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Doc#: 0700355128 Fee: \$52.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 01/03/2007 10:50 AM Pg: 1 of 15

ORDINANCE NO. 0-221-06

AN ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE #0-18-04
THE PROVIDENCE BUILDING LOCATED AT
43-53 N. BOTHWELL, 17-29 W. WILSON STREET, 16-24 W. STATION STREET AND
50 N. PLUM GROVE ROAD (CASE NO. 06-164)

PIN: 02-15-424-006

Village of Palatine
Attn: Village Clerk
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 December 11, 2006

(15)

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ORDINANCE NO. 0-221-06

AN ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE #0-18-04
THE PROVIDENCE BUILDING LOCATED AT
43-53 N. BOTHWELL, 17-29 W. WILSON STREET, 16-24 W. STATION STREET AND
50 N. PLUM GROVE ROAD (CASE NO. 06-164)

WHEREAS, Ordinance #0-13-04, granted Final Planned Development approval;
and

WHEREAS, the Petitioner has requested a Planned Development Amendment
to permit up to 12,000 square feet of Restaurant Uses in the first floor commercial
space, on the legally described property attached hereto as Exhibit "1".

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 the Planned Development Ordinance #0-18-04 be amended
to permit up to 12,000 square feet of Restaurant Uses in the first floor commercial
space, is hereby granted, subject to the following conditions:

1. No more than 12,500 square feet of restaurant uses will be permitted within the first floor commercial space of the Providence Building. If any restaurant use(s) results in a total combined restaurant square footage of more than 12,500 square feet, then the specific restaurant(s) resulting in a total restaurant square footage of more than 12,500 square feet shall be required to obtain a Special Use and shall be subject to the standard application and review process.

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2. Any request for a liquor license shall be subject to the standard application and review process.
3. The Developer shall present a uniform signage plan and criteria for this commercial space for review and approval by the Village Manager.
4. The Village Council shall review each restaurant through a plan approval process prior to occupying the tenant space and shall have the ability to impose any restrictions deemed appropriate therein.

SECTION 1 2: Except as specifically modified herein, all provisions of Ordinance #0-18-04, shall remain in full force and effect.

SECTION 2: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 11 day of December, 2006

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

APPROVED by me this 11 day of December, 2006


Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 11 day of
December, 2006


Village Clerk

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Exhibit 1

Lots 1-7 of the Town of Palatine, being a subdivision of the West 16 2/3 acres of the South 31 acres of the West 1/2 of the Southwest 1/4 of Section 14 and the Southeast 24.12 acres of the South 31 acres of the East 1/2 of the Southeast 1/4 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois and

Strip of land 25.00 feet wide described as follows: Beginning at a point on the East line of Bothwell Street at the Southwest corner of Lot 7 on the re-recorded plat of survey of Joel Wood's Addition to Palatine in the West half of the Southwest 1/4 of Section 14, and the East half of the Southeast 1/4 of Section 15, all in Township 42 North, Range 10, East of the Third Principal Meridian, Circuit Court Decree recorded November 22, 1937 as Document No. 12085454; thence 29.00 feet Southerly along the East line of Bothwell Street extended to the South; thence 164.68 feet Southeasterly along a line 25.00 feet as measured Southwesterly at right angles to Southwesterly line of said Lot 7, said line being parallel to said Southwesterly line of said Lot 7; thence 49.11 feet Easterly on a line parallel with the Northerly line of Slade Street, to the Southwesterly line of said Lot 7; thence 221.67 feet Northwesterly along the said Southwesterly line of said Lot 7, to the point of beginning, in the re-recorded plat of Joel Woods Subdivision, all in Cook County, Illinois.

UNOFFICIAL COPYORDINANCE NO. 0-18-04

**AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
55 & 51 N. BOTHWELL AND 46, 52 & 58 N. PLUM GROVE ROAD
TO BE KNOWN AS BLOCK 31 OF PALATINE**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on January 20, 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 1-7 of the Town of Palatine, being a subdivision of the West 16 2/3 acres of the South 31 acres of the West 1/2 of the Southwest 1/4 of Section 14 and the Southeast 24.12 acres of the South 31 acres of the East 1/2 of the Southeast 1/4 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois and

Strip of land 25.00 feet wide described as follows: Beginning at a point on the East line of Bothwell Street at the Southwest corner of Lot 7 on the re-recorded plat of survey of Joel Wood's Addition to Palatine in the West half of the Southwest 1/4 of Section 14, and the East half of the Southeast 1/4 of Section 15, all in Township 42 North, Range 10, East of the Third Principal Meridian, Circuit Court Decree recorded November 22, 1937 as Document No. 12085454; thence 29.00 feet Southerly along the East line of Bothwell Street

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extended to the South; thence 164.68 feet Southeasterly along a line 25.00 feet as measured Southwesterly at right angles to Southwesterly line of said Lot 7, said line being parallel to said Southwesterly line of said Lot 7; thence 49.11 feet Easterly on a line parallel with the Northerly line of Slade Street, to the Southwesterly line of said Lot 7; thence 221.67 feet Northwesterly along the said Southwesterly line of said Lot 7, to the point of beginning, in the recorded plat of Joel Woods Subdivision, all in Cook County, Illinois.

commonly known as 55 and 61 N. Bothwell and 46, 52 and 58 N. Plum Grove Road.

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 and subdivision of land shall substantially conform to plat of subdivision by Precision land surveying, and to the engineering plans by Precision land surveying dated 12/25/03, last revised 1/13/04, and to the site plan, elevations and floor plans by Tinaglia Architects, dated 8/29/03, last revised 1/13/04 except as they may be changed to conform to Village Codes and Ordinances and the following conditions: (Staff)
2. The Declarations of Covenants, Conditions and Restrictions shall be revised in a manner acceptable to the Village Attorney. (Staff)
3. The planned development shall be subject to the terms and conditions of the Redevelopment Agreement. In the event that the Planned Development Ordinance and the Redevelopment conflict, the more restrictive shall apply. (Staff)
4. The landscape plan shall be revised in a manner acceptable to the Village Manager. (Staff)
5. Balconies shall be kept clean, orderly and free from clutter. Only patio furnishings shall be permitted on the balconies. Bicycles, scooters or similar items shall not be stored on balconies. Clothing, sheets, blankets, laundry and similar items shall not be hung, exposed or stored on balconies. The use and storage of charcoal grills shall be prohibited. This condition shall be recorded as a deed restriction in a manner acceptable to the Village Attorney. Prior to the execution of a contract to purchase, the developer shall obtain from the purchaser a written acknowledgment of the restrictions (these restrictions are Village Ordinances) contained in this paragraph. (Staff)
6. The improvements to Plum Grove Road shall be constructed in a manner acceptable to the Village Council at a future date. (Staff)

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7. Commercial uses shall conform to the Village's B-2 General Business uses. The proposed uses shall be sales tax generating uses. (Staff)
8. "No Parking" signs shall be installed in the alley. (Staff)
9. Temporary access to the Plum Court Condos shall be provided in a manner acceptable to the Village Engineer with the approval of the Village Manager. (Staff)
10. The Village Council may reduce the required residential parking by up to 5 spaces, pending the final unit count to be constructed. This shall proceed as a minor amendment to the Planned Development. (Staff)
11. The engineering plans shall be revised in a manner acceptable to the Village Engineer with the approval of the Village Manager. (Staff)
12. The railwalk improvements shall conform to the Village Standards. (Staff)

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 9 day of February, 2004

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

APPROVED by me this 9 day of February, 2004

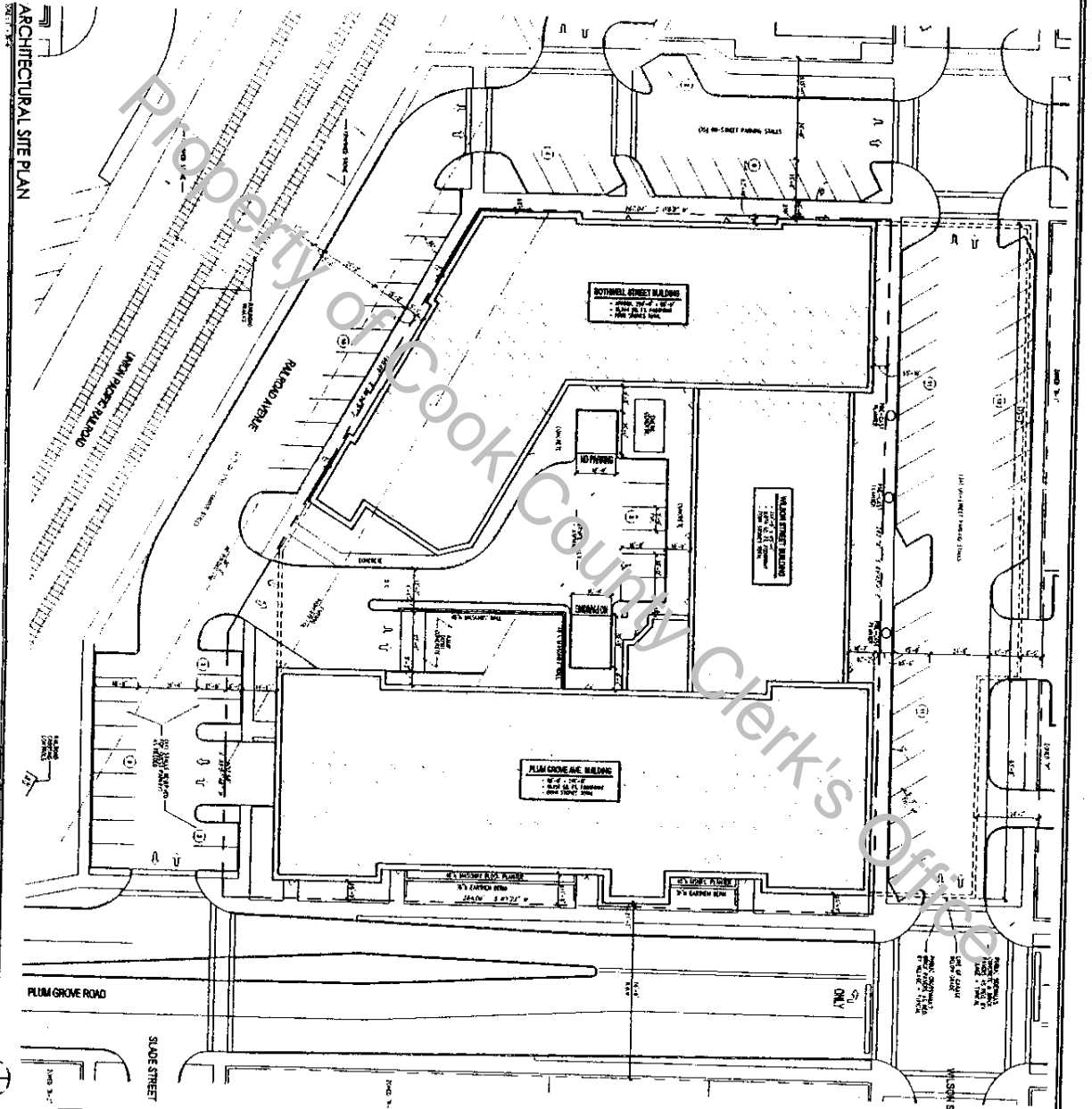
James V. Wilson
PRO TEM Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 9 day of
February, 2004

Margaret R. Davis
Village Clerk

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ARCHITECTURAL SITE PLAN



NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

<p>TINAGLIA</p> <p>1311 EAST CENTRAL ROAD SUITE 200 AURORA, ILLINOIS 60003 TEL: 630.420.2800 WWW.TINAGLIA.COM</p>		<p>HUMMEL DEVELOPMENT GROUP, L.L.C. 145 WEST PALM ROAD PALM BEACH, FLORIDA 33407</p>		<p>BLOCK #31 WILSON STREET DISTRICT PLUM GROVE RD. & WILSON ST.</p>		<p>ARCHITECTURAL SITE PLAN</p>		<p>JOB NO. 283303</p>		<p>SHEET NO. 1.Pb</p>	
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DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

PETITION FOR HEARING**FOR OFFICE USE ONLY**

Zoning Docket # _____

Property recorded in Torrens _____

Filing Fee \$ _____ Date Filed _____

**PLANNED DEVELOPMENT
AMENDMENT****PLEASE TYPE OR PRINT IN INK:**

ROBERT L. HUMMEL, MANAGING MEMBER

1. Name of Petitioner(s): THE HUMMEL DEVELOPMENT GROUP, LLC.
 Address: 110 N. BROOKWAY ST, SUITE 210 PALATINE IL 60067
 Telephone No. 847.776.9000 Business Telephone No. _____ City, State, Zip
2. Authorized Agent of Petitioner (if different):
 Name: MICHAEL CASSADY
 Address: 110 N. BROOKWAY ST, SUITE 210 PALATINE IL 60067
 Telephone No. 847.776.9000 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: 17-29 W. WILSON ST.
43-53 N. BETHWELL ST.
16-20 W. STATION ST.
 Palatine, Illinois
5. All existing land uses on the property are: COMMERCIAL AND RESIDENTIAL
6. Current zoning of property in question: P Size of the Property: 1.6 acres
7. Briefly describe the approved Planned Development plan. Discuss any changes being proposed which are different from the approved plan, if any.
THE APPROVED PUD AND DEVELOPMENT AGREEMENT CONTEMPLATED A MIXED-USE PROJECT, WITH CONDO/LOFT/RETAIL/COMMERCIAL AND PARKING. THE AMENDMENT AUTHORIZES RESTAURANTS AS PERMITTED USES RATHER THAN SPECIAL USES.
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.

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Planned Development Amendment
Petition for Hearing

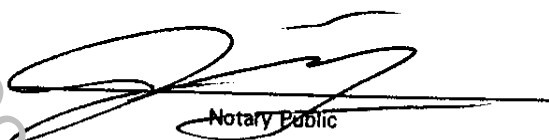
Page 2

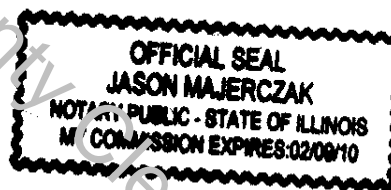
9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this petition, unless determined not applicable by the Community Development Department.
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: Nov. 21, 06



SUBSCRIBED AND SWORN to before me this 25th day of November, 2006.


Notary Public



UNOFFICIAL COPY**VILLAGE OF PALATINE
REAL ESTATE INTEREST
DISCLOSURE FORM**

Check applicable proceeding:

☐ Annexation
☐ Special Use
☐ Condemnation

☐ Rezoning
☐ Variation
☒ Other

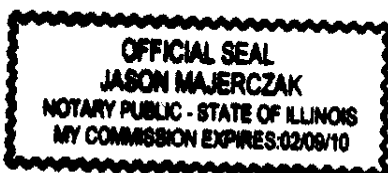
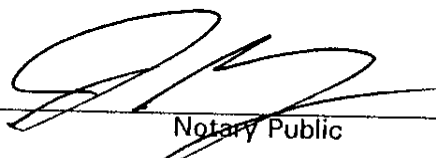
- Name of Disclosing Party (individual, business firm, partnership, corporation, etc.):
THE HUMMEL DEVELOPMENT GROUP, LLC.
- Address of Disclosing Party:
110 N. BRADWAY ST, SUITE 210, PALATINE IL 60067
- Brief description of the petition:
PUD AMENDMENT
- Common street address of real estate or general description:
PROVIDENCE LOFT RETAIL @ WILSON, BOTHWELL AND STATION
- Legal description of real estate: ATTACHED
- The name, address, legal nature, and extent of interests of any persons deriving an interest from or through the disclosing or filing party:

Name	Address	Legal Nature and Extent of Interest
ROBERT L. HUMMEL	210 N. BRADWAY ST - SUITE 210 PALATINE IL 60067	60%.
RANDALL CRABTREE	60004 2000 FERNANDEZ AVE. HTS. IL	40%.

(If additional space is required, please use reverse side or attach rider.)
- I swear (or affirm) that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed. I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.



Signature of Disclosing Party

SUBSCRIBED AND SWORN TO before me this 21st day of November 2006.


Notary Public

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PUBLIC NOTICE

A public hearing will be held before the Palatine Village Council on Monday December 11, 2006, at 7:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for the following:

An amendment to the Providence (Block 31) Planned Development - Ordinance #O-18-04 – to allow restaurants as permitted uses within the development's commercial space (generally bounded by Wilson Street, Plum Grove Road, Bothwell Street and Station Street).

The property is commonly known as 43 – 53 N. Bothwell Street; 17 – 29 W. Wilson Street; 16 – 24 W. Station Street; and 50 N. Plum Grove Road (Block 31 - The Providence Building)

The petitioner's request would amend the Providence (Block 31) Planned Development to allow restaurants as permitted uses within the development's commercial space.

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

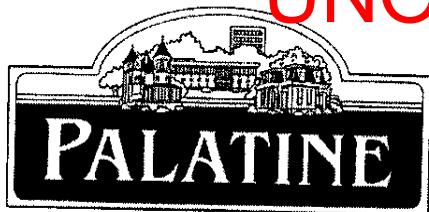
FILE #: 06-164

VILLAGE OF PALATINE

Rita Mullins, Mayor
Village Council

DATED: This 25th day of November, 2006

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VILLAGE OF PALATINE

200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9050 · Fax (847) 359-9094
www.palatine.il.us · Action Line (847) 705-5200

November 27, 2006

TO WHOM IT MAY CONCERN:

RE: Public Hearing regarding the Providence Building (located on the block bounded by Plum Grove Road, Wilson Street, Bothwell Street, and Station Street), commonly referred to as 16-24 W. Station Street, 43-53 N. Bothwell Street, 17-29 W. Wilson Street, and 50 N. Plum Grove Road

File #: 06-164

The meeting listed below has been scheduled:

Committee/Village Council: Monday, December 11, 2006 7:00 p.m.

(The Council meeting date is tentative. Please call (847) 359-9047 on the Friday before to confirm, or view Channel 6 on Cable TV.)

Location: 200 E. Wood Street
Village Council Chambers (Use main entrance into building and proceed to the upper level)

The Petitioner, Hummel Development Group, LLC, is requesting approval of the following:

Planned Development Amendment to Planned Development Ordinance O-18-04 (The Providence building) to allow restaurants as a permitted use within the retail portion of the development.

If you have any interest in the subject matter you are welcome to attend the meeting and make comments. If you should have any questions please feel free to contact the Village's Planning Department at (847) 359-9047.

Sincerely,

Kevin Anderson
Planner

mk

PUBLIC NOTICE

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An amendment to the Providence (Block 31) Planned Development - Ordinance #0-18-04 - to allow restaurants as permitted uses within the development's commercial space (generally bounded by Wilson Street, Plum Grove Road, Bothwell Street and Station Street).

The property is commonly known as 43 - 53 N. Bothwell Street; 17 - 29 W. Wilson Street; 16 - 24 W. Station Street; and 50 N. Plum Grove Road (Block 31 - The Providence Building)

The petitioner's request would amend the Providence (Block 31) Planned Development to allow restaurants as permitted uses within the development's commercial space.

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

FILE #: 06-164
VILLAGE OF PALATINE

Rita Mullins, Mayor
Village Council

DATED: This 25th day of
November, 2006
Published in Daily Herald
November 25, 2006
(3854220)N

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CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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, Linderhurst, 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 November 25, 2006 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 Nancy Bratonsick
Authorized Agent

Control # T3854220

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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 11 day of December, 2006, and that said ordinance was deposited and filed in the office of the Village Clerk on the 11 day of December, 2006.

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 13 day of December, 2006.

(SEAL)


 Margaret R. Duer
 Palatine Village Clerk