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Doc#: 0611518048 Fee: \$78.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/25/2008 12:10 PM Pg: 1 of 28

ORDINANCE NO. 0-182-05

ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT
APPROVAL FOR THE PROPERTY AT 714 & 728 S. WILKE ROAD
(ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUBDIVISION)
(CASE NO. 05-61) *NICK'S SUB,*

Property of Cook County Clerk's Office

*02-24-407-020
02-24-407-053 -- 058*

Box 116

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

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On September 19, 2005

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ORDINANCE NO. 0-182-05

**AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
FOR THE PROPERTY AT 714 AND 728 S. WILKE ROAD
(ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUBDIVISION)
(CASE NO. 05-61)**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on September 6, 2005 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 105, 106, 107 and 108 of Robert Bartlett's Arlington Crest Estates being a subdivision of part of the Southeast quarter of Section 24 and part of the Northeast quarter of Section 25, Township 42 North, Range 10 East of the 3rd Principal Meridian, City of Palatine, Cook County, Illinois

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~~commonly known as 714 and 728 S. Wilke Road (PIN # 02-24-407-020/053/054/055/056/057/058).~~

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 site plan attached hereto as Exhibit 'A', the architectural plans attached hereto as Exhibit 'B', and the Engineering plans attached hereto as Exhibit 'C', except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
- 2) A \$100,000 letter of credit shall be submitted in a manner acceptable to the Village Engineer.
- 3) A letter of credit in the amount of \$189,516.80 shall be submitted in a manner acceptable to the Village Engineer.
- 4) Review fees in the amount of \$6,030 shall be submitted.
- 5) Sidewalks shall be installed pursuant to Village specifications.
- 6) Prior to granting final occupancy for an individual house, a coach light shall be installed within the lot's front yard. The Village may require additional street lights to be installed at the developer's expense at the intersection with Wilke Road if deemed necessary by the Village.
- 7) All existing wells and septic systems shall be properly abandoned.
- 8) Rear yard easements shall be provided for utilities. The Plat of Subdivision shall be revised accordingly.
- 9) The road culverts should be RCP.
- 10) The engineering plans shall be revised to include the Village's standard curb & gutter design.
- 11) The cost estimate should include parkway trees and TV'ing the sanitary sewer.
- 12) MWRD, IEPA, NPDES, and CCHD permits shall be submitted.
- 13) Any fence constructed along the Wilke Road frontage shall be of an open and wrought iron type style meeting the required setback and landscape requirement and be uniform in appearance with any other installed fences.
- 14) The plans shall be revised to include a 50 foot right-of-way with minimum front yard setbacks of 20 feet from the internal road.

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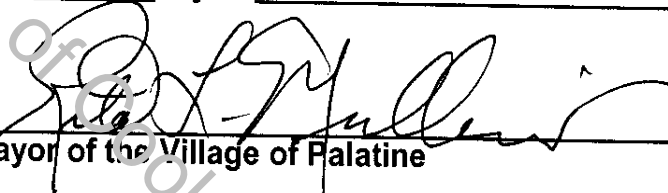
SECTION 3: That the petition for final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

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

PASSED: This 19 day of September, 2005


AYES: 4 NAYS: 1 ABSENT: 1 PASS: 0

APPROVED by me this 19 day of September, 2005



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 19 day of
September, 2005



Village Clerk

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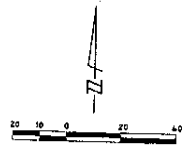
P.U.D. PLAT

SHEET 1 OF 2

P.I.N. No. 02-24-407-028
02-24-407-083
02-24-407-084
02-24-407-028
02-24-407-028
02-24-407-087
02-24-407-056

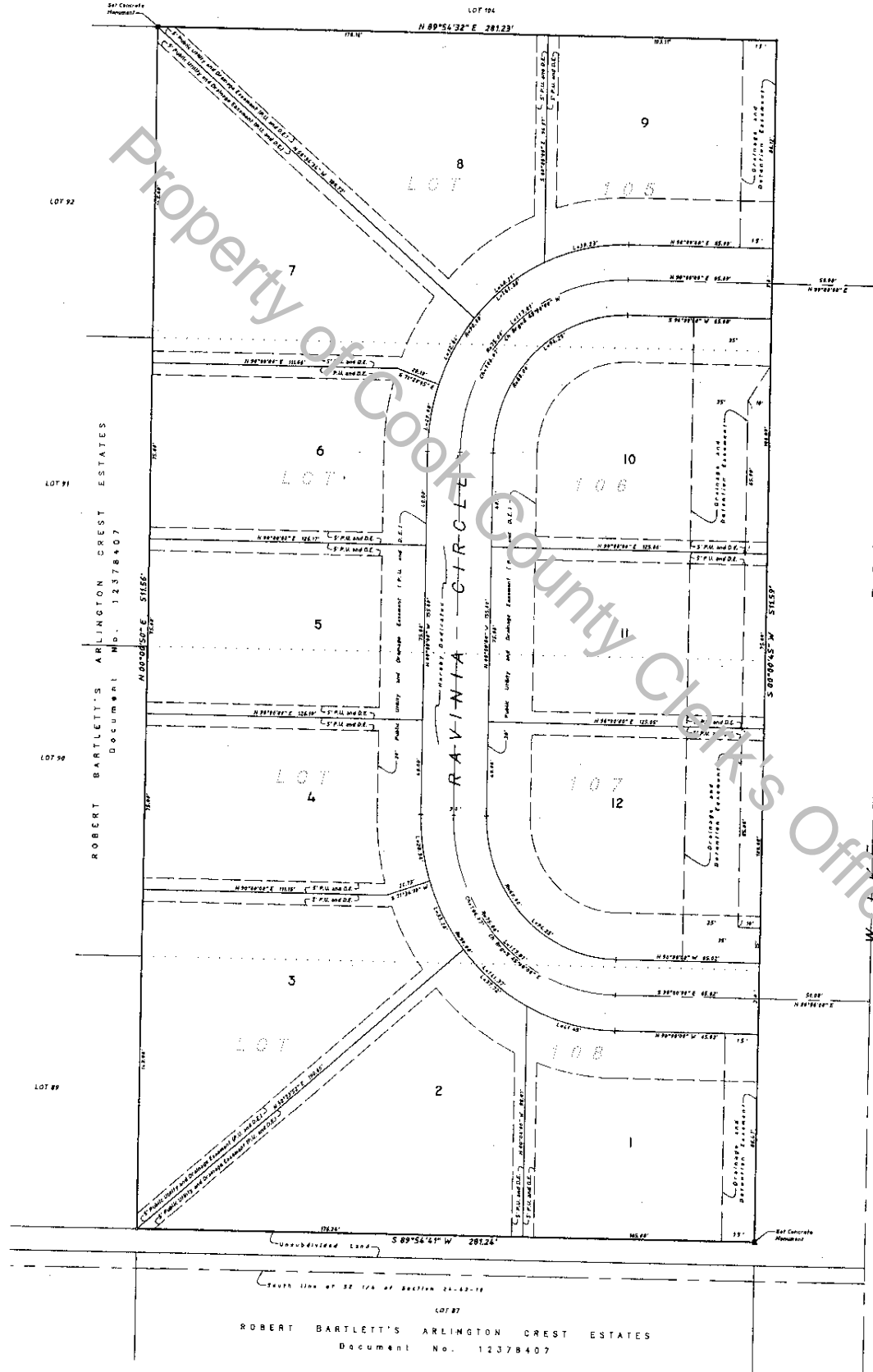
NICK'S SUBDIVISION NO. 2

BEING A PLANNED UNIT DEVELOPMENT OF LOTS 105, 106, 107 AND 108 OF ROBERT BARTLETT'S ARLINGTON CREST ESTATES BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE 5RD PRINCIPAL MERIDIAN, CITY OF PALATINE, COOK COUNTY, ILLINOIS.



SCALE: 1" = 20'
REVISED: 06-13-05
REVISED: 06-30-05
REVISED: 07-19-05

ROBERT BARTLETT'S ARLINGTON CREST ESTATES
Document No. 12378407



LOT AREA SUMMARY

Lot No.	Square Feet	Acres
1	8,451	0.21827
2	12,078	0.27730
3	10,112	0.27808
4	9,474	0.21750
5	9,494	0.21738
6	9,473	0.21746
7	11,980	0.27522
8	12,213	0.28037
9	9,181	0.21079
10	11,730	0.25928
11	9,278	0.21051
12	11,751	0.25931
TOTAL	145,872	3.32627

NOTE: Other Areas To Which Road From Lots 1, 2, 3, 11 and 12 shall be prohibited.

ROBERT BARTLETT'S ARLINGTON CREST ESTATES
Document No. 12378407

SITE PLAN

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03/27/2004 11:34 84735995000

CORNERSTONE

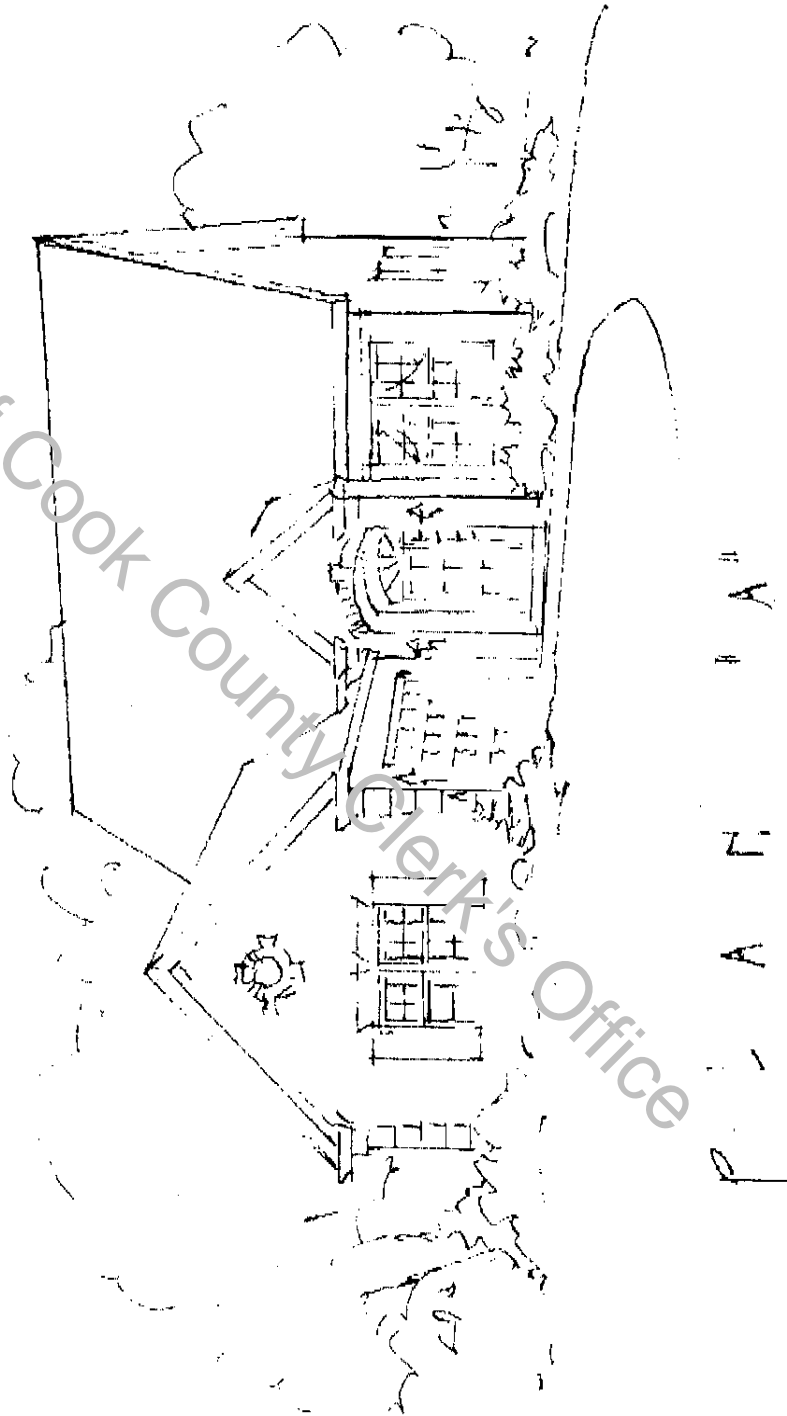
PAGE 02

FROM : James P. Byrnes Associates

FAX NO. : 815-455-2195

Mar. 18 2004 06:08PM F2

Property of Cook County Clerk's Office



P - A F - A

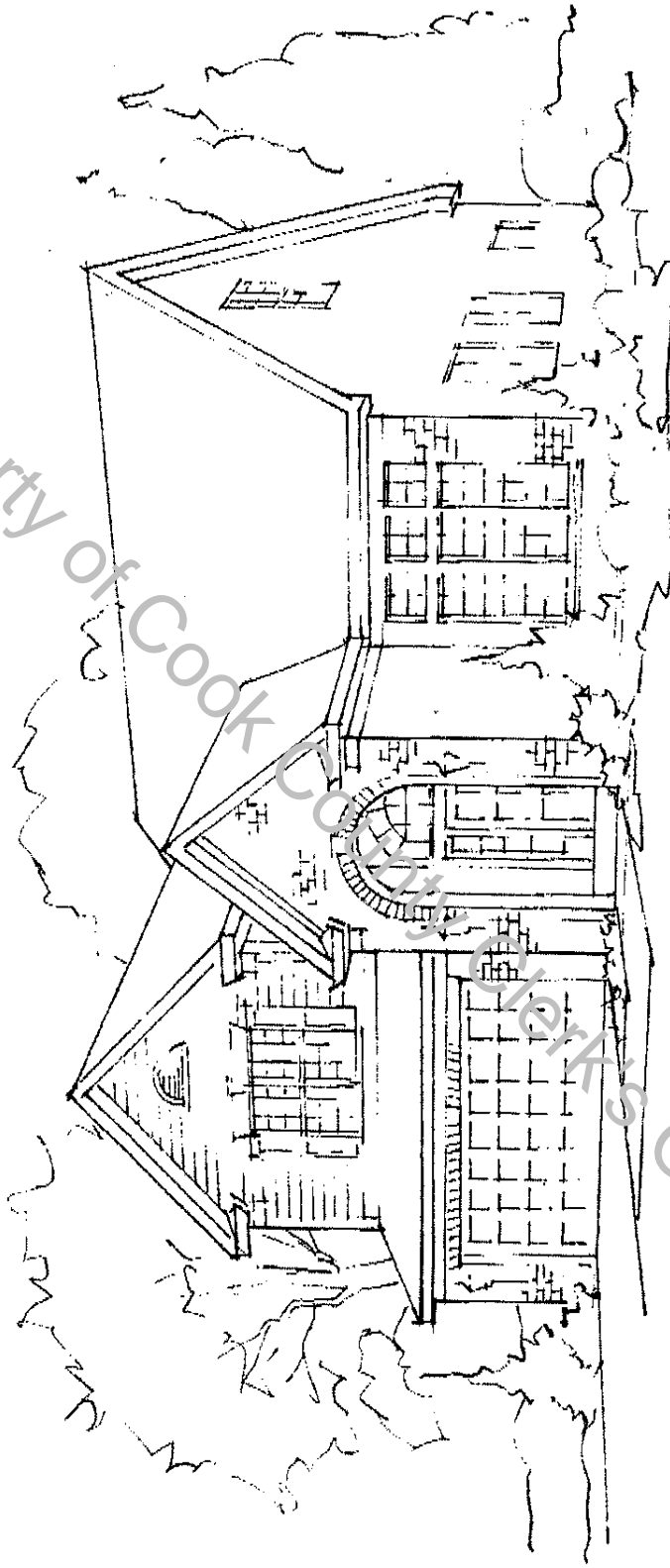
EXHIBIT "B"
(12 pages)

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FROM : James R Byrnes Associates

FAX NO. : 815 455-2195

Apr. 01 2004 09:53AM P1



Property of Cook County Clerk's Office

P L A N " C "

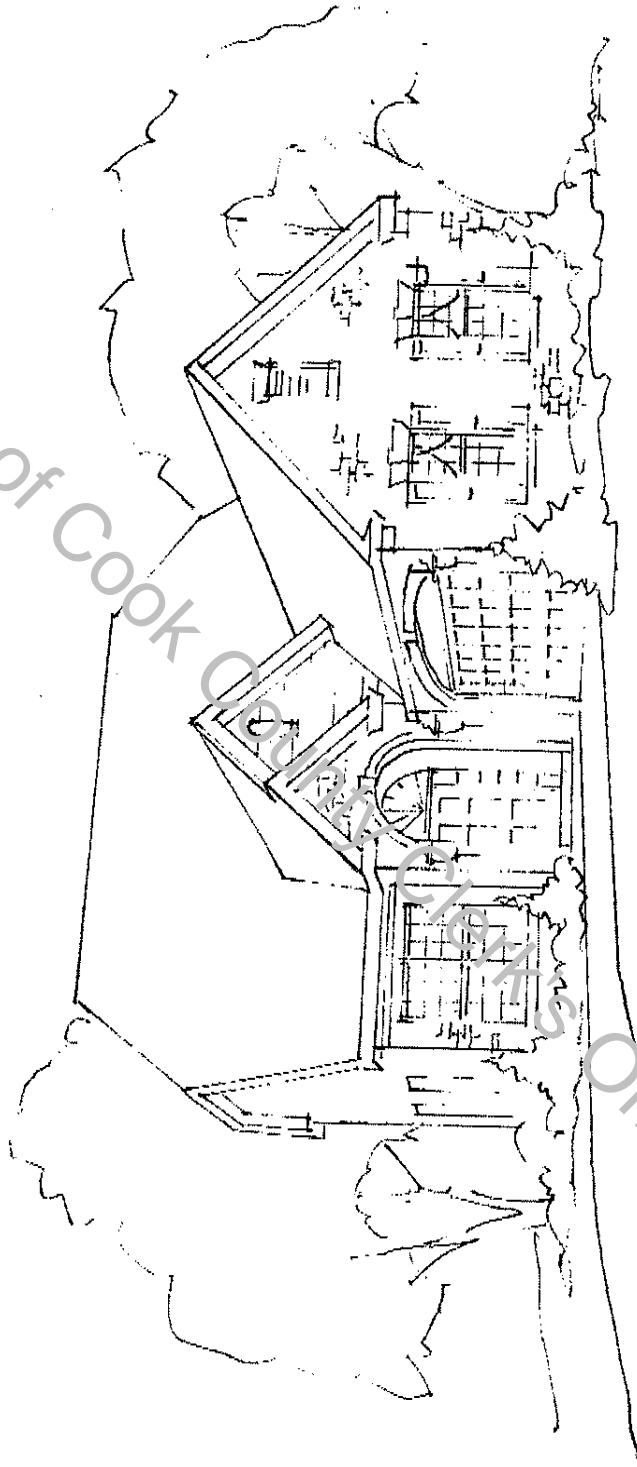
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FROM : James R Byrnes Associates

FAX NO. : 815 455-2195

Apr. 01 2004 09:55AM P2

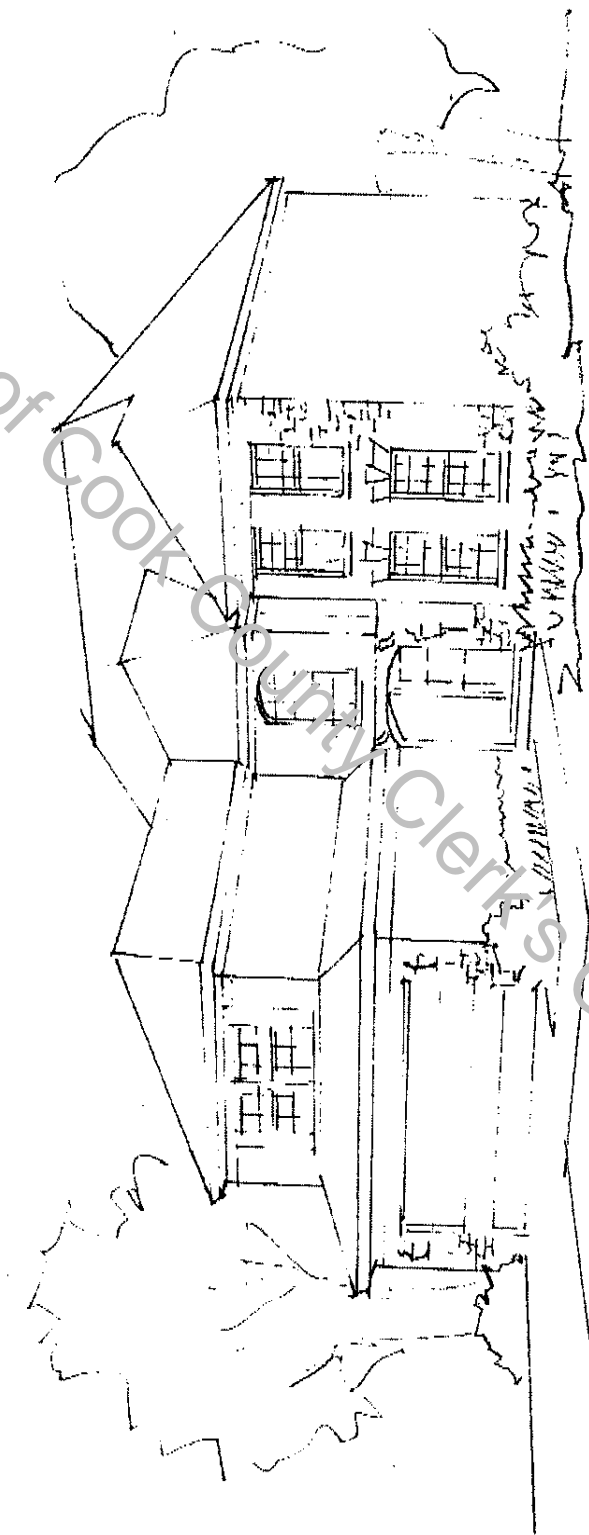
Property of Cook County Clerk's Office



"A" ALTERNATE

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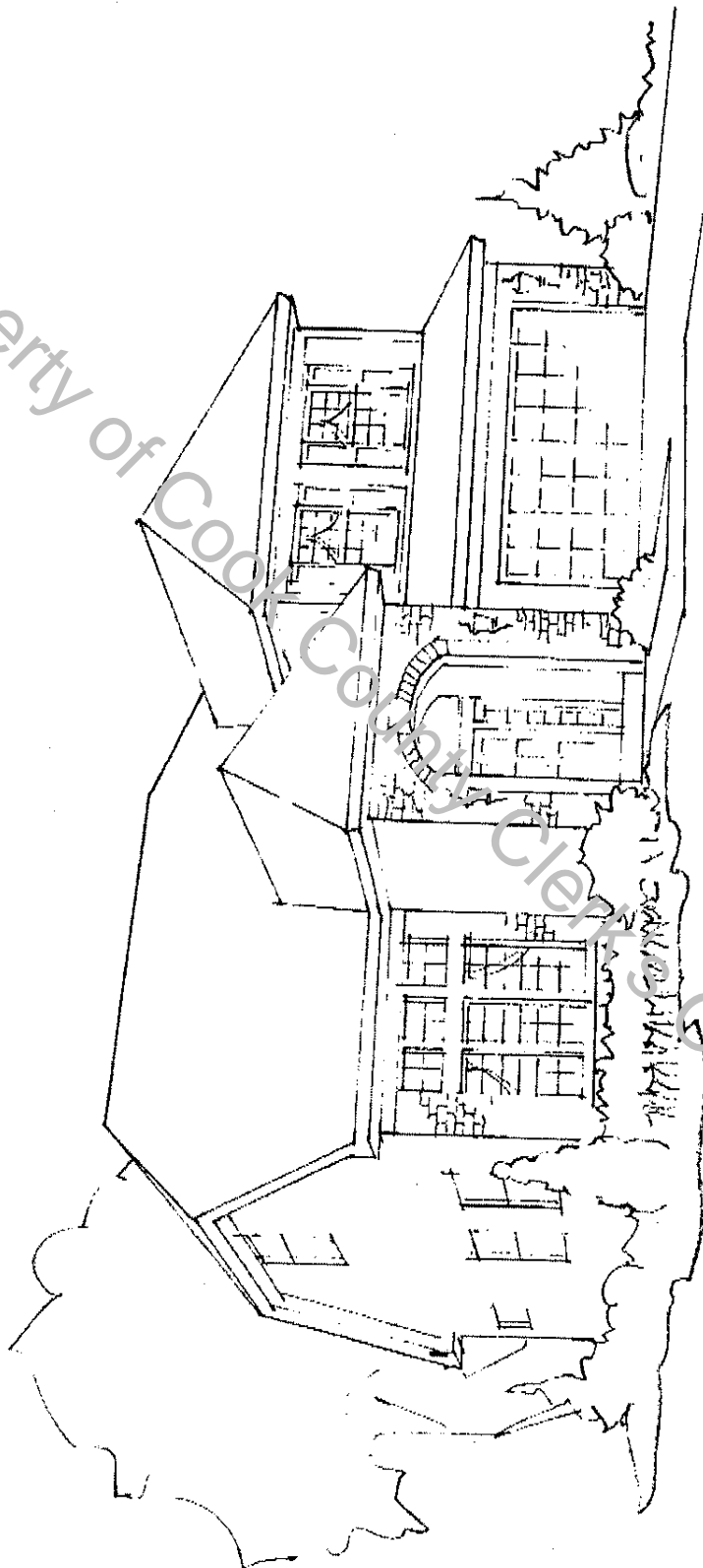
Property of Cook County Clerk's Office



ALTERNET

UNOFFICIAL COPY

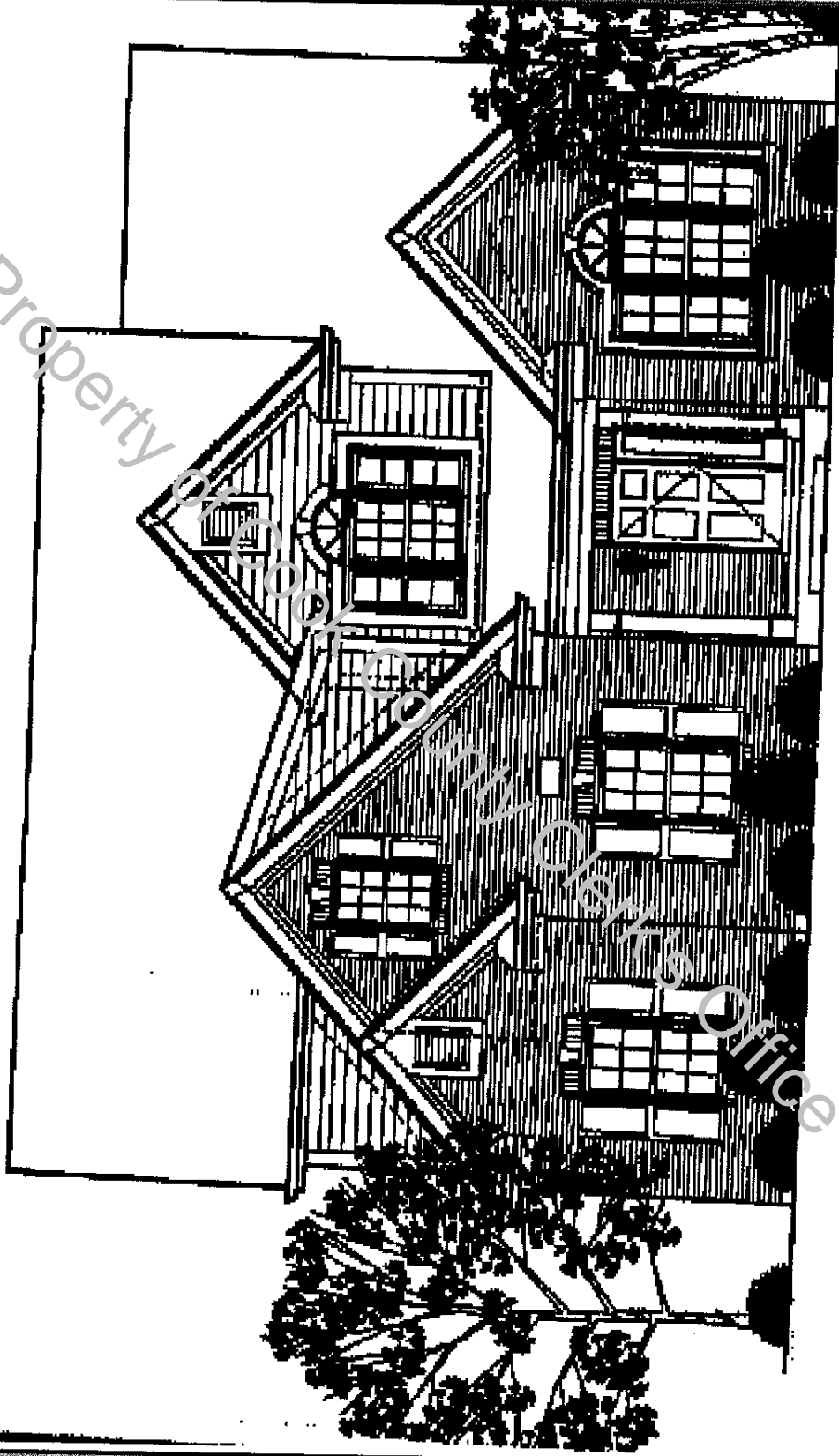
Property of Cook County Clerk's Office



'C' - ALTERNATE

UNOFFICIAL COPY

Property of **FOOT COUNTY** Clerk's Office

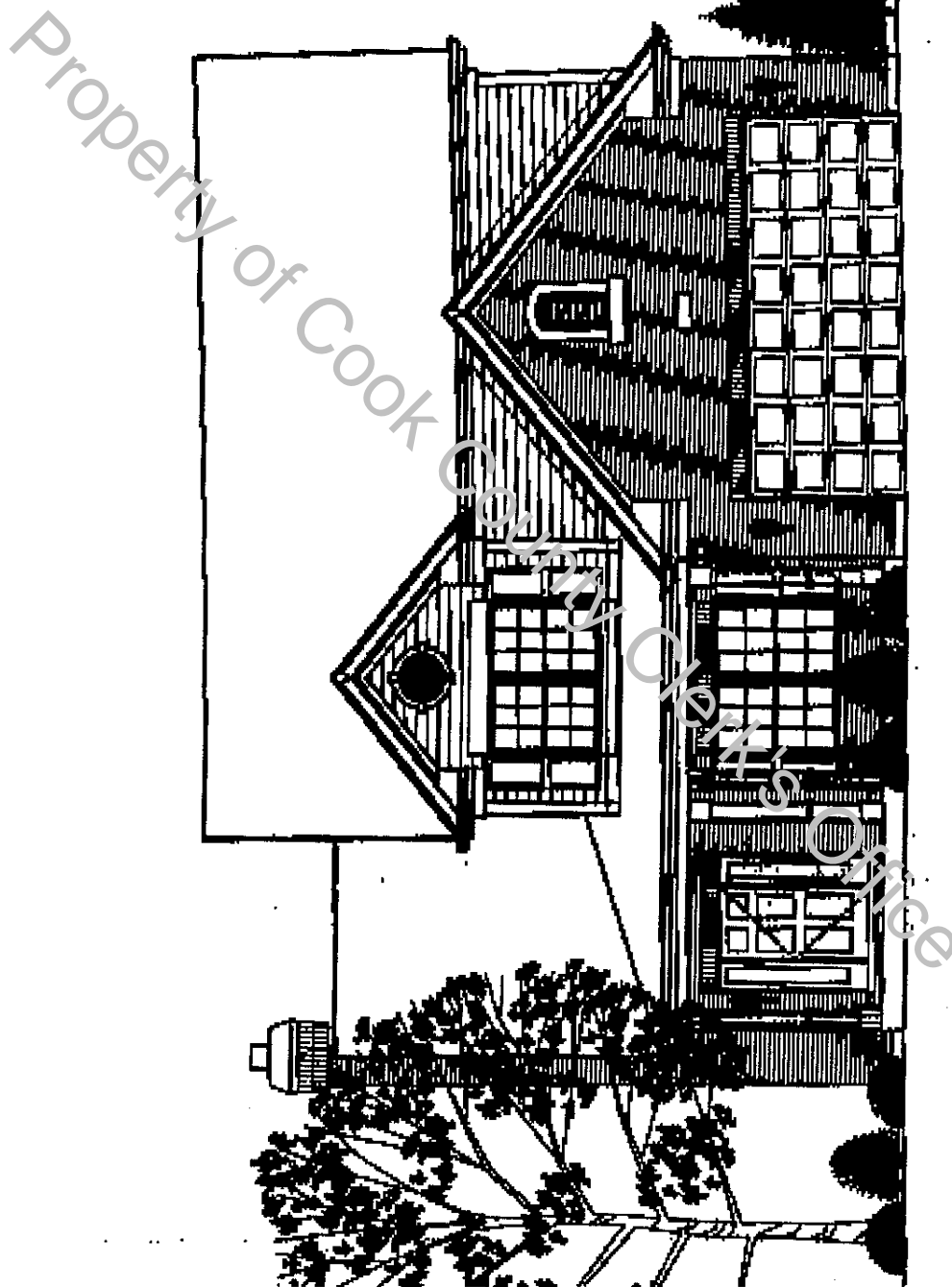


UNOFFICIAL COPY

DATE: 11/11/2009 11:58 AM

PROJECT: 0611518048

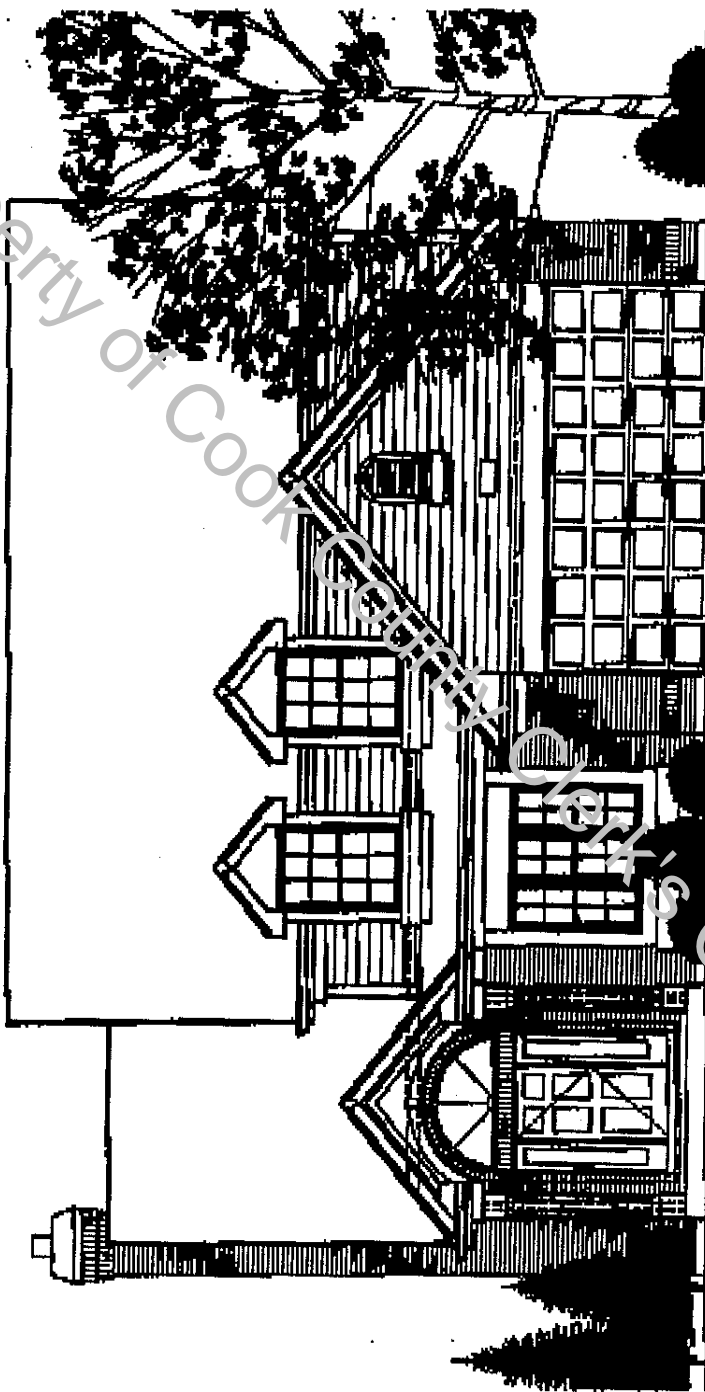
ARCHITECT: BERKOWITZ ARCHITECTS



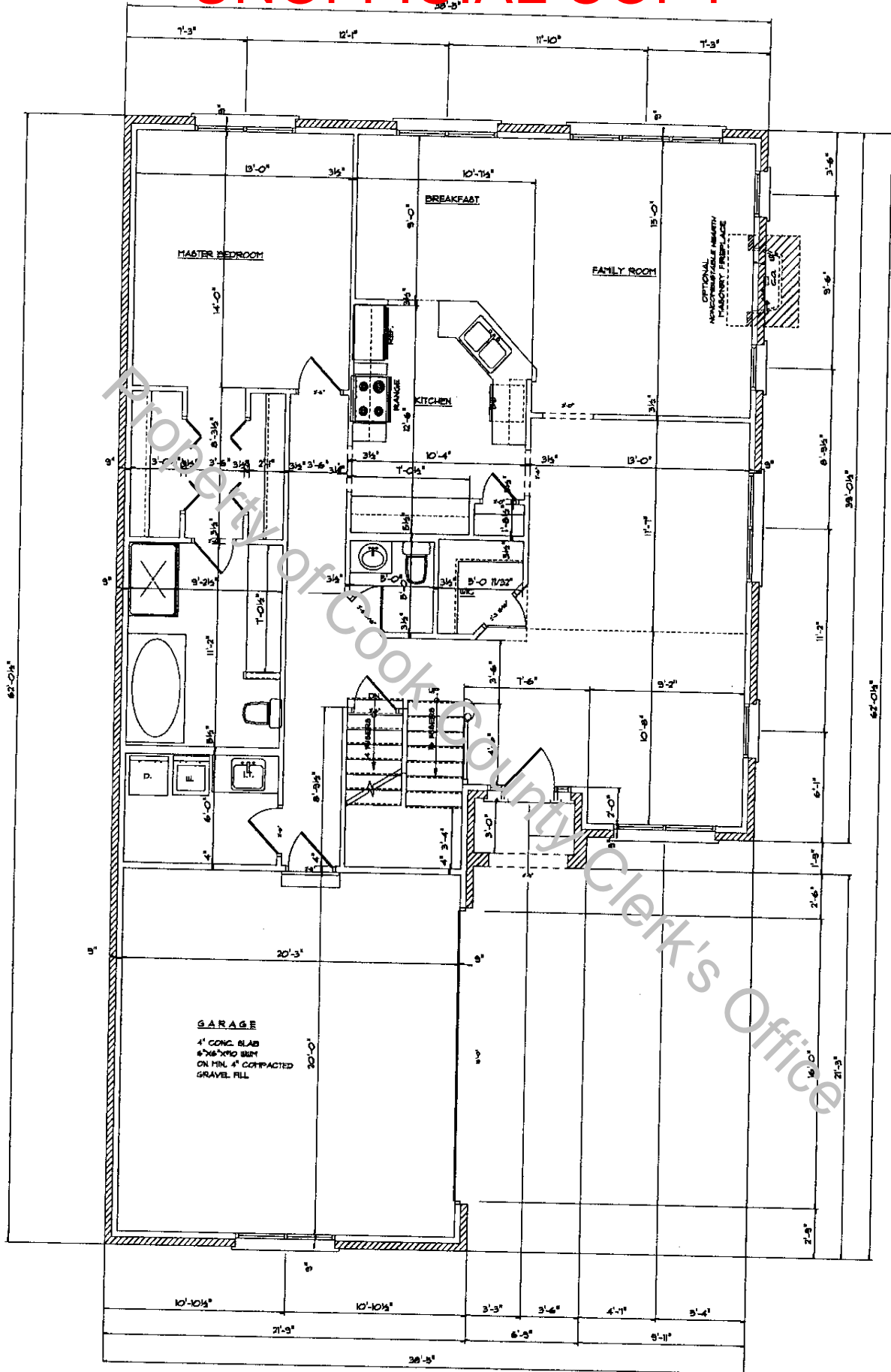
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FROM : EBERSDORFER ARCHITECTS
PHONE NO. : 988 483 2824
DATE : 11.11.2005

Property of Cook County Clerk's Office



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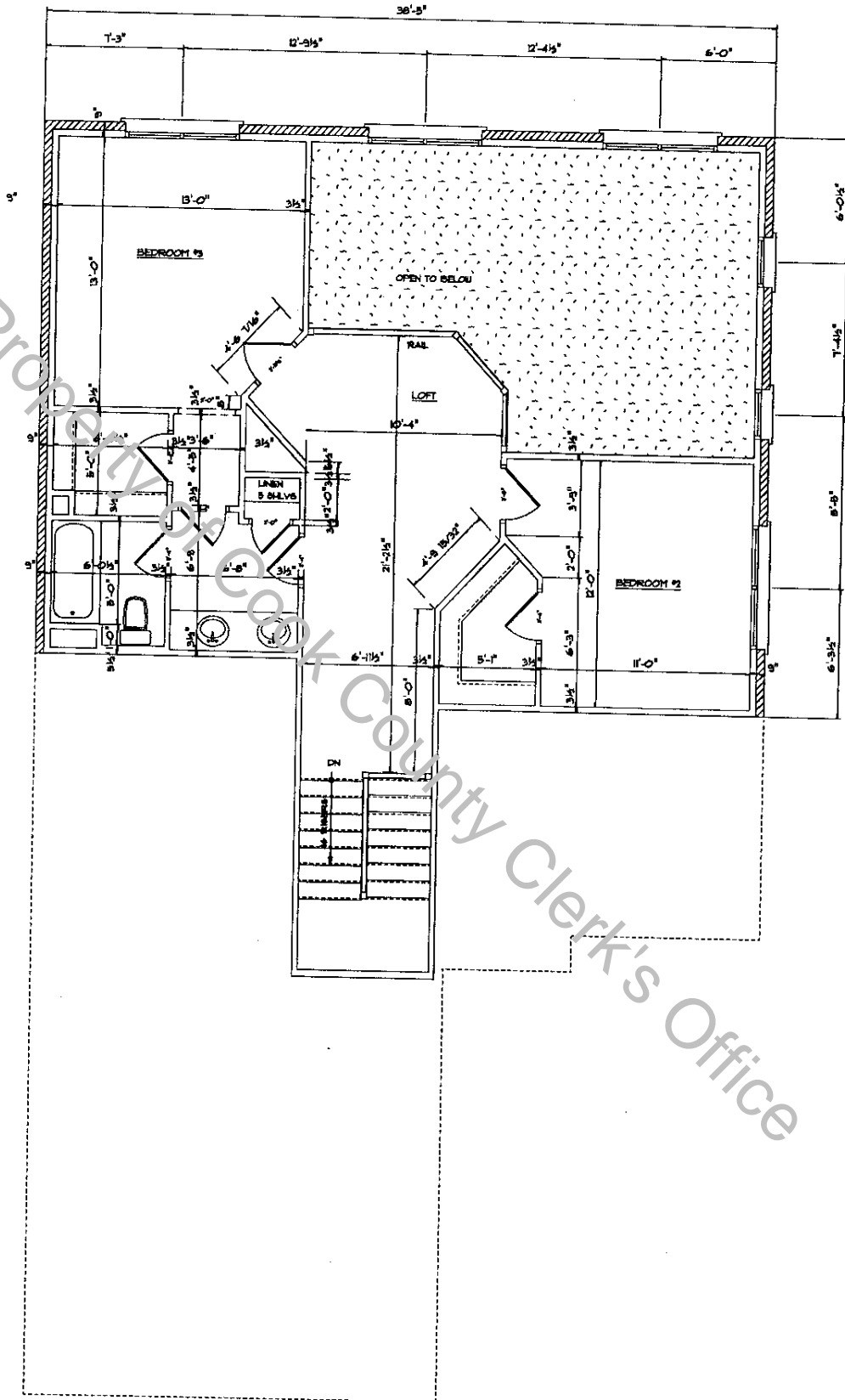


FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

FIRST FLOOR	1536 S.F.
SECOND FLOOR	752 S.F.
TOTAL AREA:	2288 S.F.

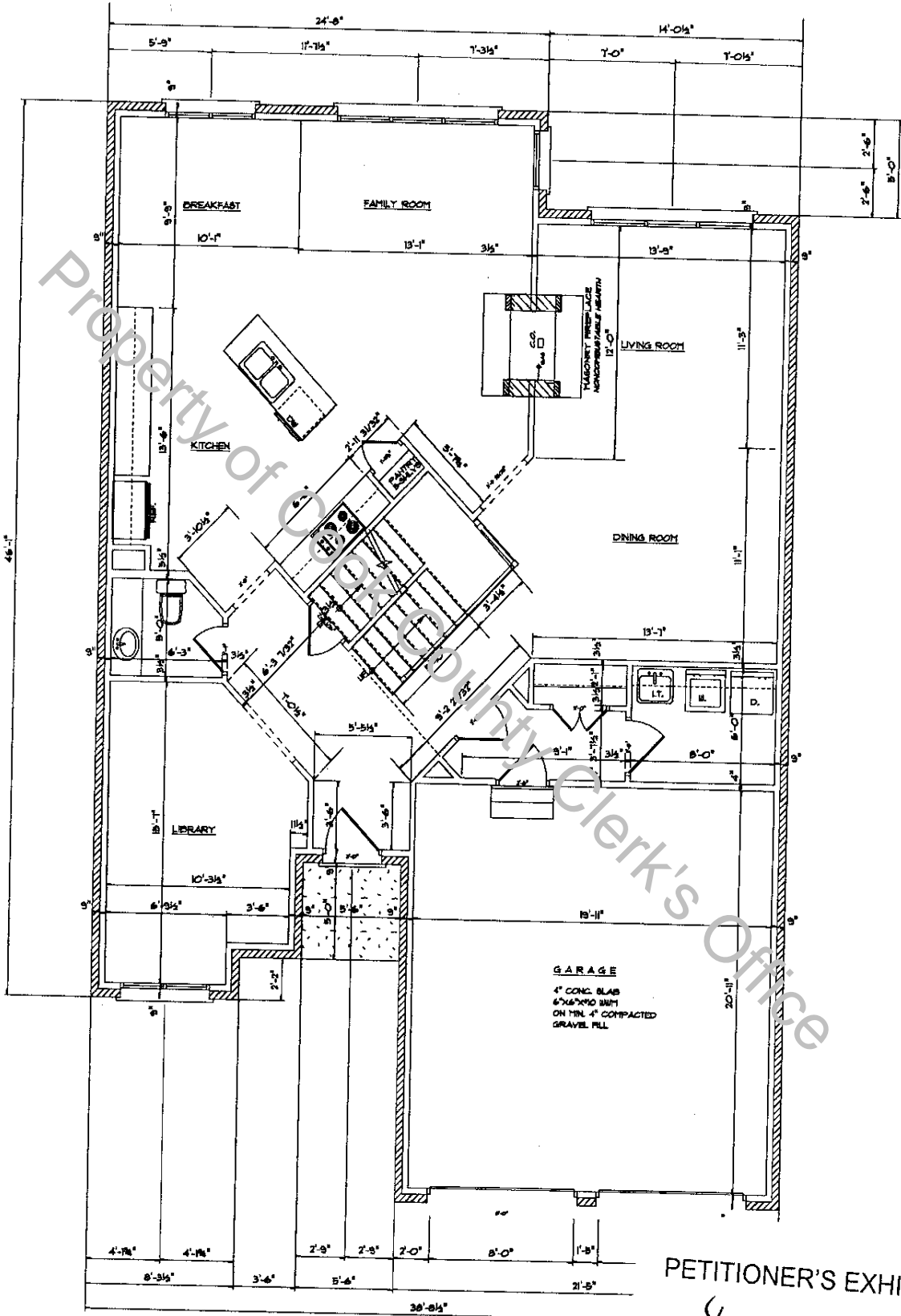
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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

UNOFFICIAL COPY



FIRST FLOOR PLAN

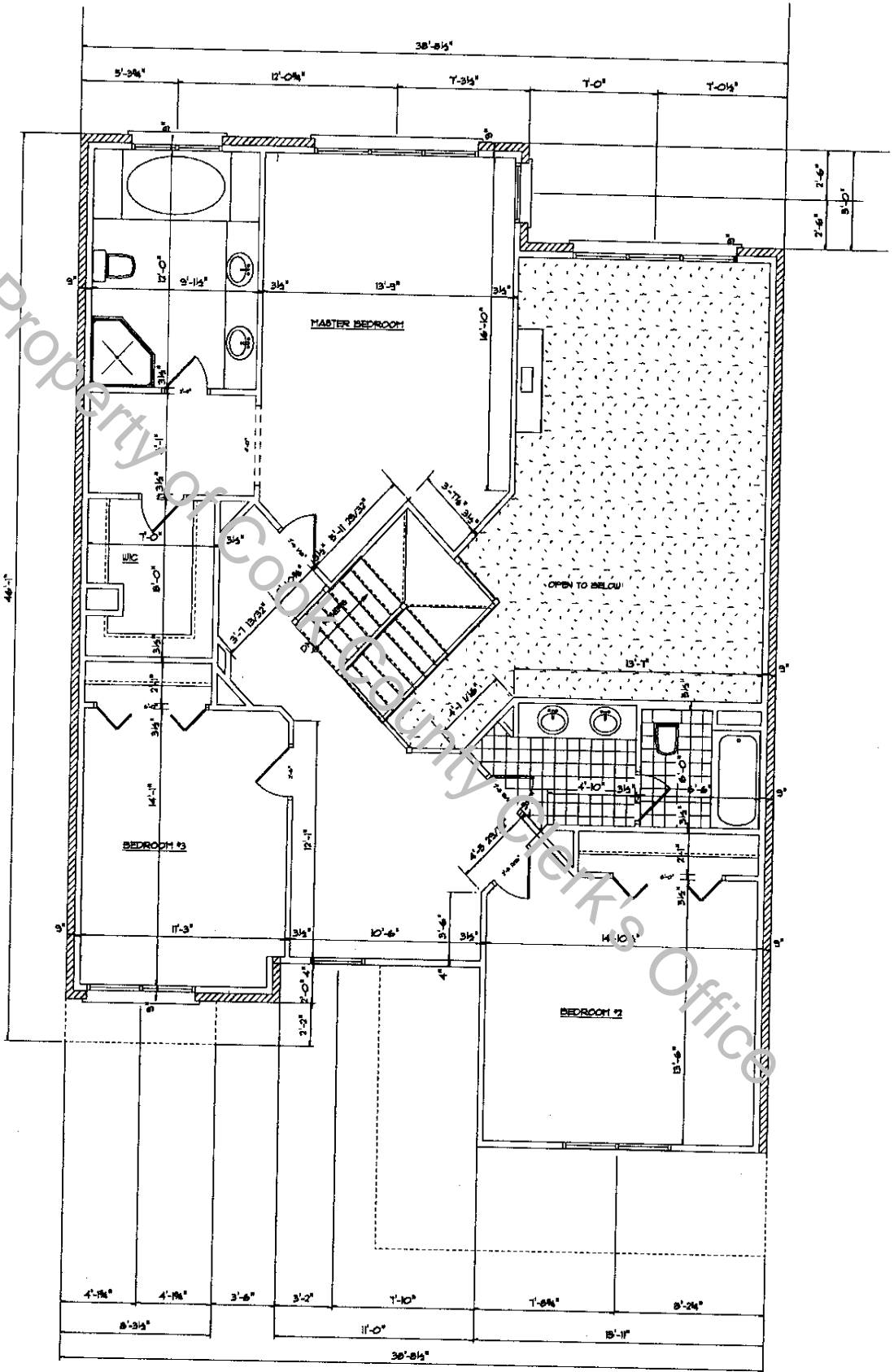
SCALE 1/4" = 1'-0"

PETITIONER'S EXHIBIT

8

FIRST FLOOR	1426 S.F.
SECOND FLOOR	1280 S.F.
TOTAL AREA:	2716 S.F.

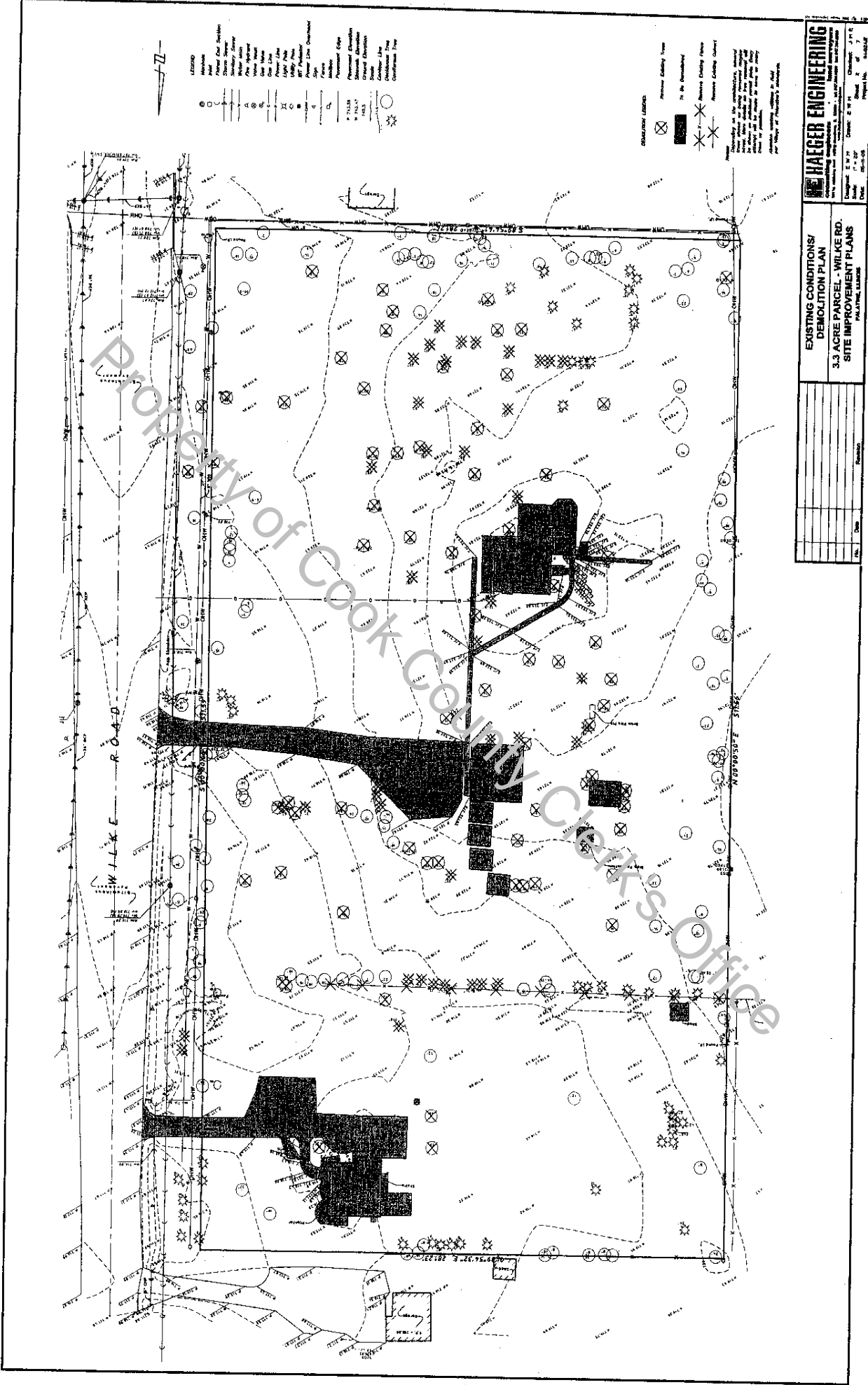
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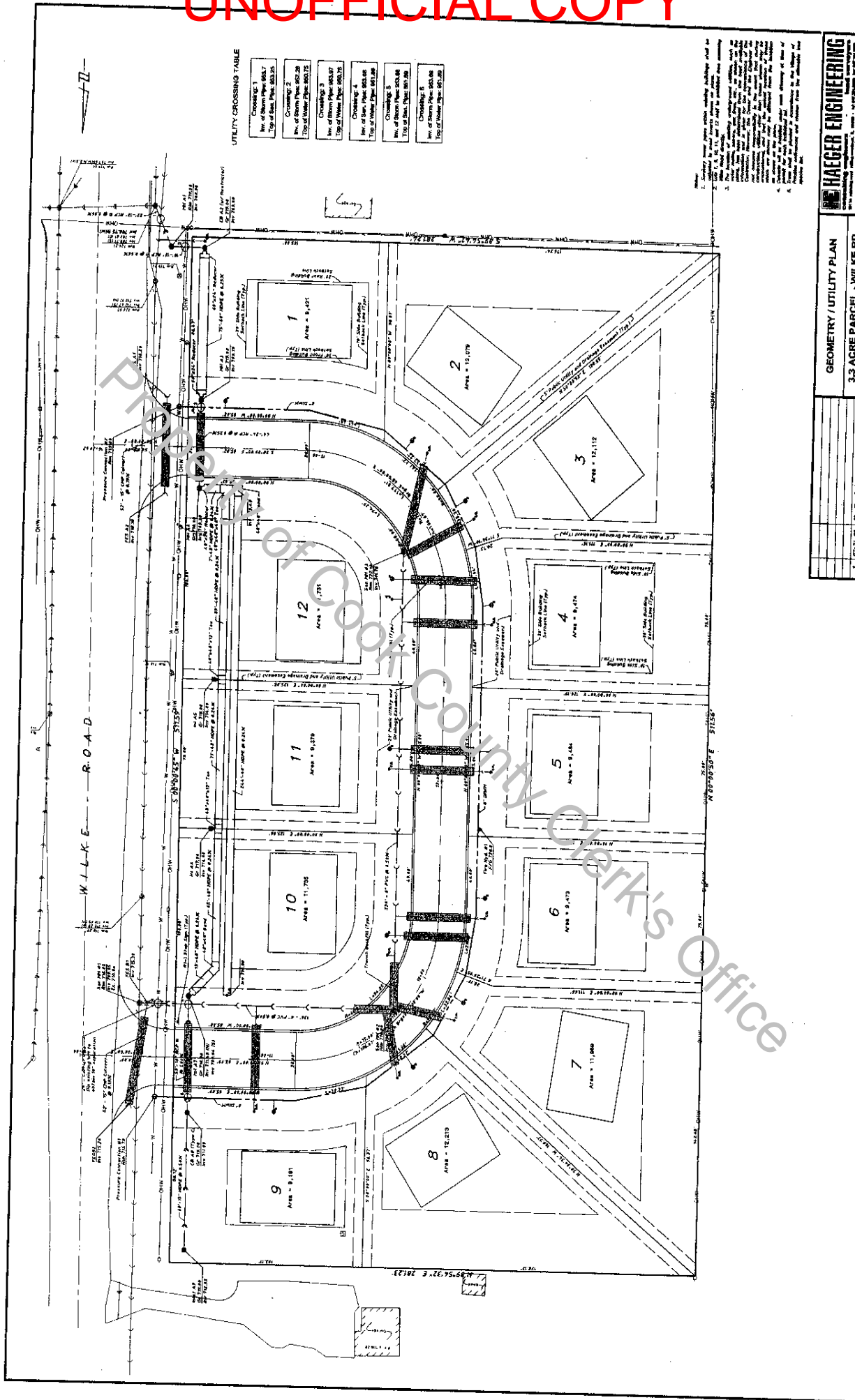
SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

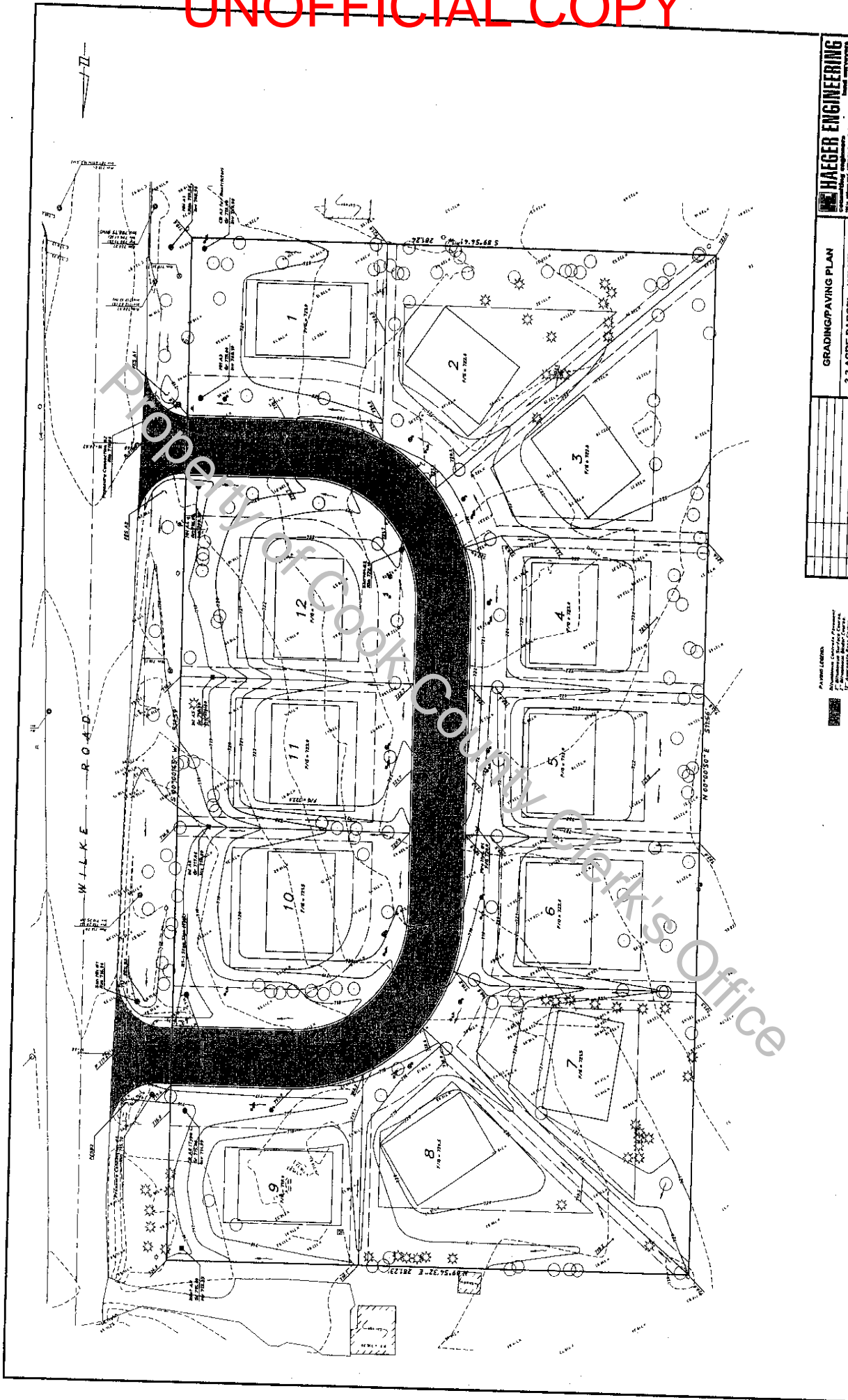
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HAEGER ENGINEERING
 1000 N. WILKE ROAD
 PALM BEACH, FL 33411
 Phone: 561-845-1100
 Fax: 561-845-1101
 Email: info@haegereng.com

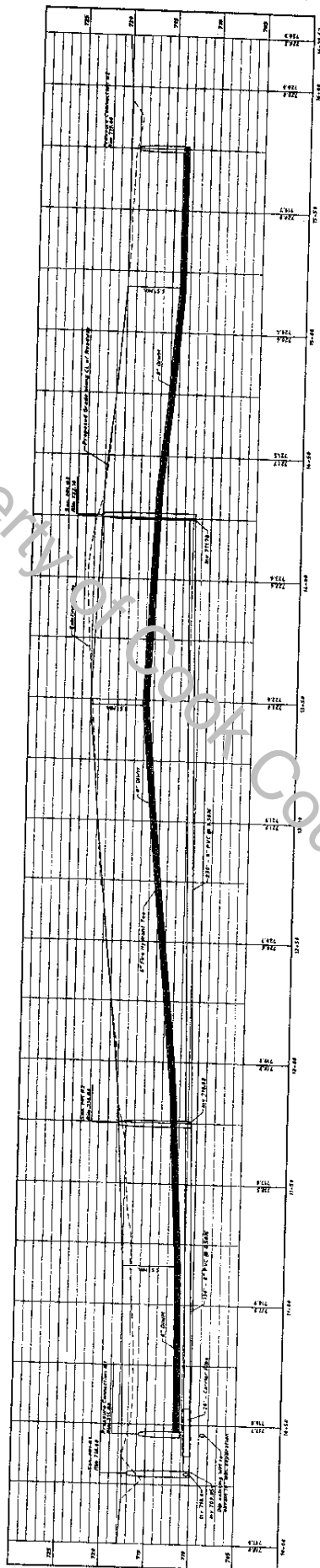
GRADING/PAVING PLAN
3.3 ACRE PARCEL - WILKE RD.
SITE IMPROVEMENT PLANS
 PALM BEACH, FLORIDA

No.	Date	Revised
1	07-27-07	Site Plan
2	08-03-07	Site Plan

ALL WORK SUBJECT TO THE APPROVAL OF THE PALM BEACH COUNTY ENGINEERING DEPARTMENT.
 THE ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

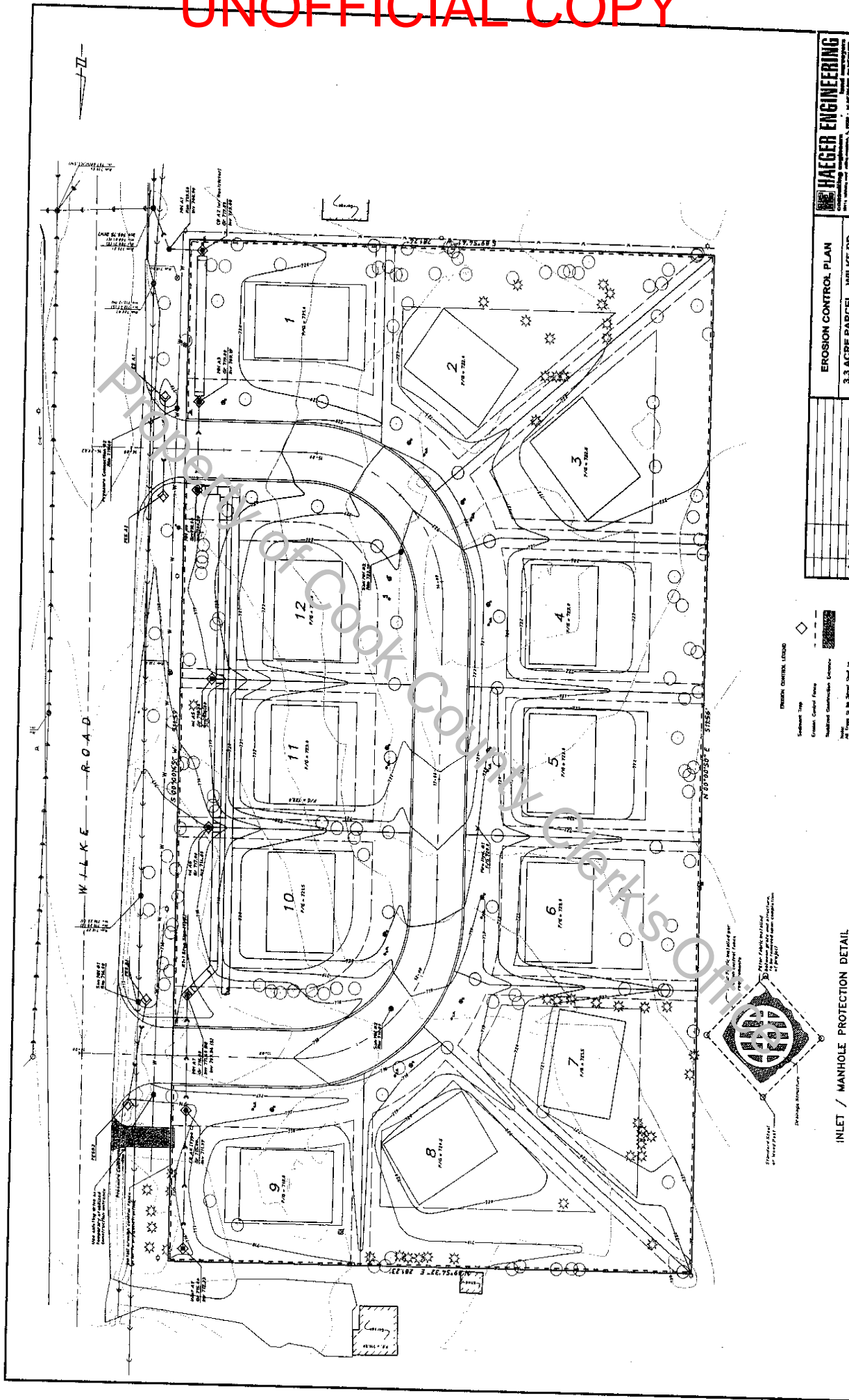
Property of Cook's Office

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HAEGER ENGINEERING Professional Engineers 1000 North LaSalle Street, Suite 200 Chicago, IL 60610 Phone: (312) 467-1000 Fax: (312) 467-1001 www.haegereng.com		Checked: J.H.E. Drawn: M.S.Z. Date: 04-11-04 Project No. 04-022
SANITARY & WATER MAIN PROFILE SHEET		3.3 ACRE PARCEL - WILKE RD. SITE IMPROVEMENT PLANS PALMARE, ILLINOIS
Scale:	Revision:	

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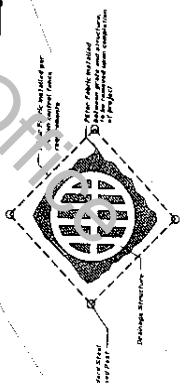


HAEGER ENGINEERING
 1011 W. WILKE RD. SUITE 100
 WILKE, MO 64785
 PHONE: 660-351-1234
 FAX: 660-351-1235
 WWW: www.haegereng.com

EROSION CONTROL PLAN
3.3 ACRE PARCEL - WILKE RD.
SITE IMPROVEMENT PLANS

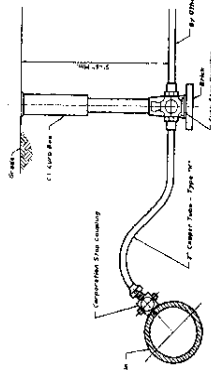
DATE: 05/15/2018
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT NO.: 18-0012

- EROSION CONTROL LEGEND**
- Sediment Basin
 - Check Dam
 - Silt Fence
 - Swale
 - Grass Strip
 - Vegetation
 - Structural Foundation
 - Structural Footing
 - Structural Wall
 - Structural Slab
 - Structural Column
 - Structural Beam
 - Structural Joist
 - Structural Truss
 - Structural Roof
 - Structural Floor
 - Structural Ceiling
 - Structural Partition
 - Structural Stair
 - Structural Elevation
 - Structural Section
 - Structural Detail
 - Structural Note

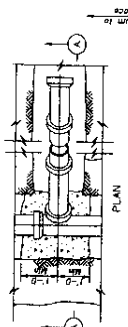


INLET / MANHOLE PROTECTION DETAIL
PLAN VIEW

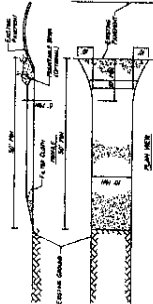
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CURB BOX INSTALLATION

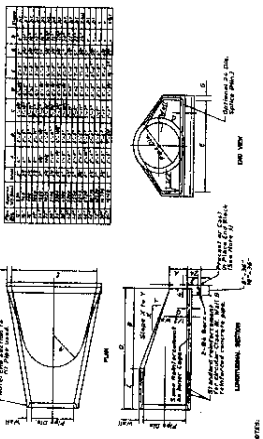


TYPICAL RISER DETAIL



- CONSTRUCTION SPECIFICATIONS**
1. Slope 1:1.
 2. Minimum 3' depth of compacted granular bedding.
 3. Minimum 2' depth of compacted granular bedding above the trench.
 4. Minimum 12" depth of compacted granular bedding above the trench.
 5. 18" depth of compacted granular bedding above the trench.
 6. 12" depth of compacted granular bedding above the trench.
 7. 18" depth of compacted granular bedding above the trench.
 8. 12" depth of compacted granular bedding above the trench.
 9. 18" depth of compacted granular bedding above the trench.
 10. 12" depth of compacted granular bedding above the trench.

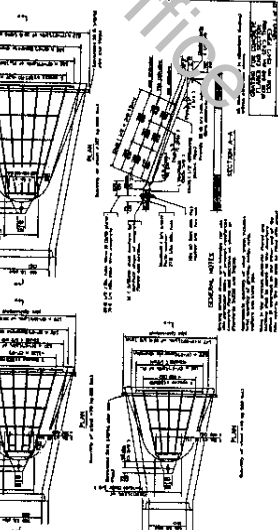
STABILIZED CONSTRUCTION ENTRANCE



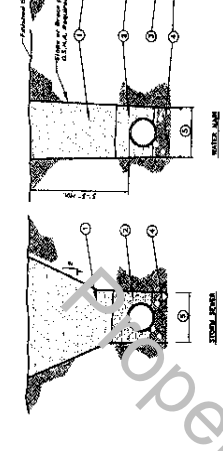
TYPICAL SANITARY MANHOLE

- NOTES:**
1. All materials shall conform to the specifications listed herein.
 2. The manhole shall be constructed in accordance with the specifications listed herein.
 3. The manhole shall be constructed in accordance with the specifications listed herein.
 4. The manhole shall be constructed in accordance with the specifications listed herein.
 5. The manhole shall be constructed in accordance with the specifications listed herein.

PRECAST FLARED END SECTION



MANHOLE - TYPE A



TYPICAL TRENCH CROSS SECTION

- SECTION LINES**
1. 18" depth of compacted granular bedding above the trench.
 2. 12" depth of compacted granular bedding above the trench.
 3. 18" depth of compacted granular bedding above the trench.
 4. 12" depth of compacted granular bedding above the trench.
 5. 18" depth of compacted granular bedding above the trench.
 6. 12" depth of compacted granular bedding above the trench.
 7. 18" depth of compacted granular bedding above the trench.
 8. 12" depth of compacted granular bedding above the trench.
 9. 18" depth of compacted granular bedding above the trench.
 10. 12" depth of compacted granular bedding above the trench.



INLET - TYPE A

EROSION CONTROL FENCE



CATCH BASIN - TYPE A



PRESSURE CONNECTION VAULT



CATCH BASIN - RESTRICTOR



TYPICAL TRENCH CROSS SECTION

- NOTES:**
1. All materials shall conform to the specifications listed herein.
 2. The trench shall be constructed in accordance with the specifications listed herein.
 3. The trench shall be constructed in accordance with the specifications listed herein.
 4. The trench shall be constructed in accordance with the specifications listed herein.
 5. The trench shall be constructed in accordance with the specifications listed herein.

DETAIL SHEET

3.3 ACRE PARCEL - WILKE RD.

SITE IMPROVEMENT PLANS

PROPERTY LOCATIONS

HAEGER ENGINEERING

12345 Main Street, Suite 100, Atlanta, GA 30303

Phone: 404-555-1234

Project No. 12345

Sheet No. 24 of 28

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DEPT. OF COMMUNITY DEVELOPMENT
VILLAGE OF PALATINE

PETITION FOR HEARING

FINAL PLANNED DEVELOPMENT
AND REZONING TO "P"

FOR OFFICE USE ONLY	
Zoning Docket #	_____
Property recorded in Tazewell	_____
Filing Fee \$	_____ Date Filed _____

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Bill Tarotano
 Address: 28 S WYNDSTONE NORTH BARRINGTON IL
 Telephone No. 817-381-3444 Business Telephone No. 817-431-0101 City, State, Zip

2. Authorized Agent of Petitioner (if different):
 Name: OF SAME
 Address: _____
 Telephone No. _____ City, State, Zip

3. Property Interest of Petitioner(s): 728 WILKE (5 LOTS) + 714 WILKE (2 LOTS)
Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed: 728 + 714 S WILKE RD.
 _____ Palatine, Illinois

5. All existing land uses on the property are: Single-Family

6. Current zoning of property in question: R-5 Size of the property: 3.3 acres

7. Briefly describe the final Planned Development plan. Discuss any changes to the final plan which are different from the approved preliminary plan, if any.
Subdividing into a Twelve Lot S.F. subdivision

8. Attach a list of the Conditions of Preliminary Approval (if any). Describe on a separate sheet how the Conditions of Preliminary Approval have been or will be satisfied in the final development plans. All conditions of preliminary approval must be satisfied before this item will be scheduled for a public hearing.

PETITIONER'S EXHIBIT

1

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Petition for Hearing
Final Planned Development & Rezoning

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.
10. The 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: 4/17/05

Date: 4-17-05

[Signature]
[Signature]
 BILL TARSITANO

SUBSCRIBED AND SWORN to before me this
18 day of April, 2005.

[Signature]
 Notary Public



UNOFFICIAL COPY CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Public Notice
 A public hearing will be held before the Plan Commission on Tuesday, September 6, 2005, at 8:00 p.m. in Meeting Room C in the Palatine Community Center, 200 E. Wood Street, relative to a request for:

1. Preliminary and Final Planned Development to permit a 12 lot single-family residential subdivision;
2. Preliminary and Final Plat of Subdivision to be known as Nick's Subdivision No. 2; and
3. Rezoning from "R-1C" Single Family Residential to "P" Planned Development.

The property is commonly known as 714 and 728 S. Wilke Road (PIN # 02-24-07-020/03/054/054/054/057/058). The above petition has been filed by Bill Tarsitano and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

CASE NO: 05-61
 VILLAGE OF PALATINE
 Dennis Dwyer, Chair
 Palatine Plan Commission
 DATED: This 22nd day of August, 2005
 Published in Daily Herald August 22, 2005 (3589761)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, Purlington, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elmhurst, 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 Hill, 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 22, 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 Bratanick*
 Authorized Agent

Control # T3589761

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 19 day of September, 2005, and that said ordinance was deposited and filed in the office of the Village Clerk on the 19 day of September, 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: 4 NAYS: 1 ABSENT: 1 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 September, 2005.

(SEAL)



 Margaret R. Duer
 Palatine Village Clerk