

UNOFFICIAL COPY



Doc#: 0526445052 Fee: \$52.50
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 09/21/2005 10:16 AM Pg: 1 of 15

ORDINANCE NO. 0-9-05

AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL -
1201 W. PALATINE RD.

Property of Cook County Clerk's Office

PIN: 02-21-200-002

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

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On January 10, 2005

UNOFFICIAL COPY

ORDINANCE NO. 0-9-05

**AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
207 W. PALATINE ROAD**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on December 21, 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:

UNOFFICIAL COPY

Lots 4, 5 and 6 in Block 2 in William M. Anderson and Company's Palatine Acres, being a subdivision of the West 1/2 of the Northeast 1/4 of Section 21, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded December 22, 1927 as Document Number 9879349, in Cook County, Illinois

commonly known as 1201 W. Palatine Road (PIN #02-21-200-002).

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

1. The Planned Development shall substantially conform to the Engineering plans attached hereto as Exhibit 'A', and building elevations attached to as Exhibit 'B' except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. The Tree Preservation Plan included in Exhibit 'A' shall be revised in a manner acceptable to the Village Engineer to accurately reflect all of the trees to be preserved and removed.
3. The proposed houses shall conform to the Village's Anti-Monotony Code.
4. All conditions of the Planned Development shall apply.
5. A \$100,000 letter of credit shall be submitted in a manner acceptable to the Village Engineer.
6. A letter of credit in the amount of 110% of the costs of public improvements shall be submitted in a manner and amount acceptable to the Village Engineer.
7. Review fees in the amount of 3.5% of the costs of public improvements shall be submitted.
8. The proposed storm sewer at the Southeast corner of the property shall be revised in a manner acceptable to the Village Engineer.
9. The Engineering plans shall be revised to indicate the sidewalk ends at the north side of the driveway for proposed lot 1.
10. Prior to the issuance of a certificate of occupancy for lots 3 and 4, the seller shall submit written certification signed by the purchasers indicating that they

UNOFFICIAL COPY

are aware of the drainage and detention easement in the southern portion of the lots. The written certification shall make clear to the buyer that maintenance of the detention basin is their responsibility and that the property in the easement may not be re-graded nor may any structures be erected within the easement.

11. All existing wells and septic systems shall be properly abandoned and backfilled with clay.

12. NPDES and IDOT permits are required.

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 10 day of January, 2005


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

APPROVED by me this 10 day of January, 2005



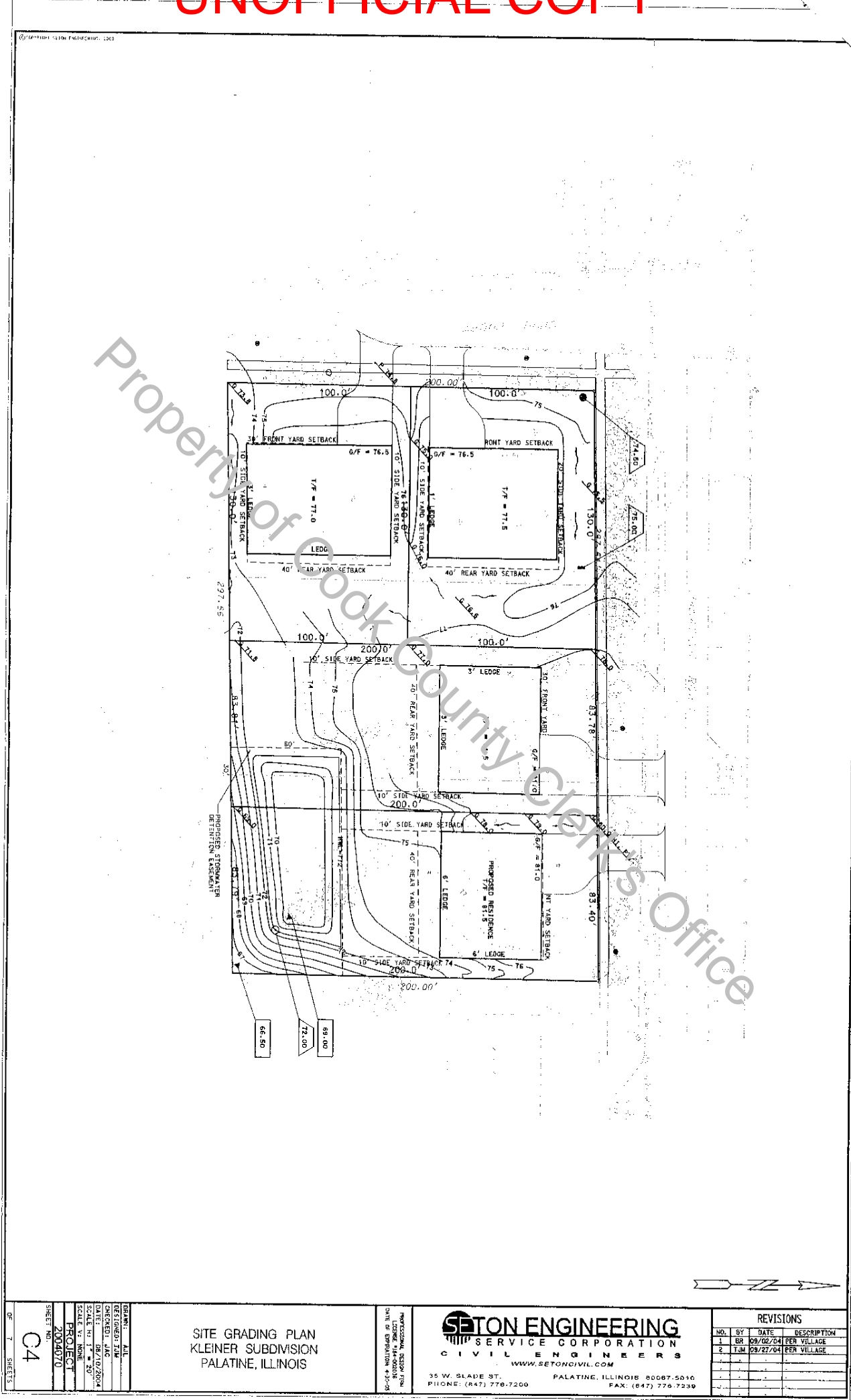
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 10 day of
January, 2005



Village Clerk

UNOFFICIAL COPY



Property of Cook County Clerk's Office

SHEET NO. **C4**
 OF 7 SHEETS

SITE GRADING PLAN
KLEINER SUBDIVISION
PALATINE, ILLINOIS

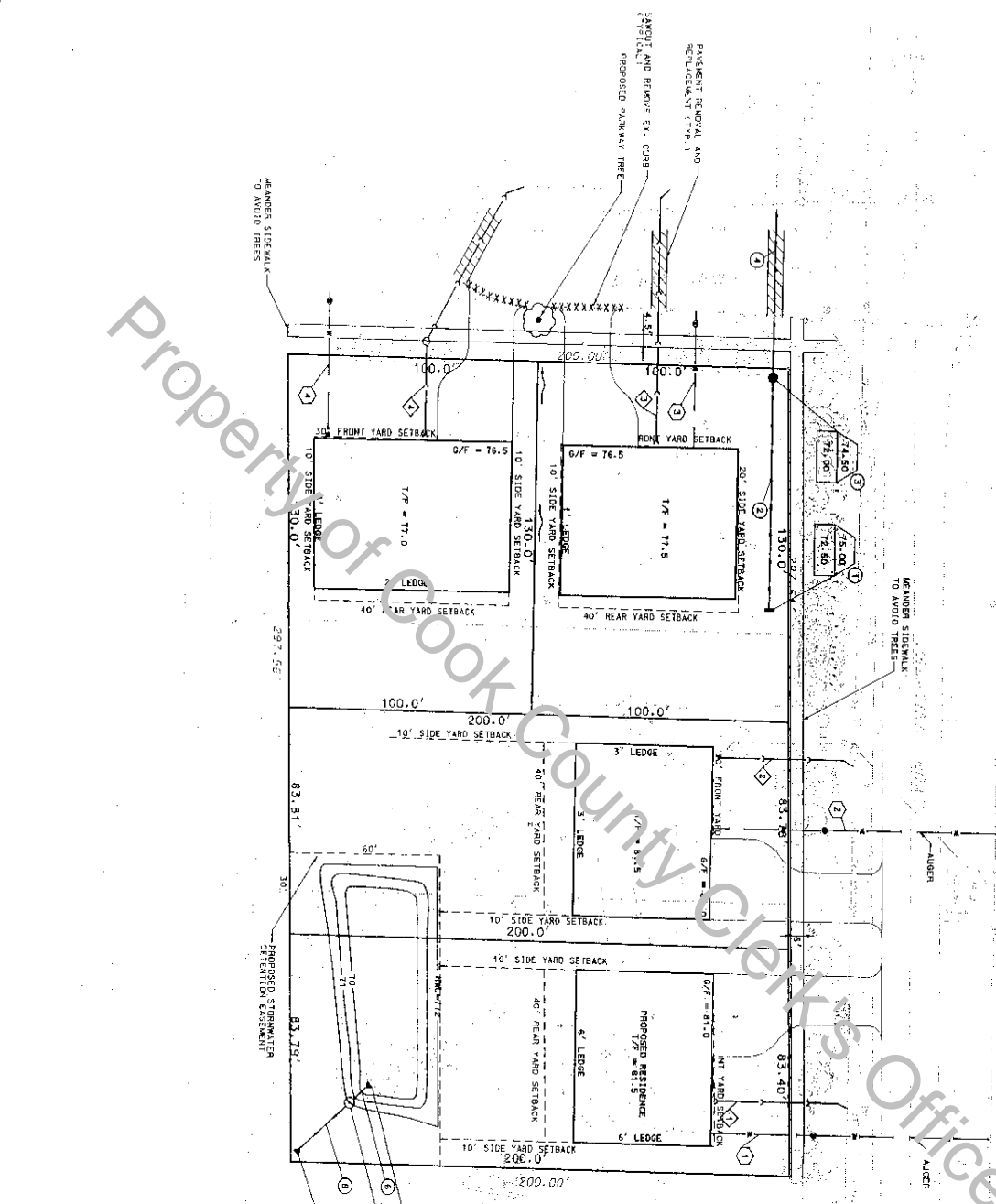
SETON ENGINEERING
 SERVICE CORPORATION
 CIVIL ENGINEERS
 www.setoncivil.com

35 W. SLADE ST. PALATINE, ILLINOIS 60087-5010
 PHONE: (847) 776-7200 FAX: (847) 776-7239

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	BR	09/02/04	PER VILLAGE
2	TJM	09/27/04	PER VILLAGE

UNOFFICIAL COPY

©2004 SETON ENGINEERING, LLC



- SCHEDULE OF IMPROVEMENTS**
1. 22" TYPE A INLET WITH TYPE 6 GRADE
 2. 18" TYPE A INLET WITH TYPE 6 GRADE
 3. 12" TYPE A INLET WITH TYPE 6 GRADE
 4. 8" TYPE A INLET WITH TYPE 6 GRADE
 5. 4" TYPE A INLET WITH TYPE 6 GRADE
 6. 2" TYPE A INLET WITH TYPE 6 GRADE
 7. 12" RCP FLARED END SECTION
 8. 18" RCP FLARED END SECTION
 9. 24" RCP FLARED END SECTION
 10. 30" RCP FLARED END SECTION
 11. 36" RCP FLARED END SECTION
 12. RCP FLARED END SECTION
- WATER SERVICE**
1. 11" I.P.C. WATER SERVICE (LAUGHERD)
 2. 11" I.P.C. WATER SERVICE (LAUGHERD)
 3. 11" I.P.C. WATER SERVICE (LAUGHERD)
 4. 11" I.P.C. WATER SERVICE (LAUGHERD)
 5. 11" I.P.C. WATER SERVICE (LAUGHERD)
 6. 11" I.P.C. WATER SERVICE (LAUGHERD)
 7. 11" I.P.C. WATER SERVICE (LAUGHERD)
 8. 11" I.P.C. WATER SERVICE (LAUGHERD)
 9. 11" I.P.C. WATER SERVICE (LAUGHERD)
 10. 11" I.P.C. WATER SERVICE (LAUGHERD)
 11. 11" I.P.C. WATER SERVICE (LAUGHERD)
 12. 11" I.P.C. WATER SERVICE (LAUGHERD)
- SEWER SERVICE**
1. 11" I.P.C. SEWER SERVICE (LAUGHERD)
 2. 11" I.P.C. SEWER SERVICE (LAUGHERD)
 3. 11" I.P.C. SEWER SERVICE (LAUGHERD)
 4. 11" I.P.C. SEWER SERVICE (LAUGHERD)
 5. 11" I.P.C. SEWER SERVICE (LAUGHERD)
 6. 11" I.P.C. SEWER SERVICE (LAUGHERD)
 7. 11" I.P.C. SEWER SERVICE (LAUGHERD)
 8. 11" I.P.C. SEWER SERVICE (LAUGHERD)
 9. 11" I.P.C. SEWER SERVICE (LAUGHERD)
 10. 11" I.P.C. SEWER SERVICE (LAUGHERD)
 11. 11" I.P.C. SEWER SERVICE (LAUGHERD)
 12. 11" I.P.C. SEWER SERVICE (LAUGHERD)
- SANITARY SERVICE**
1. 11" I.P.C. SANITARY SERVICE (LAUGHERD)
 2. 11" I.P.C. SANITARY SERVICE (LAUGHERD)
 3. 11" I.P.C. SANITARY SERVICE (LAUGHERD)
 4. 11" I.P.C. SANITARY SERVICE (LAUGHERD)
 5. 11" I.P.C. SANITARY SERVICE (LAUGHERD)
 6. 11" I.P.C. SANITARY SERVICE (LAUGHERD)
 7. 11" I.P.C. SANITARY SERVICE (LAUGHERD)
 8. 11" I.P.C. SANITARY SERVICE (LAUGHERD)
 9. 11" I.P.C. SANITARY SERVICE (LAUGHERD)
 10. 11" I.P.C. SANITARY SERVICE (LAUGHERD)
 11. 11" I.P.C. SANITARY SERVICE (LAUGHERD)
 12. 11" I.P.C. SANITARY SERVICE (LAUGHERD)

DATE	08/10/2004
DESIGNED BY	JAC
CHECKED BY	JAC
SCALE	AS SHOWN
SHEET NO.	2004070
PROJECT	PROJ
DATE	08/10/2004
SCALE	AS SHOWN
SHEET NO.	2004070
PROJECT	PROJ

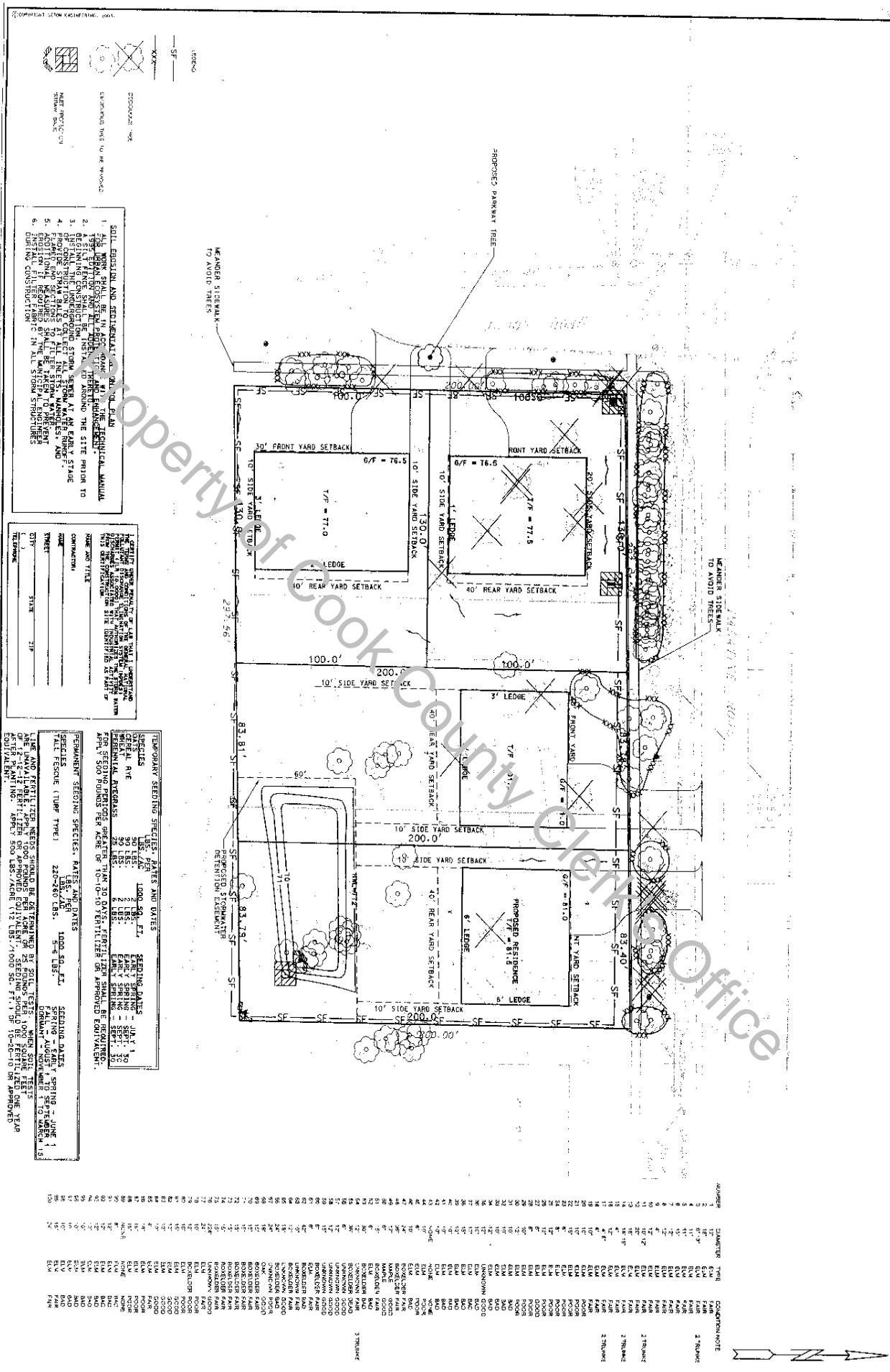
SITE UTILITY PLAN
KLEINER SUBDIVISION
PALATINE, ILLINOIS

SETON ENGINEERING
SERVICE CORPORATION
CIVIL ENGINEERS
WWW.SETONCIVIL.COM

35 W. SLADE ST. PALATINE, ILLINOIS 60067-5010
PHONE: (847) 778-7200 FAX: (847) 778-7239

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	BR	09/02/04	PER VILLAGE
2	JTM	09/27/04	PER VILLAGE

UNOFFICIAL COPY



1. THE WORK SHALL BE IN ACCORDANCE WITH THE TECHNICAL MANUAL OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND THE ILLINOIS DEPARTMENT OF CONSTRUCTION.
2. BEGINNING CONSTRUCTION SHALL BE INSTALLED AROUND THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. THE WORK SHALL BE IN ACCORDANCE WITH THE TECHNICAL MANUAL OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND THE ILLINOIS DEPARTMENT OF CONSTRUCTION.
4. PROPOSED SPARK BARS AT ALL INTERSECTIONS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. ADDITIONAL MEASURES SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION DURING CONSTRUCTION.
6. INSTALL FILTER FABRIC IN ALL EROSION STRUCTURES DURING CONSTRUCTION.

PROPERTY ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____

TEMPORARY SEEDING SPECIES, RATES AND DATES	PERMANENT SEEDING SPECIES, RATES AND DATES	SEEDING DATES
GRASS	GRASS	JUNE 1
LEGUMES	LEGUMES	JULY 1
PERENNIAL GRASSES	PERENNIAL GRASSES	AUGUST 1
FOR SEEDING PERIODS GREATER THAN 30 DAYS, FERTILIZER SHALL BE REQUIRED.		
1.000 LBS. PER 1000 SQ. FT.	1.000 LBS. PER 1000 SQ. FT.	
2.000 LBS. PER 1000 SQ. FT.	2.000 LBS. PER 1000 SQ. FT.	
3.000 LBS. PER 1000 SQ. FT.	3.000 LBS. PER 1000 SQ. FT.	
4.000 LBS. PER 1000 SQ. FT.	4.000 LBS. PER 1000 SQ. FT.	
5.000 LBS. PER 1000 SQ. FT.	5.000 LBS. PER 1000 SQ. FT.	
6.000 LBS. PER 1000 SQ. FT.	6.000 LBS. PER 1000 SQ. FT.	
7.000 LBS. PER 1000 SQ. FT.	7.000 LBS. PER 1000 SQ. FT.	
8.000 LBS. PER 1000 SQ. FT.	8.000 LBS. PER 1000 SQ. FT.	
9.000 LBS. PER 1000 SQ. FT.	9.000 LBS. PER 1000 SQ. FT.	
10.000 LBS. PER 1000 SQ. FT.	10.000 LBS. PER 1000 SQ. FT.	

NO.	DIAMETER	TREE	CONDITION/NOTE
1	12"	ELM	2 TRUNKS
2	12"	ELM	2 TRUNKS
3	12"	ELM	2 TRUNKS
4	12"	ELM	2 TRUNKS
5	12"	ELM	2 TRUNKS
6	12"	ELM	2 TRUNKS
7	12"	ELM	2 TRUNKS
8	12"	ELM	2 TRUNKS
9	12"	ELM	2 TRUNKS
10	12"	ELM	2 TRUNKS
11	12"	ELM	2 TRUNKS
12	12"	ELM	2 TRUNKS
13	12"	ELM	2 TRUNKS
14	12"	ELM	2 TRUNKS
15	12"	ELM	2 TRUNKS
16	12"	ELM	2 TRUNKS
17	12"	ELM	2 TRUNKS
18	12"	ELM	2 TRUNKS
19	12"	ELM	2 TRUNKS
20	12"	ELM	2 TRUNKS
21	12"	ELM	2 TRUNKS
22	12"	ELM	2 TRUNKS
23	12"	ELM	2 TRUNKS
24	12"	ELM	2 TRUNKS
25	12"	ELM	2 TRUNKS
26	12"	ELM	2 TRUNKS
27	12"	ELM	2 TRUNKS
28	12"	ELM	2 TRUNKS
29	12"	ELM	2 TRUNKS
30	12"	ELM	2 TRUNKS
31	12"	ELM	2 TRUNKS
32	12"	ELM	2 TRUNKS
33	12"	ELM	2 TRUNKS
34	12"	ELM	2 TRUNKS
35	12"	ELM	2 TRUNKS
36	12"	ELM	2 TRUNKS
37	12"	ELM	2 TRUNKS
38	12"	ELM	2 TRUNKS
39	12"	ELM	2 TRUNKS
40	12"	ELM	2 TRUNKS
41	12"	ELM	2 TRUNKS
42	12"	ELM	2 TRUNKS
43	12"	ELM	2 TRUNKS
44	12"	ELM	2 TRUNKS
45	12"	ELM	2 TRUNKS
46	12"	ELM	2 TRUNKS
47	12"	ELM	2 TRUNKS
48	12"	ELM	2 TRUNKS
49	12"	ELM	2 TRUNKS
50	12"	ELM	2 TRUNKS
51	12"	ELM	2 TRUNKS
52	12"	ELM	2 TRUNKS
53	12"	ELM	2 TRUNKS
54	12"	ELM	2 TRUNKS
55	12"	ELM	2 TRUNKS
56	12"	ELM	2 TRUNKS
57	12"	ELM	2 TRUNKS
58	12"	ELM	2 TRUNKS
59	12"	ELM	2 TRUNKS
60	12"	ELM	2 TRUNKS
61	12"	ELM	2 TRUNKS
62	12"	ELM	2 TRUNKS
63	12"	ELM	2 TRUNKS
64	12"	ELM	2 TRUNKS
65	12"	ELM	2 TRUNKS
66	12"	ELM	2 TRUNKS
67	12"	ELM	2 TRUNKS
68	12"	ELM	2 TRUNKS
69	12"	ELM	2 TRUNKS
70	12"	ELM	2 TRUNKS
71	12"	ELM	2 TRUNKS
72	12"	ELM	2 TRUNKS
73	12"	ELM	2 TRUNKS
74	12"	ELM	2 TRUNKS
75	12"	ELM	2 TRUNKS
76	12"	ELM	2 TRUNKS
77	12"	ELM	2 TRUNKS
78	12"	ELM	2 TRUNKS
79	12"	ELM	2 TRUNKS
80	12"	ELM	2 TRUNKS
81	12"	ELM	2 TRUNKS
82	12"	ELM	2 TRUNKS
83	12"	ELM	2 TRUNKS
84	12"	ELM	2 TRUNKS
85	12"	ELM	2 TRUNKS
86	12"	ELM	2 TRUNKS
87	12"	ELM	2 TRUNKS
88	12"	ELM	2 TRUNKS
89	12"	ELM	2 TRUNKS
90	12"	ELM	2 TRUNKS
91	12"	ELM	2 TRUNKS
92	12"	ELM	2 TRUNKS
93	12"	ELM	2 TRUNKS
94	12"	ELM	2 TRUNKS
95	12"	ELM	2 TRUNKS
96	12"	ELM	2 TRUNKS
97	12"	ELM	2 TRUNKS
98	12"	ELM	2 TRUNKS
99	12"	ELM	2 TRUNKS
100	12"	ELM	2 TRUNKS

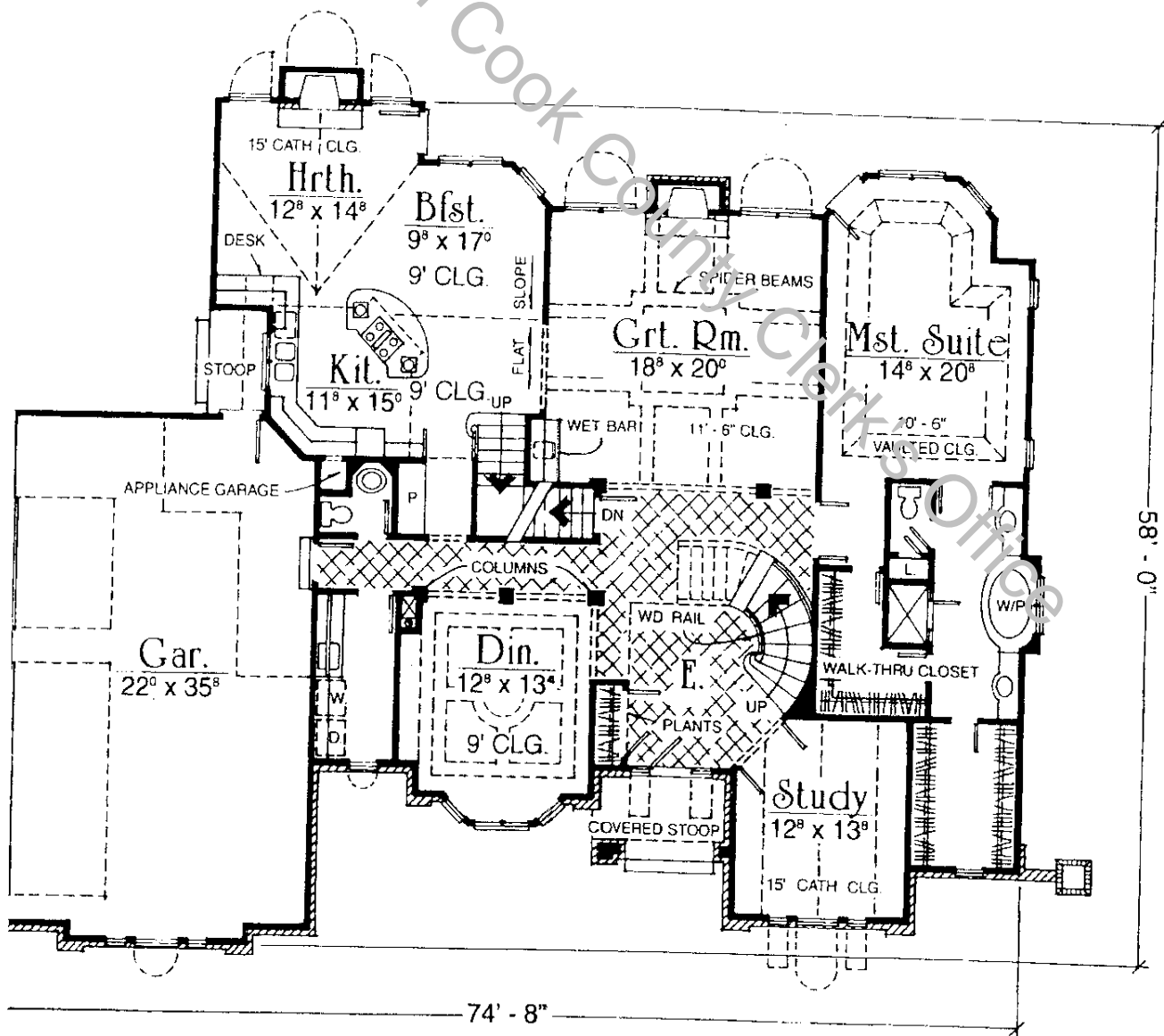
TREE PRESERVATION AND EROSION CONTROL PLAN
 KLEINER SUBDMISION
 PALATINE, ILLINOIS

SETON ENGINEERING
 SERVICE CORPORATION
 CIVIL ENGINEERS
 WWW.SETONCIVIL.COM
 35 W. SLADE ST. PALATINE, ILLINOIS 60067-5610
 PHONE: (847) 778-7200 FAX: (847) 778-7239

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	BR	09/02/04	PER VILLAGE
2	TJM	09/27/04	PER VILLAGE

PROJECT: 2004070
 SHEET NO. C5
 OF 7 SHEETS

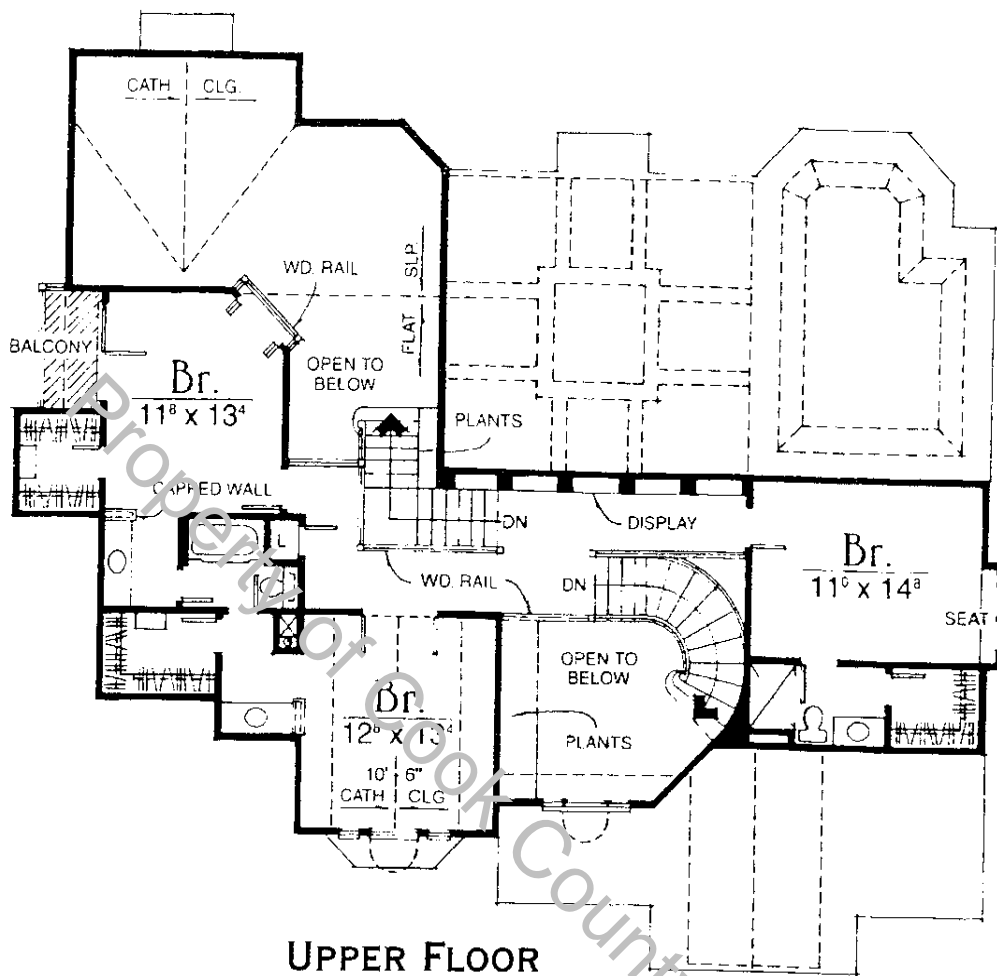
UNOFFICIAL COPY



MAIN FLOOR

EXHIBIT "B"
(1 of 3)

UNOFFICIAL COPY

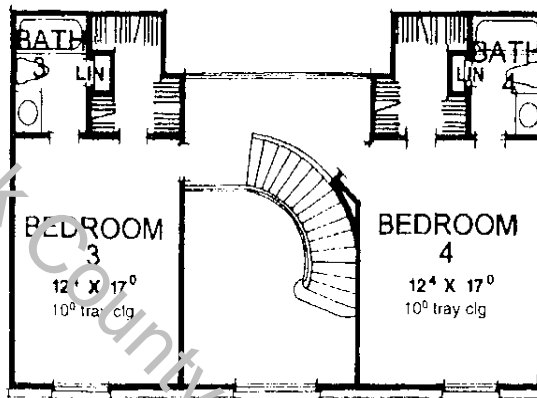


UPPER FLOOR

UNOFFICIAL COPY



RE

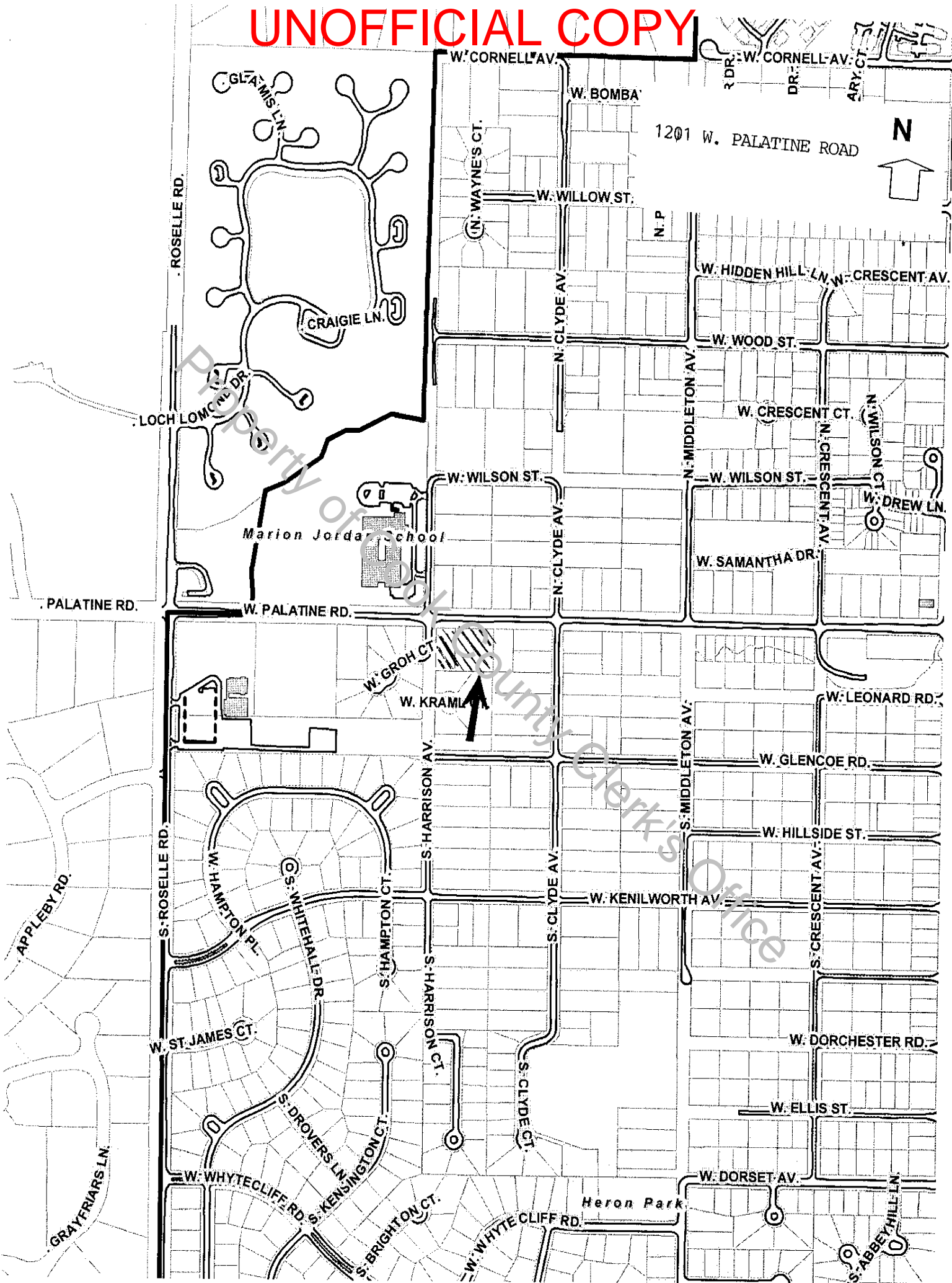


UPPER FLOOR



The Martindale

UNOFFICIAL COPY



UNOFFICIAL COPY

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

PETITION FOR HEARING

PRELIMINARY AND FINAL PLANNED DEVELOPMENT (ONE STEP)

FOR OFFICE USE ONLY	
Zoning Docket #	<u>P-04-156</u>
Property recorded in Torrens	_____
Filing Fee \$	_____ Date Filed _____

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): WILLIAM G. KLEINER

Address: 118 N. HIGHLAND, ARLINGTON HEIGHTS ILL 60004

Telephone No. 847-255-9041 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: 1201 W. PALATINE RD.

_____ Palatine, Illinois

5. All existing land uses on the property are: VACANT

6. Current zoning of property in question: SINGLE FAMILY Size of the property: 1.4 200x300 acres

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

Subdivide 3 lots into 4 lots and construct single family homes selling in a range of \$700,000 to possibly as high as \$900,000.

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):

UNOFFICIAL COPY

Preliminary and Final Planned Development
(One Step)

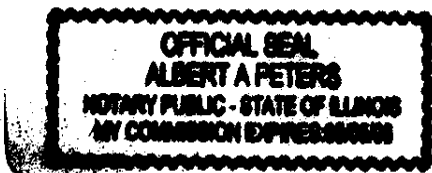
Page 2

- 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: August 19, 2004

William R. Kleina

SUBSCRIBED AND SWORN to before me this 19th day of AUGUST, 2004.



Albert A. Peters
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, December 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 Preliminary and Final Planned Development to permit a four (4) lot subdivision; Rezoning from "R-1" Single Family to "P" Planned Development; and Preliminary and Final Plat of Subdivision.

The property is legally described as follows:

Lots 4, 5 and 6 in Block 2 in William M. Anderson and Company's Palatine Acres, being a subdivision of the West 1/2 of the Northeast 1/4 of Section 21, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded December 22, 1927 as Document Number 9879349, in Cook County, Illinois, commonly known as 1201 W. Palatine Road (PIN #02-21-200-002).

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

ZONING DOCKET: P-04-156
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 6th day of December, 2004

Published in Daily Herald
Dec. 6, 2004 (3436891)N

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, Lindemurst, 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 December 6, 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 *Kathleen Spole*
Authorized Agent

Control # T3436891

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 10 day of JANUARY, 2005, and that said ordinance was deposited and filed in the office of the Village Clerk on the 10 day of JANUARY, 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: 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 12 day of JANUARY, 2005.

(S E A L)


 Margaret R. Duer
 Palatine Village Clerk