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Doc# 1721922036 Fee \$54.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/07/2017 11:45 AM PG: 1 OF 9

Property of Cook County Clerk's Office

ORDINANCE NO. 0-74-17

AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT FOR ARCADIA WEST TO ALLOW REAR YARD SETBACK REDUCTIONS FOR LOTS #1-4 AND LOTS #8-11 AND A SIDE YARD SETBACK REDUCTION FOR LOT #5 WITHIN ARCADIA WEST SUBDIVISION, COMMONLY KNOWN AS 306 W. MICHIGAN AVENUE AND THE TWO VACANT AND UNIMPROVED LOTS DIRECTLY WEST OF 306 W. MICHIGAN AVENUE, NOT INCLUDING THE PROPERTY LOCATED AT 350 W. MICHIGAN AVENUE, AND 358 W. MICHIGAN AVENUE

Pins: 02-22-406-060
02-22-406-061
02-22-406-063
02-22-406-024

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

RECORDING FEE 54.00
DATE 8-17 COPIES 6
OK BY [Signature]

Published in pamphlet form by authority of the Mayor and Village Council of the Village of Palatine on June 19, 2017

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ORDINANCE NO. 0-74-17

AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT FOR ARCADIA WEST TO ALLOW REAR YARD SETBACK REDUCTIONS FOR LOTS #1-4 AND LOTS #8-11 AND A SIDE YARD SETBACK REDUCTION FOR LOT #5 WITHIN ARCADIA WEST SUBDIVISION, COMMONLY KNOWN AS 306 W. MICHIGAN AVENUE AND THE TWO VACANT AND UNIMPROVED LOTS DIRECTLY WEST OF 306 W. MICHIGAN AVENUE, NOT INCLUDING THE PROPERTY LOCATED AT 350 W. MICHIGAN AVENUE, AND 358 W. MICHIGAN AVENUE

WHEREAS, pursuant to a public hearing held on June 6, 2017 before the Plan Commission of the Village of Palatine, in accordance with the applicable provision of the Village Code, and they have reported their findings on a proposal for a Planned Development Amendment to allow rear yard setback reductions for Lots #1-4 and #8-11 and a side yard setback reduction for Lot #5, within Arcadia West Subdivision and further described on the Lot Layout – Arcadia West Subdivision, attached hereto:

For Lots #1 through #4 and Lots #8-11 (rear yard setback reductions) and Lot #5 (side yard setback reduction);

commonly known as 306 W. Michigan Avenue and the two vacant and unimproved lots directly west of 306 W. Michigan Avenue, not including the property located at 350 W. Michigan Avenue, and 358 W. Michigan Avenue -
PIN: # 02-22-406-060; 061; 063; and 024.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of its home rule power:

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SECTION 1: That the Planned Development Amendment to allow rear yard setback reductions for Lots #1-4 and Lots #8-11 and a side yard setback reduction for Lot #5, are hereby granted, subject to the following conditions:

1. The Planned Development Amendment and setback reductions shall substantially conform to the Lot Layout with Setbacks – Arcadia West Subdivision plan, dated April 18, 2017, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The plat shall include a condition prohibiting decks or building additions to the principal structures into the 40 foot rear yards of Lots 1 and 4. Additionally, the petitioner shall install a landscape buffer in a manner acceptable to the Director of Planning and Zoning, which provides visual buffer for the rear yards of Lots 1 and 4 to the adjacent residential properties.

SECTION 2: That this ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 19 day of June, 2017

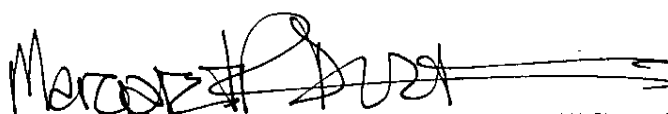
AYES: 6 NAYS: 1 ABSENT: 0 PASS: 0

APPROVED by me this 19 day of June, 2017



 Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 19 day of June, 2017



 Village Clerk

PARCEL 1:

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LOTS 2 (EXCEPT THE WEST 100.00 FEET OF THE SOUTH 200.00 FEET THEREOF) IN AMBER'S SUBDIVISION OF THE WEST ½ OF LOT 5 IN ARTHUR T. MCINTOSH & CO'S. PLUM GROVE FARMS, A SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

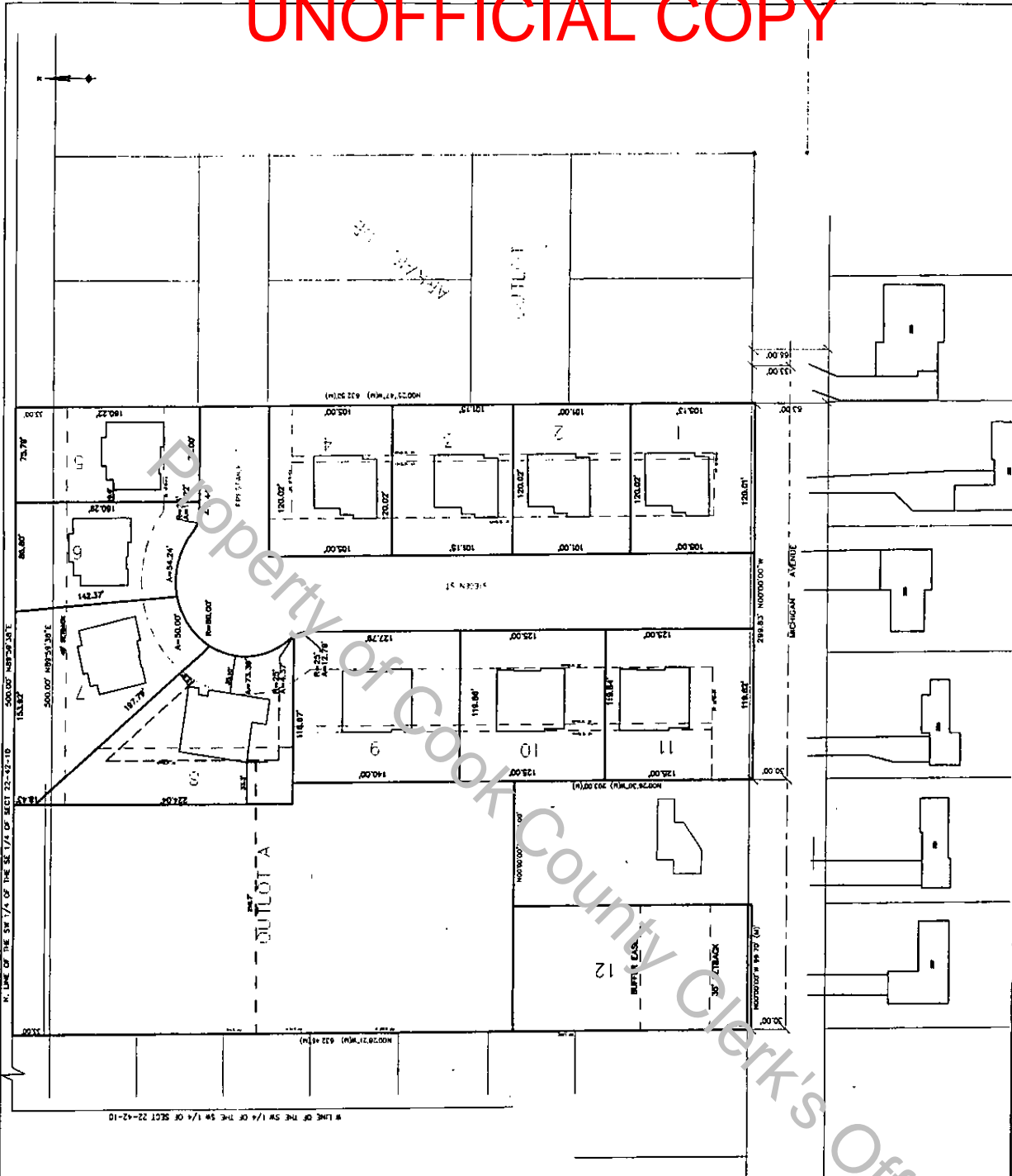
PARCEL 2:

LOT 3 (EXCEPT THE EAST ½ THEREOF) IN ARTHUR T. MCINTOSH & CO'S. PLUM GROVE FARMS, A SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 306 W. Michigan Avenue and the two vacant and unimproved lots directly west of 306 W. Michigan Avenue, not including the property located at 350 W. Michigan Avenue, and 358 W. Michigan Avenue - PIN: # 02-22-406-060; 061; 063; and 024.

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SHEET NO. 1 OF 3 SHEETS

LOT LAYOUT W/SETBACKS
ARCADIA WEST SUBDIVISION

DRAWN BY: JJS
 DESIGNED BY: JJS
 CHECKED BY: JJS

JOB NO. 4851
 SCALE: 1"=40'
 DATE: 04-18-17

REVISIONS

NO.	DESCRIPTION

SPIES & ASSOCIATES, INC.
 Civil Engineers - Land Surveyors
 514 WEST CAMPUS DRIVE
 ARLINGTON HEIGHTS, ILLINOIS 60004
 PH 847.577.8868 FAX 847.577.0279

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SKAR 21 N Brockway, #201
Palatine, IL 60067

Thursday, April 27, 2017

Kevin Anderson
Village of Palatine
200 E Wood St.
Palatine, IL 60067

Re: Request for PUD Amendment

Dear Kevin,

I am formally requesting an amendment to the PUD at Arcadia West. R1B setbacks currently apply to all lots in the community. The main area of relief needed is in the rear yard setbacks and (1) side yard setback. All other R1B setbacks would remain intact.

During the Arcadia West approval process, it was understood that the village was requiring larger lots in this PUD, but we believed that R-2 setbacks would be applied as they were at the original Arcadia. Skar Development takes responsibility for assuming rear yard setbacks (the main concern) were to be 40' instead of 45'.

The product I am selling in Arcadia West is similar to the other homes that have sold so well in southwest Palatine. Had we realized that the R1B setbacks were to be the standard, Skar would have definitely been seeking relief similar to the request before you. The product that has been successfully sold throughout southwest Palatine is well over 50' deep in every case. Plans have already been modified and reduced to meet a 40' setback (50' max depth of homes) on lots 1-4 and 8-11. All of these lots are only 120' deep. Within R1B, a 45' rear yard setback allows for only a 45' building box depth. This creates a very large issue as plans will have to be completely changed. The current plans do not allow for reducing the depth another 5'...entirely new plans are needed.

To date, I have 5 deposits on the planned homes in Arcadia West.

Here is a summary of the requests:

Lots 1-4, 9-11:	40' rear yard setback ilo 45'
Lot 8 (custom home on deposit):	33.3' rear yard setback ilo 45'
Lot 5:	10' side yard setback ilo 12.5' one side only

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S K A R

21 N Brockway, #201
Palatine, IL 60067

Impact on surrounding neighbors:

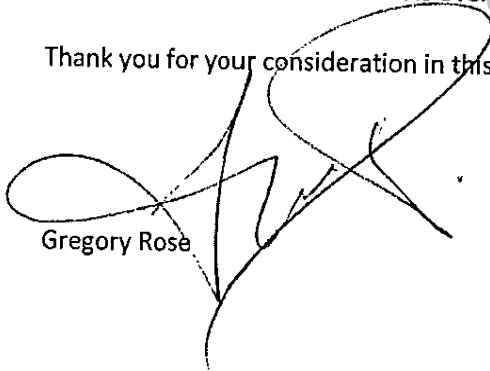
Lot 1, 4: minor impact on property to the east
Lot 2-3, 8-10: no impact
Lot 5: no impact
Lot 11: minor impact on existing home to the west

We believe that the rear yard setback requests are well within the spirit of the PUD which leans toward R1B standards. The streetscape will not be affected whatsoever. All (minus 1) other R1B setbacks remain intact.

We believe that the minor side yard setback request on Lot 5 has minimal impact on a new home yet to be built within the Arcadia West community. It has 0 impact on the property to the east.

We believe the greater setback reduction request on Lot 8 can be supported by the fact that the lot line of the home nearest to the west is over 215 ft away. There is a custom home planned for this lot.

Thank you for your consideration in this matter.



Gregory Rose

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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, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, 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, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

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 22, 2017 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 Daulla Baltz
Authorized Agent

Control # 4472827

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, June 6, 2017, at 7:00 PM, in the Palatine Village Council Chambers, 200 E. Wood St., relative to a request for the following:
1. Planned Development Amendment to Planned Development Ordinance #O-148-16 to permit rear yard setback reductions for Lots #1 - 4 and Lots # 8 - 11 and to allow a side yard setback reduction for Lot #5.
The property is commonly known as Arcadia West Sub-division.
The above petition has been filed by Greg Rose aka SKAR Development LLC and is available for examination in the office of the Village Clerk, 200 E. Wood St.
FILE #: 17-33
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 22nd of May, 2017
Published in Daily Herald
May 22, 2017 (4472827)

Property of Cook County Clerk's Office

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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 19 day of June, 2017, and that said ordinance was deposited and filed in the office of the Village Clerk on the 19 day of June, 2017.

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: 1 ABSENT: 0 PASS: 0

BY WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Palatine this 5th day of July, 2017.

(S E A L)



 Margaret R. Duer
 Palatine Village Clerk