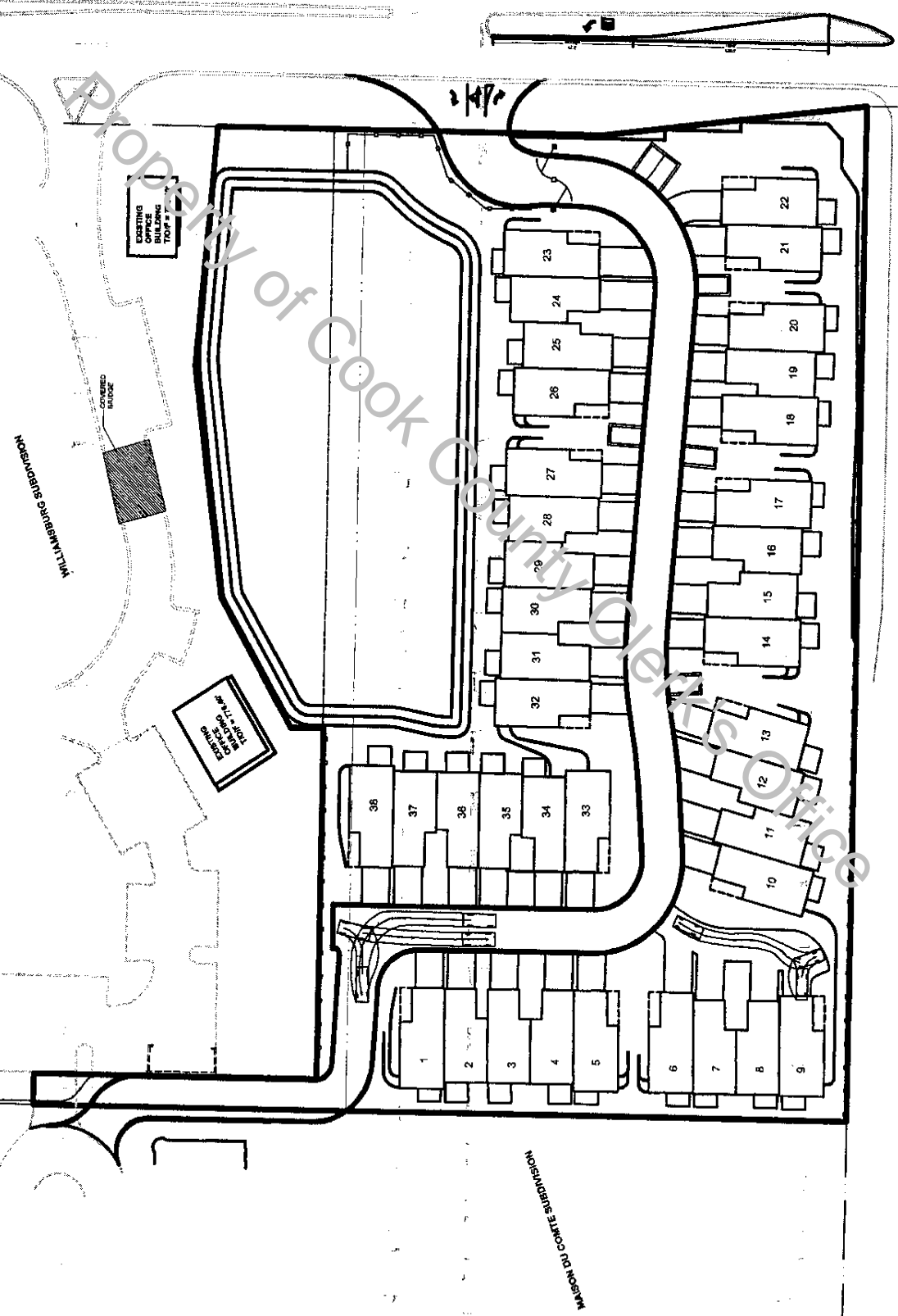


EXHIBIT "B"

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MAISON DU COMTE OF INVERNESS SUBDIVISION

LATE REVISIONS		
NO. / DATE	DESCRIPTION	BY

BARRETT & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1000 NORTH MICHIGAN AVENUE
 CHICAGO, ILLINOIS 60611
 SCALE: 1" = 20'
 DATE: 11-20-11

ROSELLE ROAD IMPROVEMENTS
 MAISON DU COMTE OF INVERNESS SUBDIVISION
 INVERNESS, ILLINOIS

SHEET 9

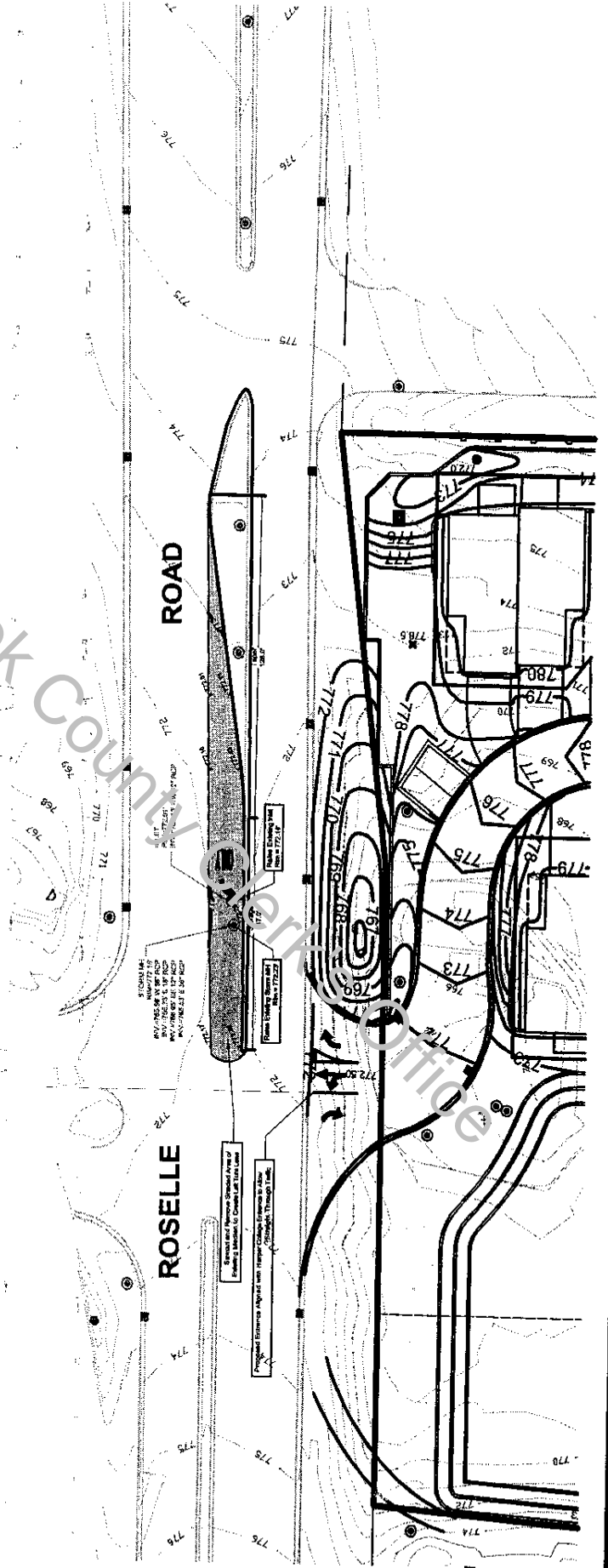
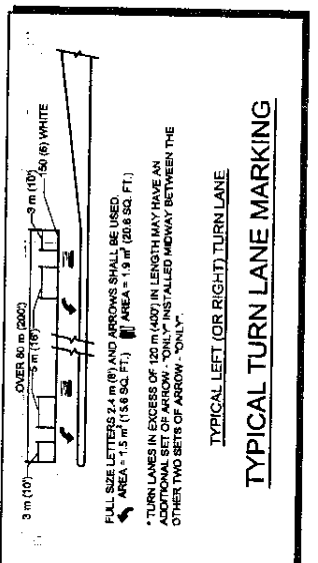
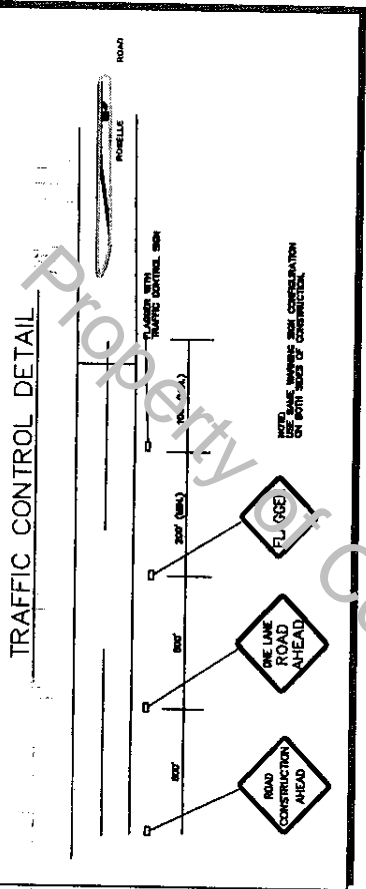


EXHIBIT "B"

UNOFFICIAL COPY

DATE 09/10/08 FINAL SUBMITTAL	DESIGN MKT	BARRINGTON ENGINEERING CONSULTANTS, LLC 1111 W. MONROE STREET BARRINGTON, IL 60015 TEL: 847.381.1111 FAX: 847.381.1112	PROJECT: MILL CREEK SHEET: 10
MAISON DU COMTE OF INVERNESS SUBDIVISION STA. 0+00 TO STA. 5+00 PLAN/PROFILE SHEET			

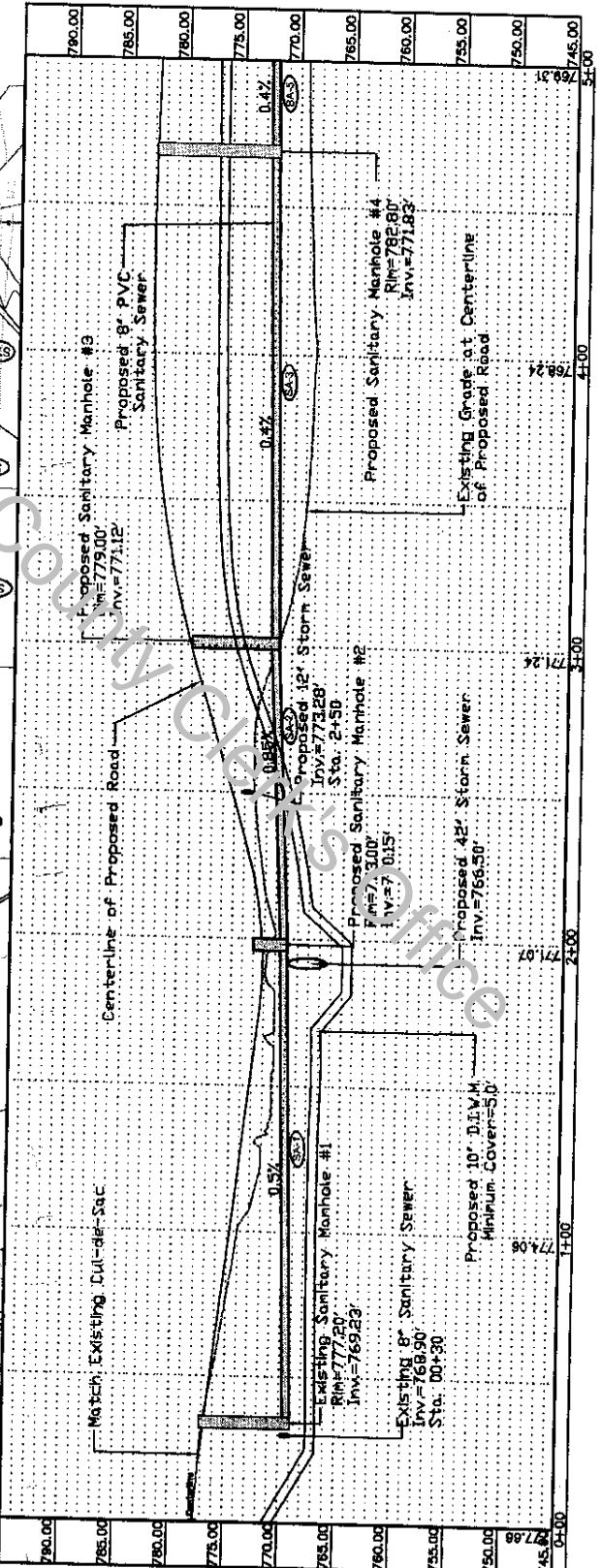
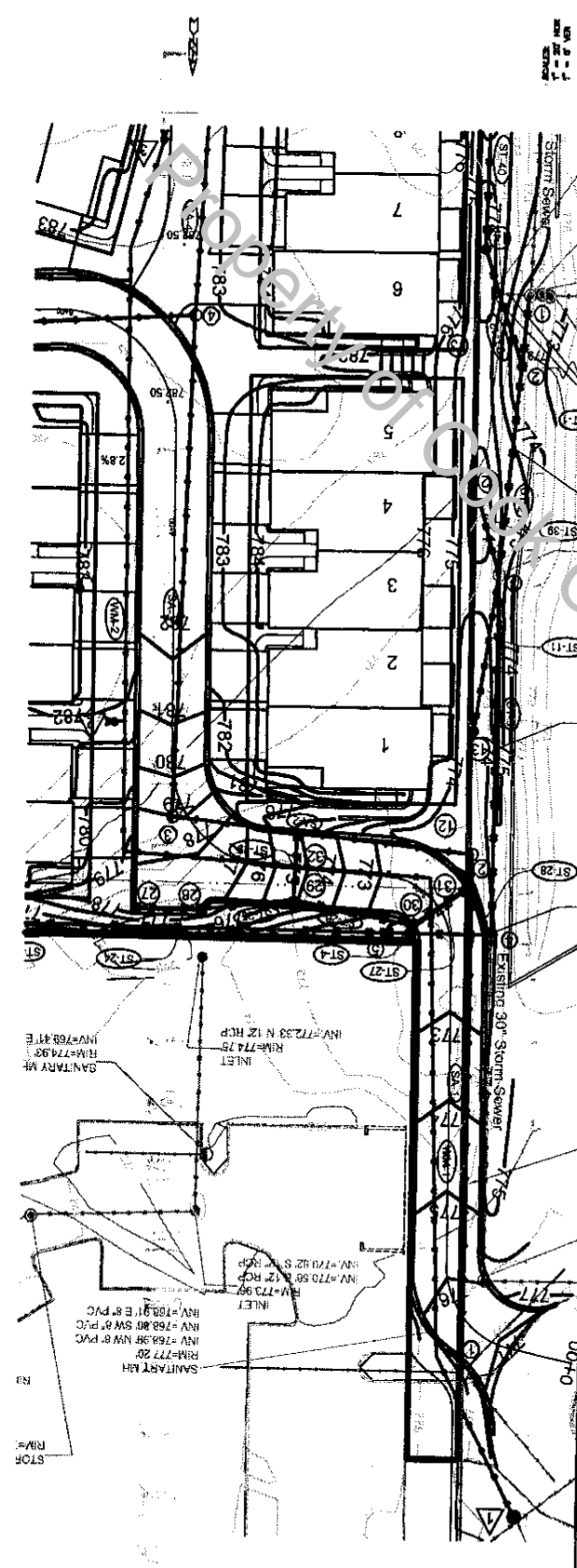


EXHIBIT "B"
(10/25/10)

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MAISON DU COMTE OF INVERNESS SUBDIVISION

PLAN/PROFILE SHEET

STA. 5+00 TO STA. 11+00

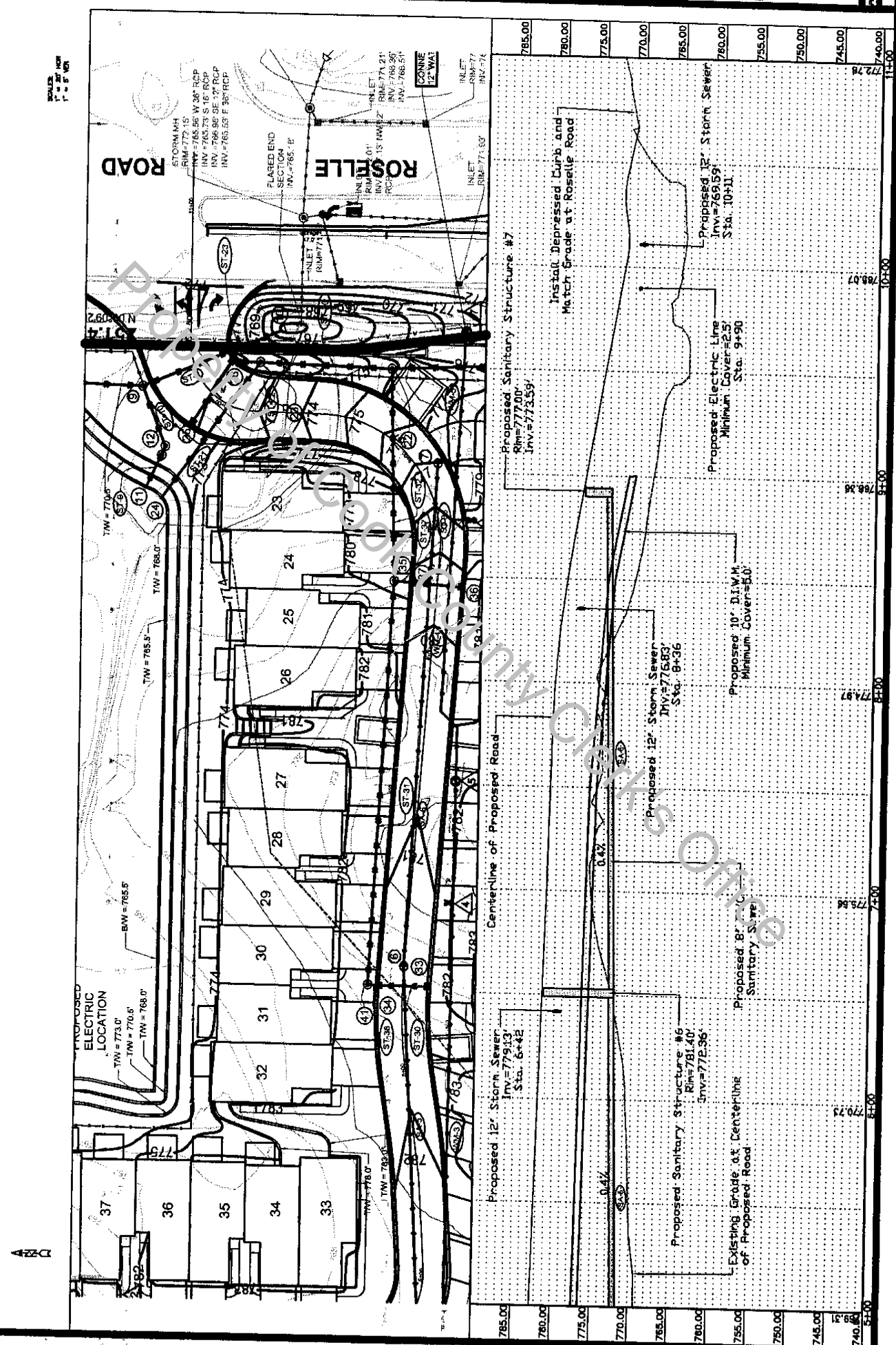
SHEET 11

DATE: 05/10/09 FINAL SUBMITTAL

DESIGN: KEI

CONSULTANT'S: BARRINGTON ENGINEERING & LAND SURVEYING

PROJECT: MAISON DU COMTE OF INVERNESS SUBDIVISION



A-Z-C

EXHIBIT "B"

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Mayor Rita Mullins and the Village Council of Palatine:

We, the undersigned resident owners of homes in Maison Du Comte of Palatine support the connection of our development to the newly proposed development of the same homes in Inverness and the plan for an addition to Maison Du Comte of Palatine on a portion of the Little City property, which portion of Little City would then be annexed to Palatine.

There are advantages to the Village of Palatine in the agreement to provide services to Inverness and to allow the expansion into Little City of the existing development of Maison Du Comte of Palatine. There would be gated access to Roselle Road and thus two points of access for the residents, police and fire protection that would be easily accessible. The water main would be looped through this development to Roselle Rd. and would provide better service to the existing Maison Du Comte of Palatine Development. These properties would be developed in a manner that is agreeable to the residents of Maison Du Comte as opposed to a potential commercial development that would back directly to the homes in Maison Du Comte. It would allay the fear of the unknown in terms of development for the residents of Maison Du Comte and as a result it would enhance the area and add value to the homes because the open ended issue of development of this parcel would be resolved. The associations would most likely merge and this would allow control of the common elements.

We believe that this is the best use of this property and that it offers the best protection of the value of our homes and the integrity of our community. We ask that you allow the amendment of our Planned Unit Development to permit this connections as shown on the attached site plans.

Signed:

<u>DANIEL BREHM 1512 KEMBLEY</u>	<u><i>Daniel M. Boehm</i></u>
Name and Address	Signature

<u><i>Alison Anselmi 1591 Paul de Comte</i></u>	<u><i>Alison M. Anselmi</i></u>
Name and Address	Signature

<u><i>Mary Kay Romanchuk 1583 Paul de Comte</i></u>	<u><i>Mary Kay Romanchuk</i></u>
Name and Address	Signature

Petitioner's
Exhibit #7

UNOFFICIAL COPY

Anthony Amadio 1573
 Name and Address Signature

CHRISTINE AVI 1574
 Name and Address Signature

David Miklone 1571
 Name and Address Signature

ANNE MIGLIORE
 Name and Address Signature

DARLENE F. [unclear]
 Name and Address Signature

1532 W. RUE JAMES
 Name and Address Signature

RONALD LEIB
1518 S. PEARL AVE
 Name and Address Signature

JOHN JALEF
1567 S. PEARL AVE
 Name and Address Signature

1533 W RUE JAMES PLACE
 Name and Address Signature

1534 W Rue James place
 Name and Address Signature

1538 W Rue James pl
 Name and Address Signature

4510 KEMBLEY AVE.
 Name and Address Signature

1516 KEMBLEY AVE
 Name and Address Signature

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Renee Romano Palatine IL
1561 S. Kenbley Ave. 60067

Name and Address

Renee M. Romano

Signature

Alex Stanzola
1531 W. Rue James Paw

Name and Address

Alex Stanzola

Signature

Name and Address

Signature

Name and Address

Signature

Name and Address

Signature

Name and Address

Signature

Name and Address

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Name and Address

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Name and Address

Signature

Property of Cook County Clerk's Office

DEPT. OF COMMUNITY DEVELOPMENT

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FOR OFFICE USE ONLY

VILLAGE OF PALATINE

Zoning Docket # 04-191

Property recorded in Torrens _____

Filing Fee \$ _____ Date Filed _____

PETITION FOR HEARING

PLANNED DEVELOPMENT AMENDMENT

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): MAISON DU COMTE AN ILLINOIS CORP
Address: 1642 COLONIAL PKWY INVERNESS IL 60067
Telephone No. _____ Business Telephone No. 847-991-4000 City, State, Zip

2. Authorized Agent of Petitioner (if different):
Name: RUSSELL McELWAIN
Address: 1642 COLONIAL PKWY INVERNESS, IL 60067
Telephone No. 847-991-4000 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: 1580 ALGONQUIN RD
Palatine, Illinois 60067

5. All existing land uses on the property are: SINGLE RESIDENCE

6. Current zoning of property in question: PUD Size of the Property: 0.97 acres

7. Briefly describe the approved Planned Development plan. Discuss any changes being proposed which are different from the approved plan, if any. SEE PLAN SUBMITAL - STREET CONNECTION TO NEWLY PLANNED PUD and EXTENSION OF WATER & SEWER TO VILLAGE OF INVERNESS.

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.

PETITIONER'S EXHIBIT

/

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Planned Development Amendment
Petition for Hearing

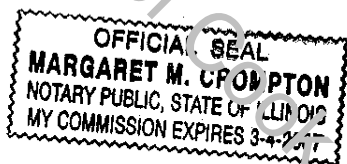
Page 2

- 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: 10-27-04

[Signature]

SUBSCRIBED AND SWORN to before me this 27th day of October, 2004.



Margaret M. Crompton
Notary Public

County Clerk's Office

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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, June 7, 2005, 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 Planned Development Ordinance O-56-03 to permit a change to the following items:

1. Relocation of two (2) guest parking spaces;
2. Connection of the Rue St. James Place cul-de-sac to an access drive for proposed Phase 2 (Maison du Comte of Inverness);
3. Removal of a privacy wall along the East lot line; and
4. Granting of an Easement to permit roadway access to proposed Phase 2 (Maison du Comte of Inverness).

The property is commonly known as 1580 W. Algonquin Road.

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

CASE NO: 04-191
Village of Palatine
Dennis Dwyer, Chair
Palatine Plan
Commission

DATED: This 23rd day of May, 2005

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 Villa, 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, Wolo, 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 May 23, 2005 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 Holly Bratovich
Authorized Agent

Control # T3539025

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plan commission
june 7, 2005

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Finding of Fact

The plan commission recommends that the village council authorize staff to do a study and create a sub-area plan for this area, most imminently the homes bounded by E. Capri dr., Lynda dr., Dundee rd., and N. Denise ave.

Report of Public Hearing – Case #04-191 – 1580 W. Algonquin

The notice of public hearing was read by the chairman. The petitioner in Case 04-191, Russell McElwain, seeks an amendment to PUD Ordinance O-56-03 to permit several changes to previously approved plans for a development at 1580 W. Algonquin rd. (Maison du Comte).

The following petitioner's exhibits were introduced:

1. Petition for Planned Development Amendment
2. Palatine Real Estate Interest Disclosure Form
3. Real Estate Contract
4. Plat of Easement
5. Site Plan
6. Engineering Plans revised 5/10/05

The following persons were sworn in to address the petition:

James Lennon, attorney
Russell McElwain, developer
Wayne Romanchuk, resident of Phase I

Lennon said the developer's plan for Phase I for 68 townhomes in Maison du Comte was approved in Palatine in August 2002. Phase II consisting of 38 additional homes, has been approved in Inverness. To connect the two phases, he needs to make some adjustments to the PUD:

1. Relocation of two guest parking spaces
2. Connection of the cul-de-sac at Rue St. James Place to an access dr. for proposed Phase II
3. Removal of a privacy wall along the east lot line
4. Granting of an easement to permit roadway access to proposed Phase II.

Lennon explained that the linkage by extending the road necessitates relocating the two guest parking spaces. In addition, the road will replace the privacy wall that was originally proposed. Both the Algonquin rd. and Roselle rd. entrances are/will be gated.

Romanchuk said he is a resident of Maison du Comte. He feels the second access (Roselle rd.) is positive. Residents favor the new plans, he added.

McElwain said the Roselle rd. access which does include a deceleration lane, is governed by Cook county.

Lennon presented Petitioner's Exhibit #7, a signed petition of approval from the present Maison du Comte residents.

McElwain said he will work with ComEd to relocate a utility box which is 1 foot from the retaining wall (Unit #64) of the present development and in the route of the new street connection. He added that he is in the process of trying to acquire land to the west for Phase III, 71 additional units.

During his staff presentation Anderson said the petitioner has completed approximately 75 percent of the units in Phase I. Dwyer said the staff caveat that the petitioner supply evidence of consent of homeowners in Phase I for McElwain's plans had been met by the submission of Petitioner's Exhibit #7. The proposed roadway connecting the two phases requires an easement on Phase I. The Phase II proposal, although located in the Village of Inverness, requires connection to Palatine sewer and water.

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plan commission
june 7, 2005

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Concerning fire protection, both the Palatine Village Fire Protection District (Phase I) and the Palatine Rural Fire Department (Phase II) have jurisdiction here. Both departments will have access to both gates.

Mary Petermann, 1503 Rue de St. James, Unit #68, was sworn in. She asked what will be located where the present emergency access into Williamsburg Village is. McElwain said the asphalt will be removed. This will be replaced by landscaping and fencing. She was also shown where the relocated guest parking would be. McElwain said the dumpster will remain but have new brick surround and canvas top. This dumpster serves Williamsburg also.

Alex Stanziola, Unit #64, was sworn in. He said he is concerned about the close proximity of the road to the retaining wall outside his unit which he says is "extremely close to the proposed street." He is concerned about the tight turning radius as well as the annoyance of flashing lights for him. He also is concerned about the ComEd box location.

McElwain said he will provide a 1-foot landscaped strip. He noted that the dumpster is not in the easement.

Stanziola said he thought the road would be farther away from his house. He asked what village regulations governed distances. Anderson responded that this is a private drive in a planned development. Therefore, normal setback guidelines do not apply. McElwain said he predicts traffic will be minimal, because the community is gated.

Staff Recommendation

Action is at the discretion of the Plan Commission. If the Plan Commission recommends approval of an Amendment to Planned Development Ordinance #O-56-03, Staff suggests the following conditions be included:

1. The Planned Development Amendment shall substantially conform to the Site Plan attached hereto as Exhibit 'A' and the Engineering Plans attached hereto as Exhibit 'B' except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. Except as specifically modified by this Ordinance all conditions of Ordinance #O-56-03 shall remain in effect.
3. An executed inter-governmental agreement for the proposed water and sewer services between the Village of Palatine and the Village of Inverness shall be submitted in a manner acceptable to the Village Attorney.
4. The Declarations shall be revised in a manner acceptable to the Village Attorney.
5. The design, style, and access for the proposed gate along Roselle Road shall be acceptable to the Director of Fire Prevention.
6. The developer shall install a natural gas generator on the sanitary lift station. This generator should be hospital rated for noise and should be adequately screened from the adjacent residences.
7. Revised landscape plans shall be submitted in a manner acceptable to the village manager.
8. Engineering plans shall be revised in a manner acceptable to the Director of Fire Prevention.

Lennon said his client is able to comply with staff conditions.

Greenlees noted that on the drawing showing the proposed Phase II and its connection to Phase I, seven changes are noted. Village staff listed four. Those not on the staff list are a basement load garage, proposed easement for grading, storm sewer connection, and masonry wall extension, proposed 4-foot concrete sidewalk to be constructed adjacent to the retaining wall.

McElwain said he was looking for an option to do the basement load garage.

The public hearing was closed at 9:15 p.m.

During discussion Hansen said he feels the connection is an important feature.

Concerning the proximity of the road to Unit #64, Anderson said the road could not be narrower, because fire equipment would be unable to turn.

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plan commission
june 7, 2005

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RECOMMENDATION

McPherson moved, Thomas seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Case 04-191, Russell McElwain, who seeks an amendment to PUD Ordinance O-56-03 to permit several changes to previously approved plans for a development at 1580 W. Algonquin rd. (Maison du Comte). Such approval shall be conditional upon petitioner's complying with eight staff conditions listed above.

Unanimously carried.

Communications

1. Chairman Dwyer recommended that tree plantings rather than speed bumps be utilized to help decrease speeding.
2. Case #05-39, 545 and 551 E. Palatine rd., will be heard at the June 21 meeting.
3. Chairman Dwyer will be vacationing during the next two meetings.

The meeting adjourned at 9:25 p.m.

Natalie Meyer McKenzie,
secretary

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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 an Ordinance passed and adopted by the Village Council of the Village of Palatine at a Regular meeting held on the 20 day of June, 2005, and that said ordinance was deposited and filed in the office of the Village Clerk on the 20 day of June, 2005.


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 21 day of June, 2005.

(SEAL)


 Margaret R. Duer
 Palatine Village Clerk