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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/23/2005 01:51 PM Pg: 1 of 8

ORDINANCE NO. 0-219-05

**ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE #0-9-05
1201 W. PALATINE ROAD (KLEINER SUBDIVISION)**

Property of Cook County Clerk's Office

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

02-21-200-002

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On November 14, 2005

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ORDINANCE NO. 0-219-05

**AN ORDINANCE AMENDING
PLANNED DEVELOPMENT ORDINANCE #0-9-05
1201 W. PALATINE ROAD (KLEINER SUBDIVISION)**

WHEREAS, Ordinance #0-9-05, granted Final Planned Development approval;
and

WHEREAS, the Petitioner has requested a Planned Development Amendment to permit a change in the approved builder, and

WHEREAS, on November 14, 2005, the Village Council of the Village of Palatine, in accordance with the Municipal Code of the Village of Palatine, in such case made and provided, has held such public meeting regarding an amendment to the Planned Development to permit a change in the approved builder, pursuant to Planned Development Ordinance #0-9-05 and Section 13.07 of the Palatine Zoning Ordinance, on the following legally described property:

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).

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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 Planned Development approved per Ordinance #0-9-05 shall be amended to permit the following modifications:

1. TriCo Homes of Illinois is the approved developer for two homes within the Kleiner Subdivision.
2. Except as specifically modified by this Amendment, all conditions of Planned Development Ordinance #0-9-05 shall remain in effect.
3. Prior to issuance of a Building Permit, TriCo Homes of Illinois shall submit a written consent acknowledging that it agrees to and accepts all conditions of Ordinance #0-9-05.

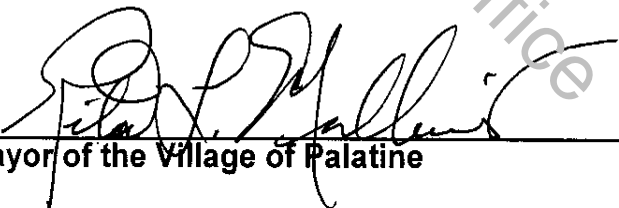
SECTION 2: The petition for Planned Development Amendment and a copy of the public notice are attached hereto and form a part hereof.

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

PASSED: This 14 day of November, 2005

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

APPROVED by me this 14 day of November, 2005



 Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

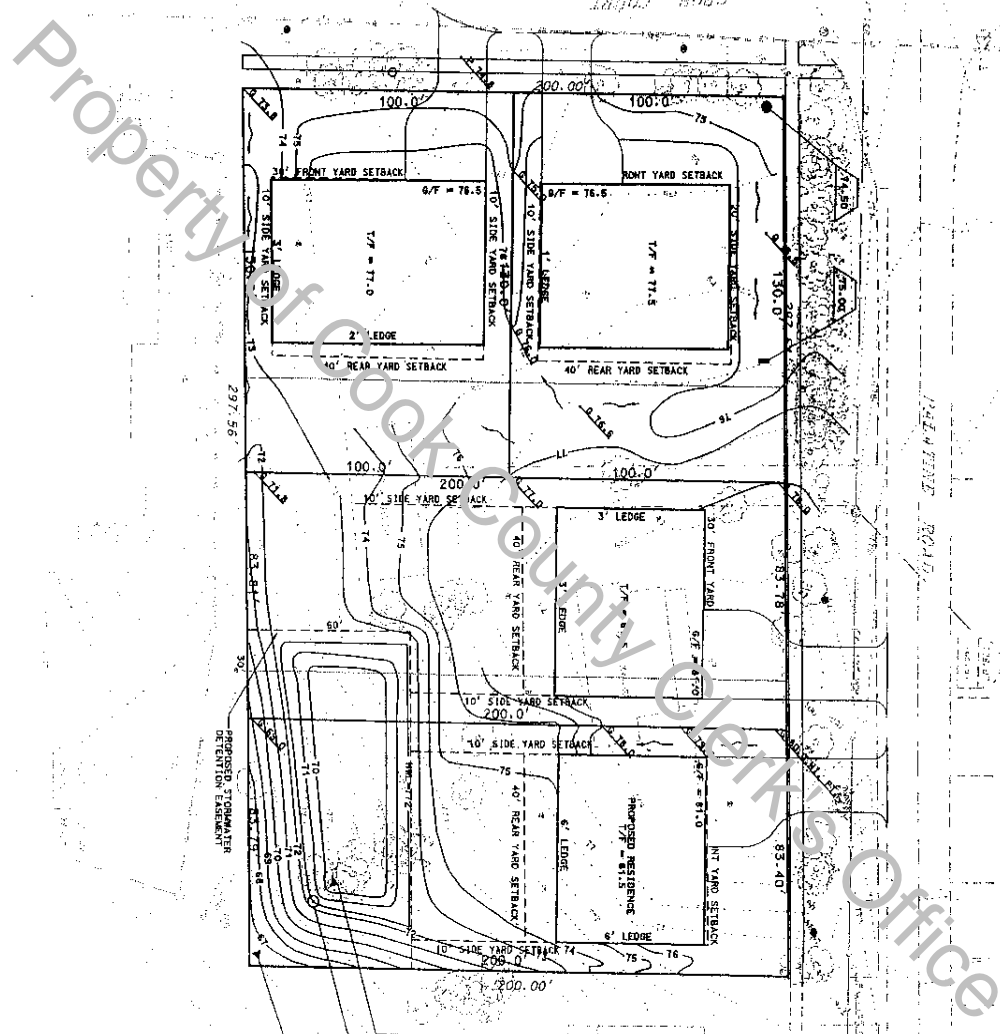
14 day of November, 2005



 Village Clerk

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DATE	07/15/04
DRAWN	A.L.L.
DESIGNED	J.M.
CHECKED	J.M.
DATE	07/15/04
SCALE	AS SHOWN
PROJECT	2004070
SHEET NO.	C4

SITE GRADING PLAN
KLEINER SUBDIVISION
PALATINE, ILLINOIS

SETON ENGINEERING
SERVICE CORPORATION
CIVIL ENGINEERS
WWW.SETONCIVIL.COM

35 W SLADE ST. PALATINE, ILLINOIS 60067-5010
PHONE: (847) 776-7266 FAX: (847) 776-7239

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	BR	03/02/04	PER VILLAGE
2	T.M.	03/23/04	PER VILLAGE

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ORDINANCE NO. 0-9-05

**AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
1201 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:

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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

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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

