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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/18/2022 03:51 PM PG: 1 OF 27

Property of Cook County Clerk's Office

ORDINANCE NO. O-121-21

AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR 1939-1967 N. NORTHUMBERLAND PASS

PIN# 02-03-113-030
02-03-113-031
02-03-113-032
02-03-113-033
02-03-113-034
02-03-113-035
02-03-113-036

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

RECORDING FEE 103.00
DATE 1/18/2022 COPIES 6X
OK BY [Signature]

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on November 15, 2021

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ORDINANCE NO. 0-121-21

**AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR
1939 – 1967 N. NORTHUMBERLAND PASS**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on November 2, 2021 and 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 a Final Planned Development to permit the reinstatement of a 7-lot single-family residential development, on the following legally described property:

LOTS 1A – 7A IN DUNHAVEN WOODS SOUTH SUBDIVISION, BEING A SUBDIVISION OF THE LOTS 2 – 5, PART OF 6 AND 10, ALL OF 11 AND 12 IN DUNHAVEN WOODS IN TOWNSHIP 42, RANGE 10, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS PINS: # 02-03-113-030, -031, -032, -033, -034, -035, -036

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 Planned Development approval to permit a 7-lot single-family residential development, is hereby granted, subject to the following conditions:

1. The development shall significantly conform to the engineering plans prepared by Pinnacle Engineering Group dated 05/05/21 except as such plans may be revised to conform to Village Codes and Ordinances.

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2. The engineering plans shall be revised in a manner acceptable to the Village Engineer and Director of Public Works and shall include the following:

- a. The submission of a mass grading plan and schedule, in a manner acceptable to the Village. Upon Village approval of the mass grading plan and schedule, the mass grading plan for the 7 lots shall be completed by the approved developer and accepted by the Village and secured by the required letter of credit, prior to the issuance of a building permit for any the lots.
- b. The grading plan and schedule shall be revised to include any required amendments, including any additional required storm sewer work to accommodate proper drainage, needed to restore the original approved subdivision grades for the adjacent offsite lots on Falkirk Place and Hayleys Hill Court. These revisions shall also be included in the Engineer's Estimate of Costs (EEOC) and the final letter of credit amount submission to the Village. Once the mass grading plan and schedule is approved, the development shall coordinate notice and approval of the proposed schedule with the other property owners, in a manner acceptable to the Village.
- c. Prior to the acceptance of the water main by the Village, the developer shall revise the engineering plans and preform all testing required by the Illinois Environmental Protection Agency (IEPA) for water mains, and submit the results to the IEPA and the Village. This shall include the following tasks, which shall be completed, prior to the issuance of any building permits for the lots:
 - i. Flushing of the existing main by a method that will prevent any possibility of back flow to the public water supply.
 - ii. Pressure testing of the current main to 150 psi for two hours.
 - iii. Investigation of existing water mains and fire hydrant for Architect Corner to ensure functionality and cover requirements are met.
 - iv. Any repairs, modifications, or replacements that may be needed for the water main.
 - v. Disinfection and sampling of the main, as per the IEPA standards.

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- vi. If the previous developer installed water service, as part of the original work, the old services shall be abandoned at the water main. No unused copper whips shall be left.
3. Any home not constructed by the Petitioner or Midwest Lifestyle Homes shall require the review and approval of the Village Council.
4. Upon the issuance of a Certificate of Occupancy, each unit shall become a member of the existing Dunhaven Woods Homeowners Association. Revised Declarations may be required in a manner acceptable to the Village Attorney.
5. A Public Improvement letter of credit in the amount of 115% of the EEOC shall be submitted.
6. Review fees in the amount of 1.5% of the EEOC shall be submitted.
7. A Planned Development letter of credit in the amount of \$70,000 shall be submitted.
8. All residential elevations shall comply with the restrictions within the declaration of the Dunhaven Woods South Homeowner's Association, including the language regarding requirements related to the mixture of exterior building materials. All homes shall be constructed with at least 50% brick or stone and no vinyl or aluminum siding shall be permitted.
9. The final landscaping and tree preservation plan shall be revised in a manner acceptable to the Village of Palatine.
10. The Architects Corner Declarations shall be revised in a manner acceptable to the Village Attorney, including the language regarding requirements related to the mixture of exterior building materials. The declarations shall also require the residents of Architect Corner to be responsible for the landscape maintenance of the cul-de-sac island.
11. The basketball court on the adjacent property at 1979 N. Northumberland Pass shall be modified to be a minimum of 2' from the south lot line of the property.
12. The Planned Development shall comply with all of the R-2 Zoning District standards, unless otherwise specified in this Ordinance.
13. All offsite grading and engineering work will be broken out separately and temporary easements shall be obtained for all work on properties not part of the development. The costs for this work shall be identified for each offsite lot and included in the EEOC and the Letter of Credit. Soil borings and a soils engineer's report are required.

O-21-21

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14. The composition and suitability of the fill placed for the cul-de-sac is unknown. Given the amount of fill that was placed, soil borings and a soils engineer's report are required. The street shall be completed to the binder course, prior to the issuance of any building permit.
15. Prior to the issuance of a Site Development Permit, the engineering plans shall be revised in a manner acceptable to the Village Engineer, as follows:
- a. Regarding the storm sewer: All Curb inlet frames and grates shall be Neenah R-3278-AR with "open curb box" or an approved equivalent. The curb box shall have an opening of 5 inches minimum and shall not be installed in a driveway apron.
 - b. Regarding the sanitary sewer: Any existing sanitary services currently on the public main shall be reused as best as possible or permanently capped at the main in a way that will ensure long term sealing against I & I. The sanitary main shall be flooded and a CCTV inspection performed.
 - c. Regarding the water main:
 - i. No new tapping of the existing public watermain shall be allowed until all of the conditions above are completed and accepted by the Village.
 - ii. B boxes are not allowed under a hard surface (sidewalks, driveways, or aprons). They shall be placed in a turf area that is accessible by Village staff.
 - iii. Cover over all water mains shall be 5.5 feet minimum to the top of the pipe. If this cannot be held during the mass grading, the water main shall be lowered to maintain the proper cover over the water main.
16. The EEOC shall be revised, as follows:
- a. To show 48" Catch basin please, as shown in the engineering plans.
 - b. To add inlet protection for the proposed catch basin in the roadway or to add inlet protection for the proposed inlet at the corner of Northumberland and Falkirk.
 - c. To add site grading costs for each of the four private lots impacted by offsite grading and to the required letter of credit.
 - d. To show the Village standard 2" surface course, as shown in the paving detail.
 - e. To show 12" compacted base course, as shown in the paving detail.

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- f. To show the public street light is LED and have a color temperature of 4000k.

SECTION 2: That the petition for Final Planned Development, a copy of the public notice, be attached hereto and form a part of this ordinance.

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

PASSED: This 15 day of November, 2021

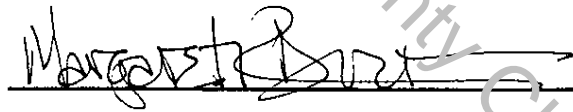
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 15 day of November, 2021



 Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 15 day of November, 2021



 Village Clerk

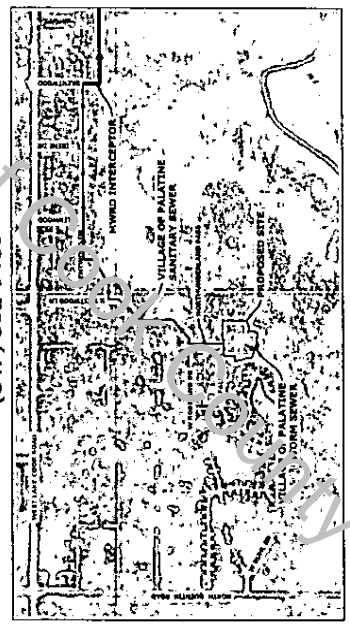
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ENGINEERING IMPROVEMENT PLANS FOR

ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION PALATINE, ILLINOIS PLANS PREPARED FOR MIDWEST LIFESTYLE HOMES 393 GENEVA LANE CARY, ILLINOIS 60013 (847) 302-9486

INDEX OF SHEETS: C-1 COVER SHEET, C-2 PROJECT SPECIFICATIONS, C-3 EXISTING CONDITIONS & DEMOLITION PLAN, C-4 GRADING & SITE STABILIZATION PLAN, C-5 UTILITY PLAN, C-6 CONSTRUCTION STANDARDS, C-7 CONSTRUCTION STANDARDS

ATTACHMENTS: DA-1 MWRD DRAINAGE MAP, EX-R MAINTENANCE PLAN EXHIBIT R

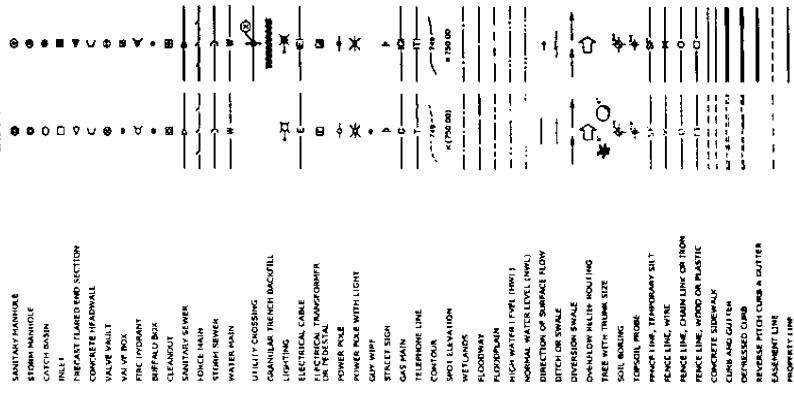


CONTACTS: DIRECTOR LICENSES/ILLINOIS, PINNACLE ENGINEERING GROUP, LLC, 701 GENEVA LANE, PALATINE, ILLINOIS 60013

VILLAGE OF PALATINE ENGINEERING DEPARTMENT - VILLAGE ENGINEER, 144 WEST ILLINOIS AVENUE, PALATINE, ILLINOIS 60067

UTILITY CONTACTS: NATURAL GAS (800) 313-7941, WATER & SEWER (847) 642-2748

LEGEND



ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes: BS (Base Line), CG (Center of Gravity), CL (Center Line), etc.

GENERAL NOTES

- 1. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND 24 HOURS BEFORE TO EACH... 2. ALL UTILITIES COMPANIES, INCLUDING THE VILLAGE OF PALATINE, SHALL BE CONTACTED AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK...

BENCHMARKS

REFERENCE BENCHMARK: CONSIDERED SQUARE ON TOP CENTER, 1/4" H, 7/8" DIA... NORTH OF S.W. W. OF ROSELAND DRIVE

EXISTING CONDITIONS: EXISTING TRENCH, 48" DIA, 18" DEPTH REPRESENTS EXISTING TRENCH FOR SANITARY SEWER... CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION

PERMIT SET



PINNACLE ENGINEERING GROUP, LLC, 701 GENEVA LANE, PALATINE, ILLINOIS 60013. PROJECT NO: 25102220522. SHEET C-1 OF C-7

COVER SHEET

ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION PALATINE, IL

PLAN DESIGN/DELIVER

PINNACLE ENGINEERING GROUP logo and contact information: 701 GENEVA LANE, PALATINE, IL 60013, (847) 302-9486

DEMOLITION NOTES

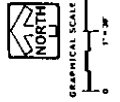
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY ENGINEERING OF ANY CONTACTS WITH THE PROPOSED IMPROVEMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL OF ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL UTILITIES, STRUCTURES AND EQUIPMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXISTING UTILITIES, STRUCTURES AND EQUIPMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXISTING UTILITIES, STRUCTURES AND EQUIPMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXISTING UTILITIES, STRUCTURES AND EQUIPMENT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NEEDED FOR DEMOLITION AND DISPOSAL.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES COMPANIES NEAR TO THE GENERAL AREA OF THE PROJECT. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES COMPANIES NEAR TO THE GENERAL AREA OF THE PROJECT. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES COMPANIES NEAR TO THE GENERAL AREA OF THE PROJECT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE EXISTING DEMOLITION SYSTEM IF FOUND IN THE AREA OF PROPOSED IMPROVEMENTS. THE EXISTING DEMOLITION SYSTEM SHALL BE REMOVED OR RELOCATED TO ANOTHER LOCATION AS DETERMINED BY THE ENGINEER.
6. ALL EXISTING INFORMATION AND EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM THE RECORDS OF THE UTILITIES COMPANIES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. CONTRACTOR SHALL NOTIFY THE UTILITIES COMPANIES FOR LOCATION OF EXISTING UTILITIES.
7. ALL UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL SECURE THE SITE FROM THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND/OR OTHER APPROPRIATE PRACTICES.
9. ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.
10. PRIOR TO DEMOLITION OCCURRING, ALL SPECIFIED EXISTING CONTROL STRUCTURES SHALL BE INSTALLED.
11. SHOULD REMOVAL AND/OR ALLOCATION ACTIVITIES EXPOSE FEATURES NEARBY TO TO BE PROTECTED, CONTRACTOR SHALL PROVIDE FOR PROTECTION IN ACCORDANCE WITH THE PLAN DOCUMENTS.
12. CONTRACTOR SHALL SANITARY (FILL DEPTH) ALL EXISTING (AND SURFACES) WHERE DAMAGE IS INCURRED BY ANY OF THE SURROUNDING PROPERTY, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
13. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES COMPANIES NEAR TO THE GENERAL AREA OF THE PROJECT. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES COMPANIES NEAR TO THE GENERAL AREA OF THE PROJECT.
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DEMOLITION LEGEND

- FULL DEPTH PAVEMENT REMOVAL
- TREE / SHRUB / VEGETATION REMOVAL
- TREE TO BE REMOVED
- SITE FEATURE TO BE REMOVED
- SILT FENCE
- TREE PROTECTION FENCE

NOTE: (1) EXISTING (AND PROPOSED) UTILITIES SHOWN IN THIS PLAN HAVE BEEN OBTAINED FROM THE RECORDS OF THE UTILITIES COMPANIES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. CONTRACTOR SHALL NOTIFY THE UTILITIES COMPANIES FOR LOCATION OF EXISTING UTILITIES.

NOTE: (2) ALL EXISTING UTILITIES SHOWN WITHIN THE PROPOSED IMPROVEMENT AREA SHALL BE PROTECTED WITH FENCE OR FENCING.



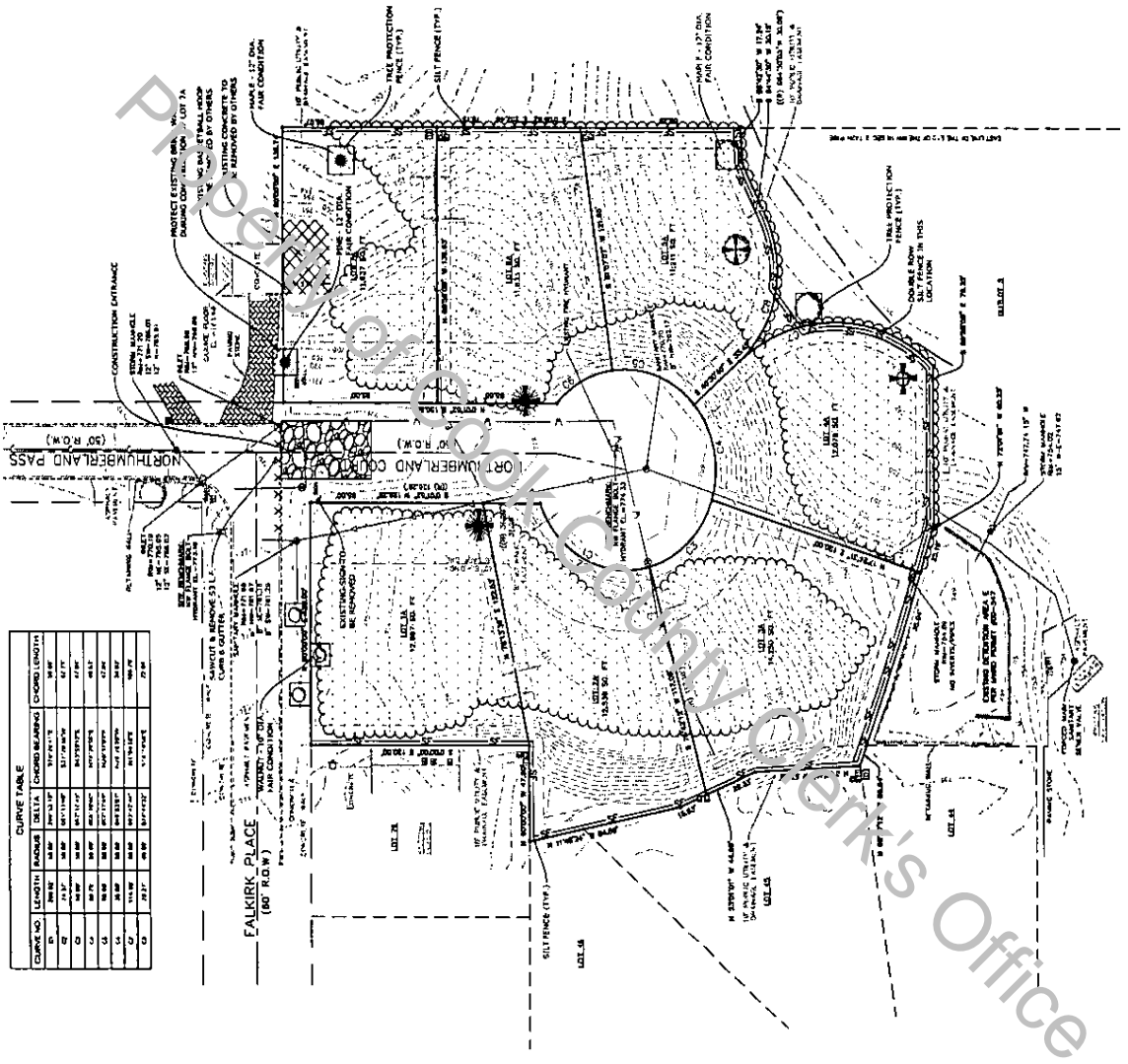
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET C-3 OF C-7

DATE: 11/15/2024

SCALE: 1" = 30'

GRAPHICAL SCALE (FEET)



CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
1	100.00	100.00	90.00	S 45.00° E	141.42
2	100.00	100.00	90.00	S 45.00° E	141.42
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5	100.00	100.00	90.00	S 45.00° E	141.42
6	100.00	100.00	90.00	S 45.00° E	141.42
7	100.00	100.00	90.00	S 45.00° E	141.42
8	100.00	100.00	90.00	S 45.00° E	141.42
9	100.00	100.00	90.00	S 45.00° E	141.42
10	100.00	100.00	90.00	S 45.00° E	141.42

TREE PRESERVATION & PROTECTION

METAL FENCE SHOULD BE SET BACK TO MATCH WITHIN AN INDIAN TOWN LOT.

ALL TREE PRESERVATION FENCING SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION WORK AND REMOVED UPON COMPLETION OF WORK.

NOTE: (1) ALL EXISTING UTILITIES SHOWN WITHIN THE PROPOSED IMPROVEMENT AREA SHALL BE PROTECTED WITH FENCE OR FENCING.

NOTE: (2) ALL EXISTING UTILITIES SHOWN WITHIN THE PROPOSED IMPROVEMENT AREA SHALL BE PROTECTED WITH FENCE OR FENCING.

NOTE: (3) ALL EXISTING UTILITIES SHOWN WITHIN THE PROPOSED IMPROVEMENT AREA SHALL BE PROTECTED WITH FENCE OR FENCING.

REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECTS CORNER
OF DUNHAVEN WOODS SUBDIVISION
PALATINE, IL

PLAN | DESIGN | DELIVER

CONSTRUCTION GROUP

11/15/2024

11/15/2024

11/15/2024

GRADING NOTES

1. CONTRACTOR SHALL CONTACT ALL AGENCIES TO OBTAIN PERMITS AND NOTIFICATION OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
2. EXISTING STORMWATER DETENTION AREA IS TO BE MAINTAINED AND NOT REMOVED. CONSTRUCTION OF THIS AREA SHALL BE COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT). DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND CIVIL PLANS, NOTIFY BOTH ARCHITECT AND ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL MEET ALL CONNECTION REQUIREMENTS AS SPECIFIED ON SHEET C-2 AND PERIODIC.
4. CONTRACTOR SHALL CONSTRUCT ALL MAINTENANCE ACCESS ROADS IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT).
5. PAVEMENT SHALL BE THROUGH HARDTOP ACCESSIBLE PAVING AREAS SHALL BE 2.00" MAXIMUM IN ANY DIRECTION.
6. ALL EXISTING AND PROPOSED CONTOURS ARE SHOWN IN 1' INCREMENTS.
7. CONTRACTOR SHALL ADJUST ALL VERTICAL ELEVATIONS OF EXISTING STRUCTURES TO PROPOSED GRADE.
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES AND UTILITIES PRIOR TO CONSTRUCTION OF ANY NEW STRUCTURES.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ANY NEW UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ANY NEW UTILITIES.
11. UPON COMPLETION OF CONSTRUCTION, THE IMPROVEMENTS SHALL BE AS BUILT AND ALL UTILITIES SHALL BE AS BUILT AND ALL UTILITIES SHALL BE AS BUILT.

SEQUENCE OF CONSTRUCTION ACTIVITIES

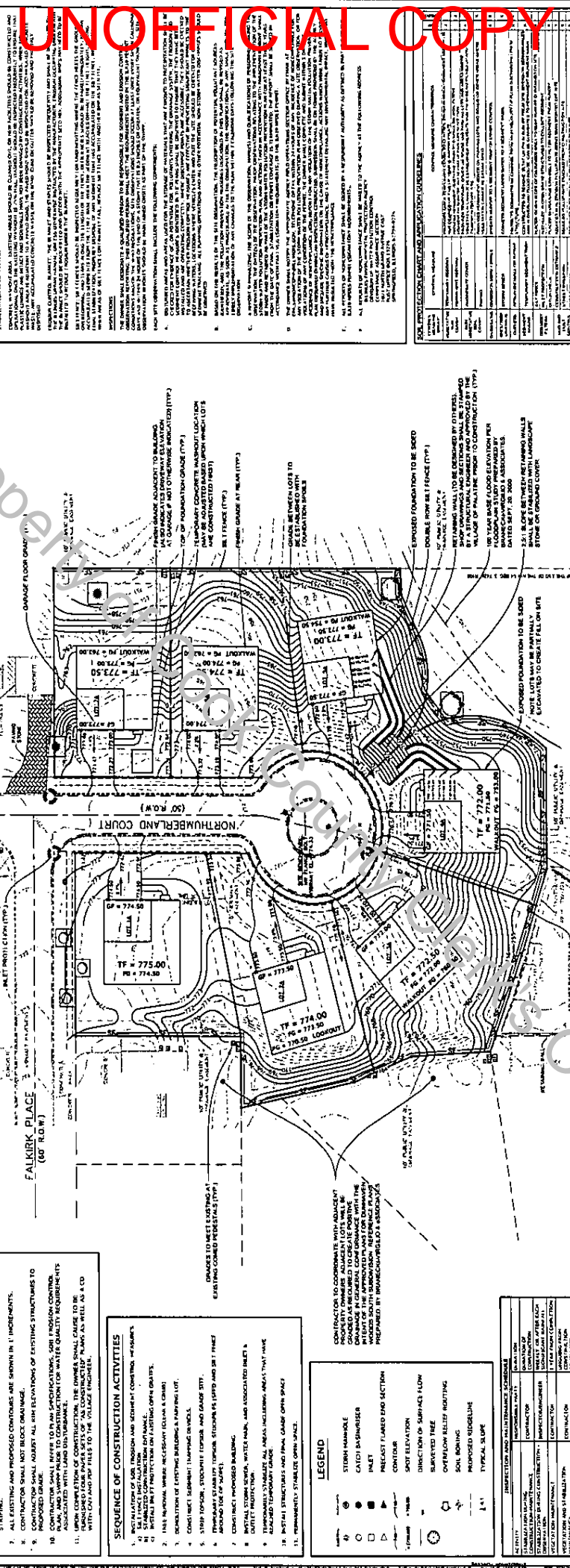
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GRADING CONTROL LEGEND

SEE AND REMARKS:

- EXISTING FINISHED SURFACE (1" INCREMENTS)
- PROPOSED FINISHED SURFACE (1" INCREMENTS)
- PROPOSED PROTECTION FENCE
- PROPOSED EROSION CONTROL
- PROPOSED EROSION CONTROL

NOTE: SHALL BE PLACED WITHIN THE LIMITS OF THE PROPOSED IMPROVEMENTS.



EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
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50. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

ELEVATIONS

1. CONTINUE TO SHOW AS EXISTING GRADE.
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ARCHITECTS CORNER
OF DUNHAVEN WOODS SUBDIVISION
PALATINE, IL

PINNACLE ENGINEERING GROUP
1000 W. 150th St., Suite 100, Palatine, IL 60067
PH: 815.396.7300
WWW.PINNACLE-ENG.COM

PLAN DESIGN DELIVER

SHEET C-4 OF C-7

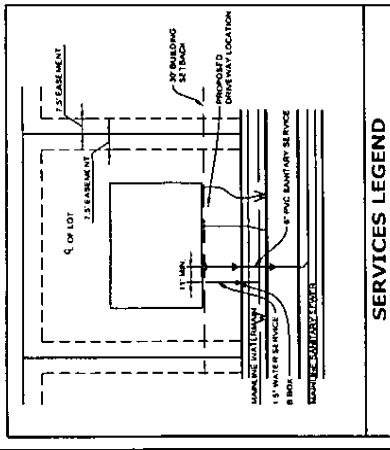
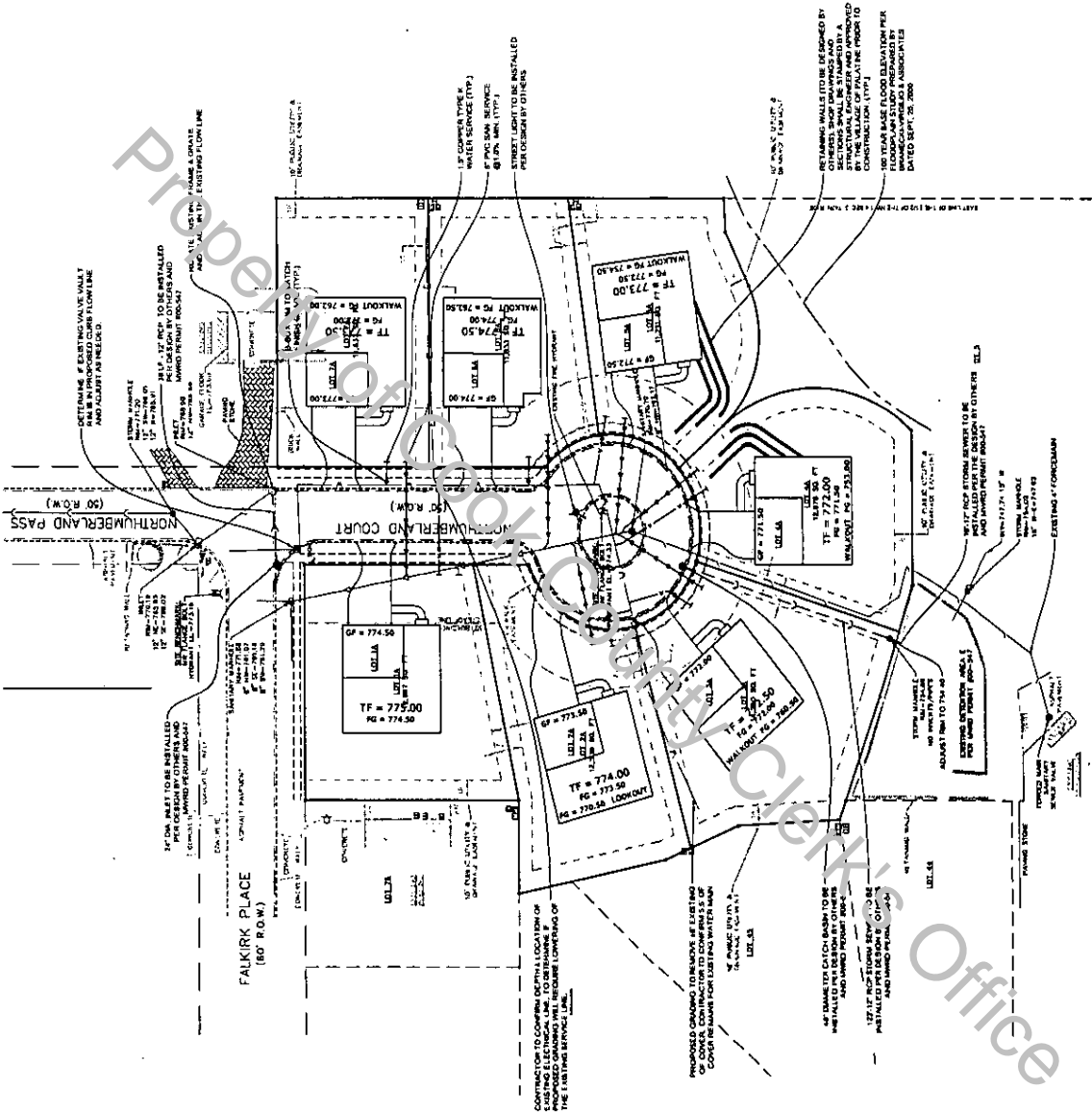
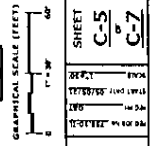
GRAPHICAL SCALE (FEET): 1" = 30'

NORTH

UNOFFICIAL COPY

UTILITY & GRADING NOTES

1. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND ALL AT LEAST 48 HOURS BEFORE ANY UTILITY CUTS ARE MADE FOR THE PURPOSES OF OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR UTILITY CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION OF THE BUILDING AND ALL UTILITIES. THE ENGINEER ASSURES NO LIABILITY FOR ANY PERMITS NOT OBTAINED FROM THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR UTILITY CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION OF THE BUILDING AND ALL UTILITIES.
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SYMBOL	DESCRIPTION
Circle with cross	SANITARY MANHOLE
Circle with vertical line	STORM MANHOLE
Circle with horizontal line	CATCH BASIN
Circle with diagonal line	INLET
Circle with dots	PRECAST FLANGED END SECTION
Circle with triangle	CONCRETE HEADWALL
Circle with square	VALVE VAULT
Circle with diamond	FIRE HYDRANT
Circle with horizontal bar	MANHOLE RISER
Circle with vertical bar	CLEANOUT
Circle with diagonal bar	SANITARY SEWER
Circle with horizontal bar	STORM SEWER
Circle with vertical bar	STREET LIGHT
Circle with diagonal bar	STREET SIGN
Circle with cross	UNBURIED UTILITY CROSSING

UTILITY PLAN

SHEET	C-5	C-7
DATE		
SCALE		
PROJECT	ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION, PALATINE, IL	
ENGINEER	PINNACLE ENGINEERING GROUP	
DESIGNED BY	PINNACLE ENGINEERING GROUP	
CHECKED BY	PINNACLE ENGINEERING GROUP	
APPROVED BY	PINNACLE ENGINEERING GROUP	

NO.	REVISIONS

PLAN DESIGN | DELIVER

ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION, PALATINE, IL

PINNACLE ENGINEERING GROUP

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SHEET C-6 C-7

DATE: 11/15/11
SCALE: AS SHOWN
BY: [Signature]

CONSTRUCTION STANDARDS

REVISIONS

ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION PALATINE, IL

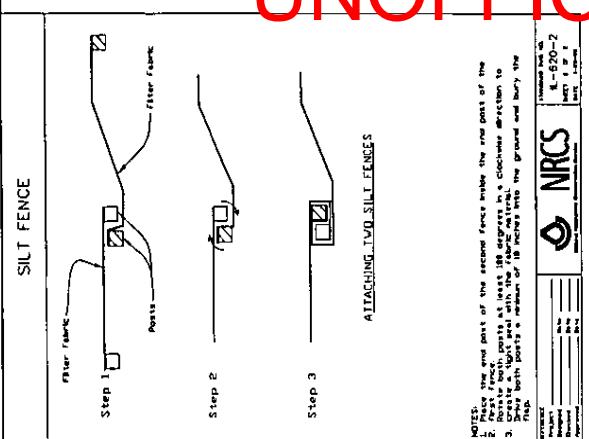
WATER SERVICE CONNECTION

CONSTRUCTION ENTRANCE

TRENCH

PLAN DESIGN DELIVER

PINNACLE ENGINEERING GROUP

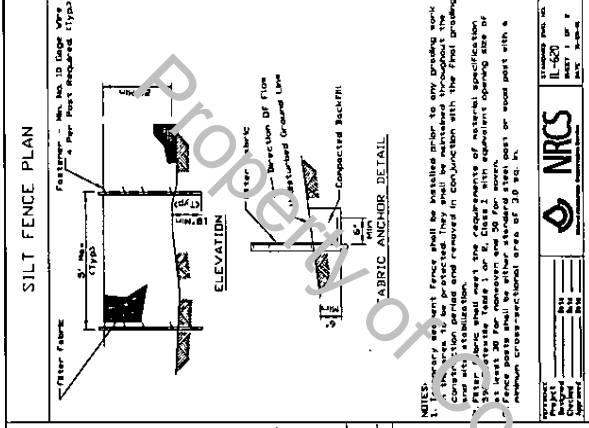


NOTES:

1. The end post of the second fence shall be the end post of the first fence.
2. Posts shall be at least 188 degrees in a clockwise direction to create a right angle with the fabric.
3. Posts shall be placed at a minimum of 10 feet into the ground and bury the fabric.



ILL-620-2

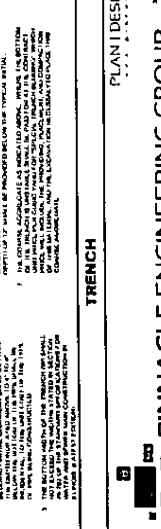
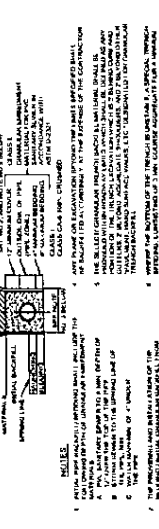
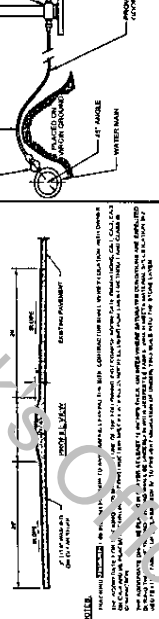
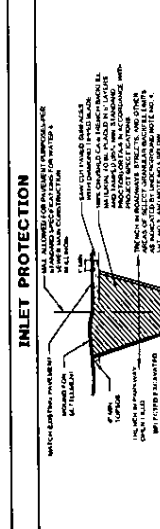
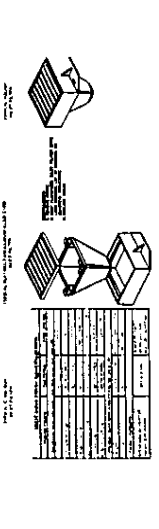
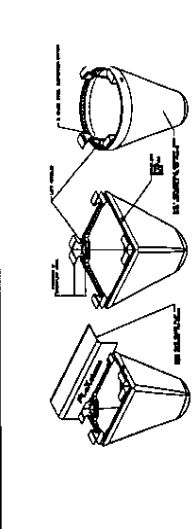
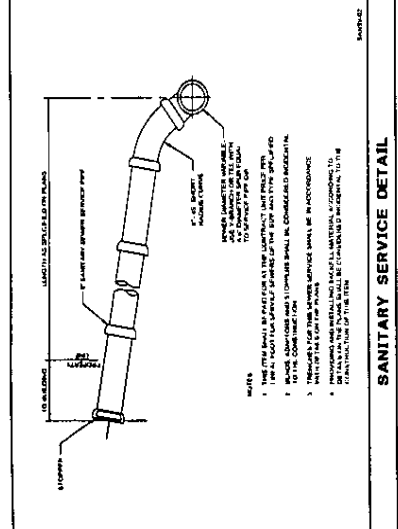
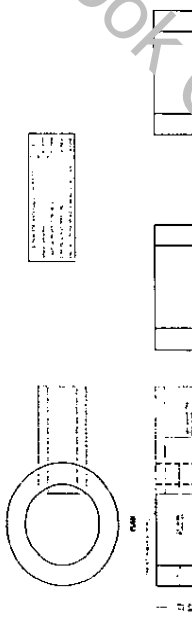
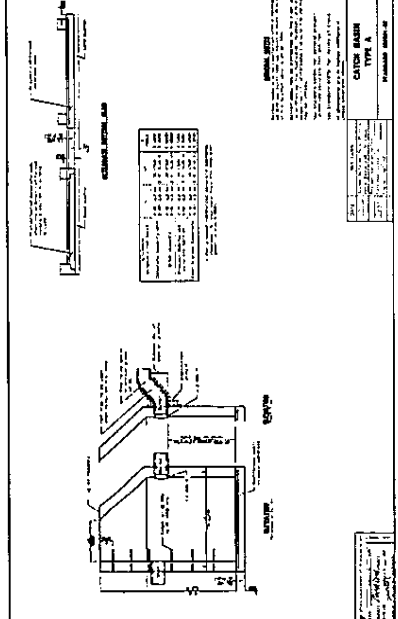


NOTES:

1. The silt fence shall be installed prior to any grading work. It shall be protected throughout the construction process and maintained in condition until the final grading and site stabilization.
2. The fabric shall meet the requirements of material specification.
3. Posts shall be placed at a minimum of 10 feet into the ground and bury the fabric.

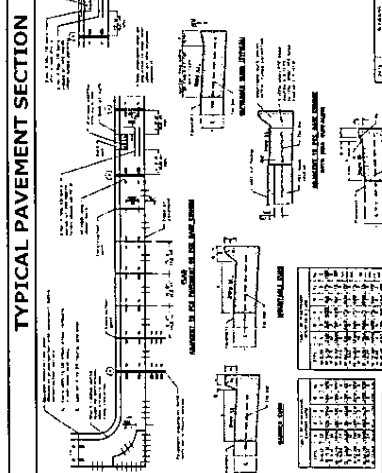
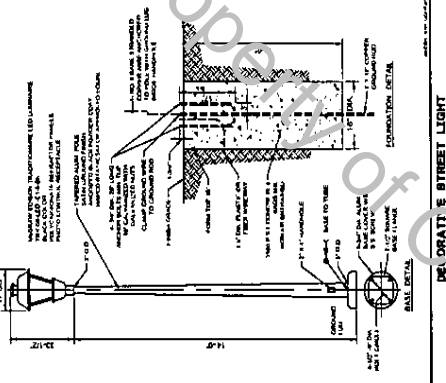


ILL-620-2

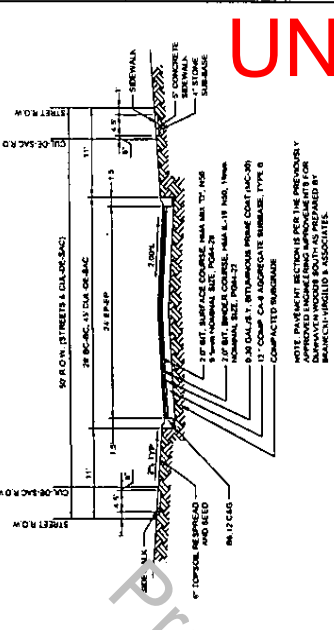


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PROJECT NO.	15-07-23632
SHEET NO.	C-7
TOTAL SHEETS	C-7
DATE	11/17/17
DRAWN BY	AR/CL
CHECKED BY	AR/CL
DATE	11/17/17



TYPICAL PAVEMENT SECTION



SECTION THROUGH STREETS & ALLEYS

REVISIONS

NO.	DESCRIPTION	DATE

REVISIONS

ARCHITECTS CORNER
OF DUNHAVEN WOODS SUBDIVISION
PALATINE, IL


PINNACLE ENGINEERING GROUP
 1110 E. 8th Street, Suite 200, Palatine, IL 60067
 Tel: (847) 392-8800, Fax: (847) 392-8801, Email: info@pinnacleeng.com

PLAN DESIGN DELIVER
 PREPARED BY: AR/CL
 PROJECT NO.: 15-07-23632
 SHEET NO.: C-7

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LEGEND

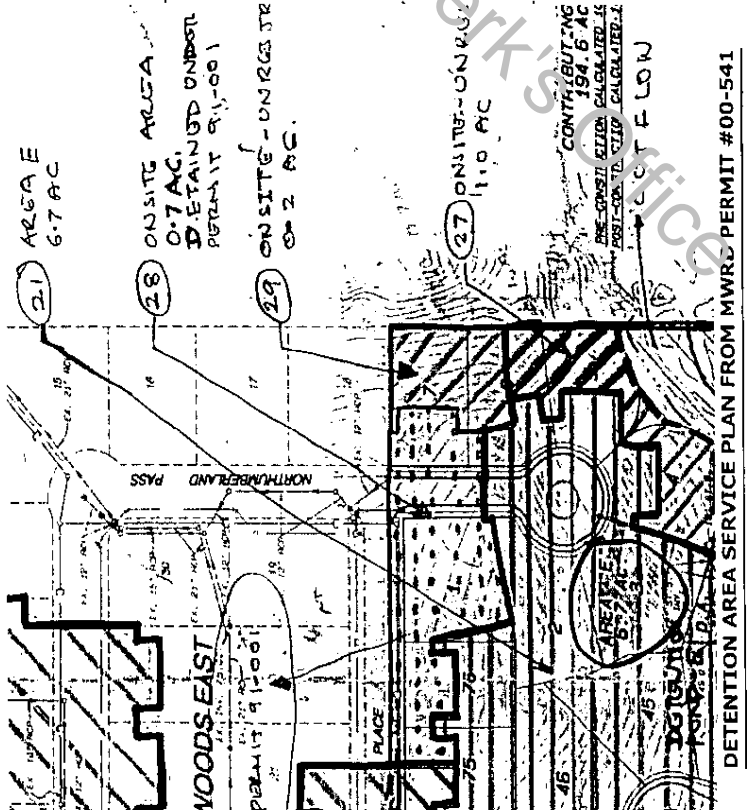
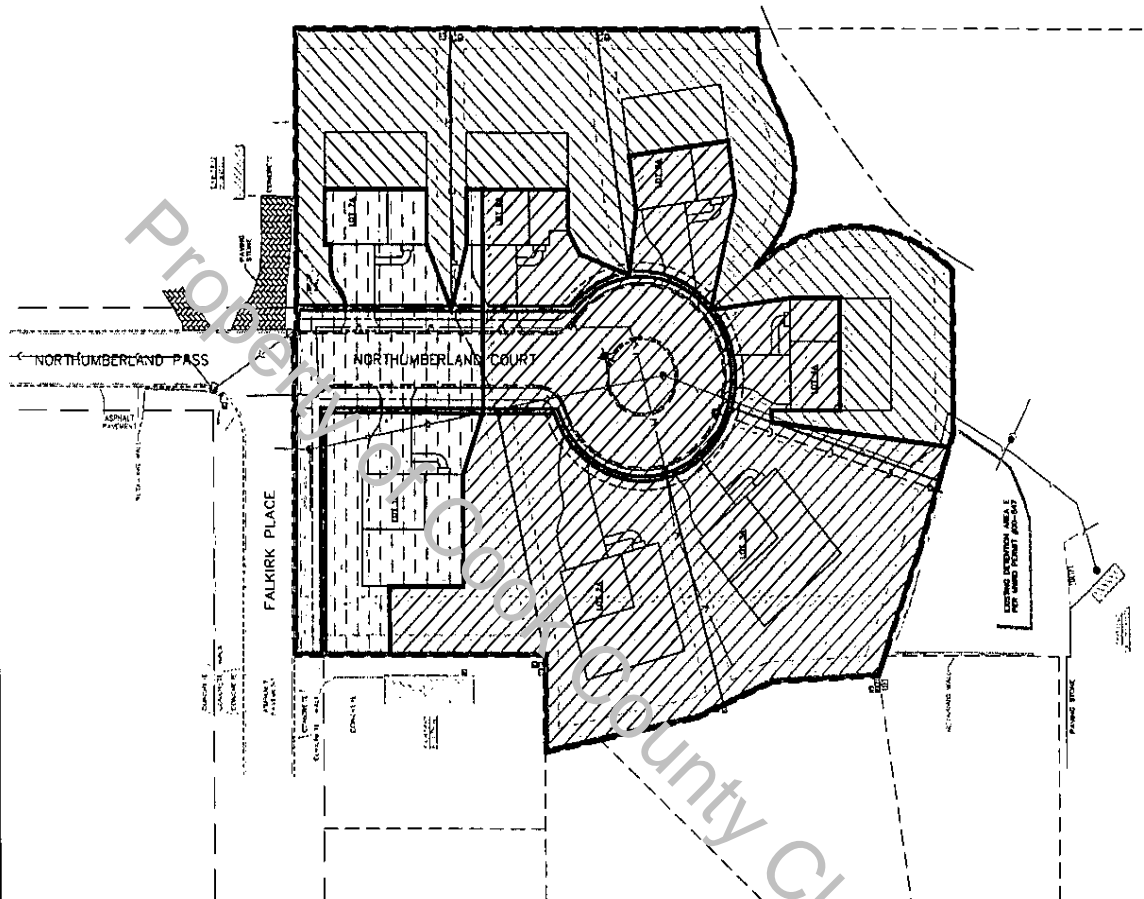
[Symbol]	TOTAL PROPERTY OWNERSHIP = 1.046 AC.
[Symbol]	TOTAL PUBLIC RIGHT OF WAY = 0.388 AC.
[Symbol]	PROPOSED DEVELOPMENT AREA = 2.372 AC.
[Symbol]	IMPERVIOUS AREA = 0.923 AC.
[Symbol]	PREVIOUS AREA = 1.499 AC.
[Symbol]	UNRESTRICTED AREA = 0.737 AC.
[Symbol]	ON-SITE AREA (PRIMARY TO SECONDARY) PAST MWRD PERMIT # 00-541 = 0.328 AC.
[Symbol]	ON-SITE AREA (PRIMARY TO SECONDARY) FACILITY # 4777 WITH DUNHAM WOODS SUBDIVISION MWRD PERMIT #00-541 = 1.309 AC.

GRAPHICAL SCALE (FEET)

0 10 20 30 40

SHEET
DA-1
OF
DA-1

DATE: 08/18/15
SCALE: 1" = 60'



21 AREA
6.7 AC

28 ON-SITE AREA
0.7 AC
DETAINED UNDER
PERMIT # 00-1001

29 ON-SITE - UNDER
0.2 AC

27 ON-SITE - UNDER
1.0 AC

DETENTION AREA SERVICE PLAN FROM MWRD PERMIT #00-541
SCALE: 1" = 60'

MWRD DRAINAGE EXHIBIT

REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECTS CORNER
OF DUNHAVEN WOODS SUBDIVISION
PALATINE, IL

PLAN / DESIGN / DELIVER

PINNACLE ENGINEERING GROUP
Pinnacle Engineering Group, Inc.
11111 W. Higgins Road, Suite 100
Chicago, IL 60642
Tel: 773.330.1111
Fax: 773.330.1112
www.pinnacle-engineering.com

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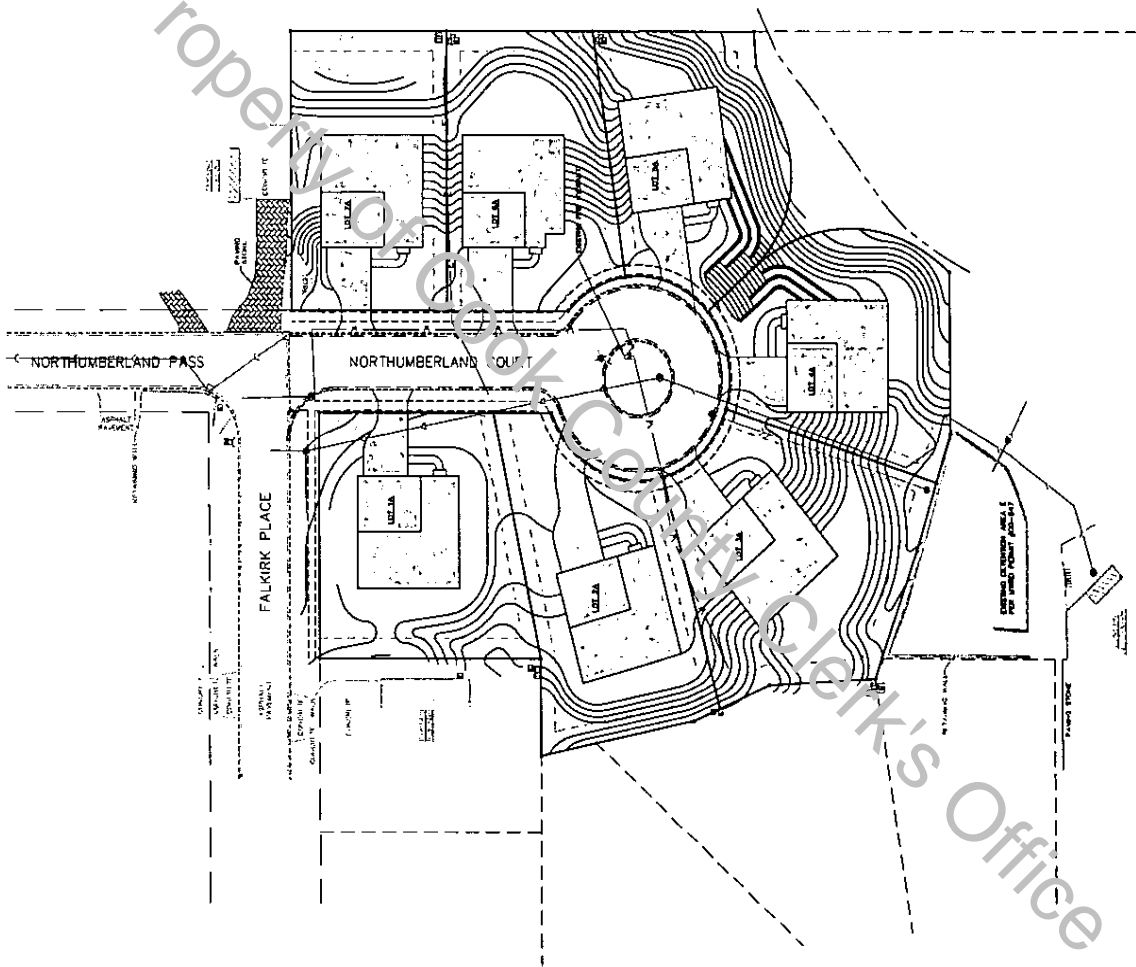
MAINTENANCE PLAN FOR ARCHITECTS CORNER AT DUNHAIVEN WOODS SUBDIVISION

THE OWNER OF THIS PROJECT AND THE ARCHITECTS CORNER AT DUNHAIVEN WOODS SUBDIVISION SHALL ASSUME RESPONSIBILITY FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

- 1. Maintain all exterior surfaces of concrete, masonry, and stone that are performed in a permanent or semi-permanent manner...
2. Maintain all exterior surfaces of concrete, masonry, and stone that are performed in a permanent or semi-permanent manner...
3. Maintain all exterior surfaces of concrete, masonry, and stone that are performed in a permanent or semi-permanent manner...

- 4. Maintain all exterior surfaces of concrete, masonry, and stone that are performed in a permanent or semi-permanent manner...
5. Maintain all exterior surfaces of concrete, masonry, and stone that are performed in a permanent or semi-permanent manner...
6. Maintain all exterior surfaces of concrete, masonry, and stone that are performed in a permanent or semi-permanent manner...

- 7. Maintain all exterior surfaces of concrete, masonry, and stone that are performed in a permanent or semi-permanent manner...
8. Maintain all exterior surfaces of concrete, masonry, and stone that are performed in a permanent or semi-permanent manner...
9. Maintain all exterior surfaces of concrete, masonry, and stone that are performed in a permanent or semi-permanent manner...



Property of Pinnacle Engineering Group, Inc. Clerk's Office

LEGEND table with symbols for Qualified New Construction, Storm Sewer, and Property Line.

PROJECT SITE SUMMARY
LOTS 1A THROUGH 7A CORNER OF DUNHAIVEN WOODS SOUTH SUBDIVISION, SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Summary table with columns: STORED WATER / SUMMARY, VOLUME CONTROL, RETENTION VOLUME, and RECORDED / PROVIDED.

PER MWRO PERMIT #00-517

PINNACLE ENGINEERING GROUP
PLANNING DESIGN DELIVER
15

ARCHITECTS CORNER OF DUNHAIVEN WOODS SUBDIVISION PALATINE, IL

REVISIONS table with columns for revision number and description.

MAINTENANCE PLAN EXHIBIT R

SHEET EX-R OF EX-R

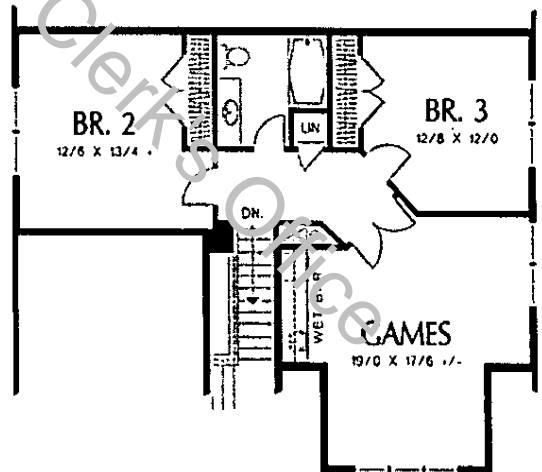
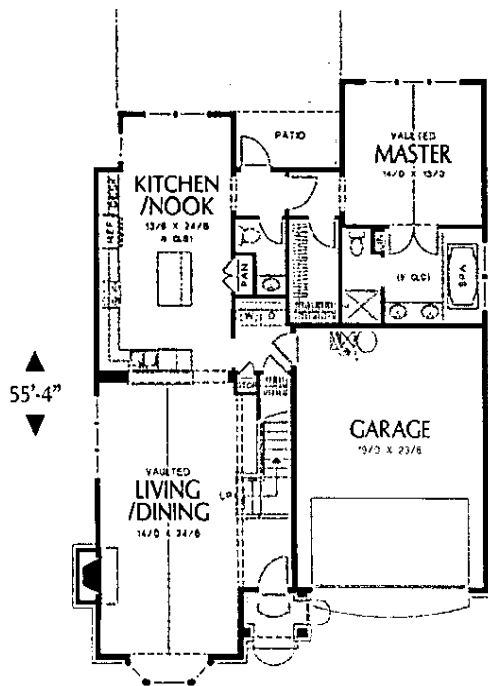
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New American Cottage



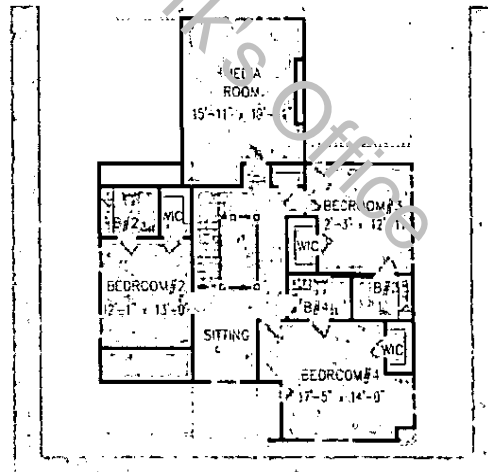
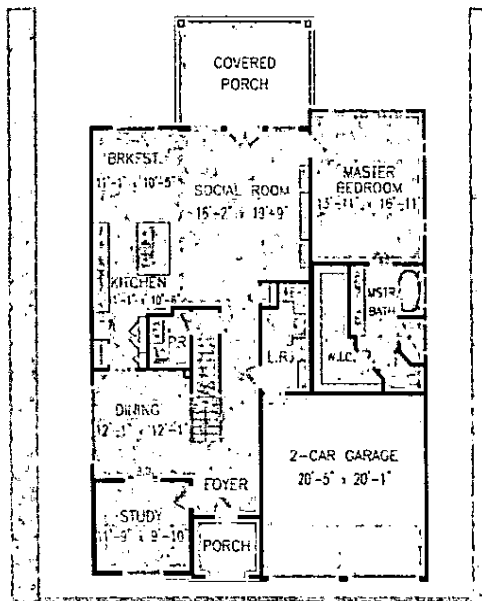
Property of
Cook County

County Clerks



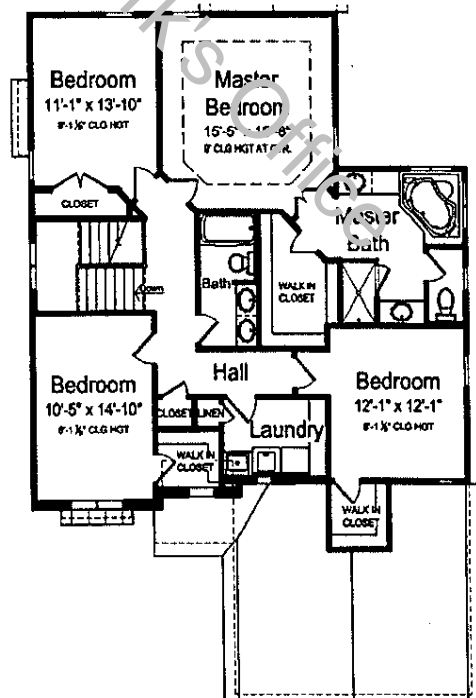
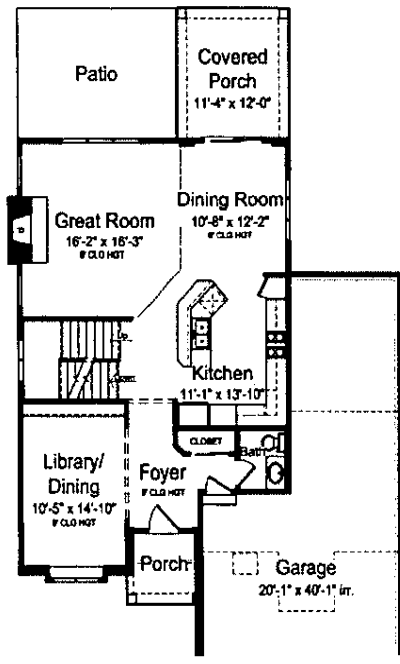
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Transitional European Farmhouse



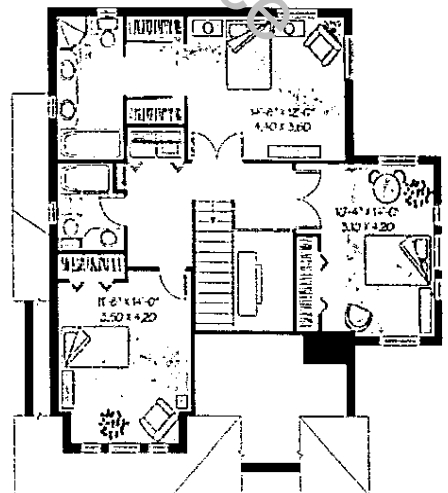
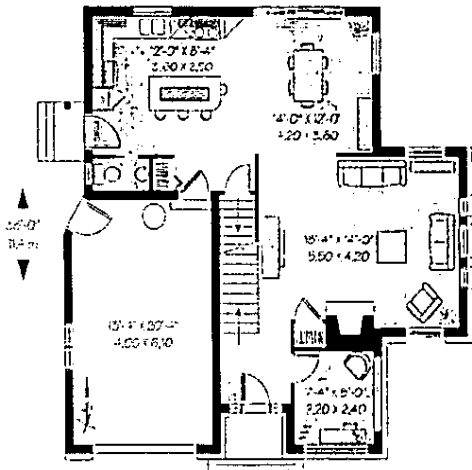
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American Traditional



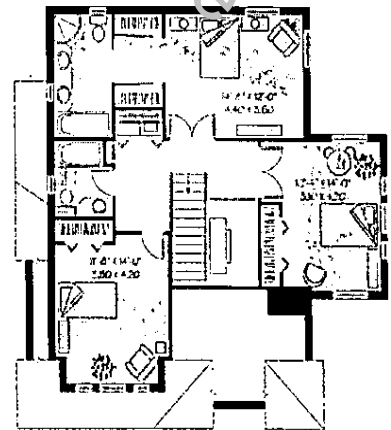
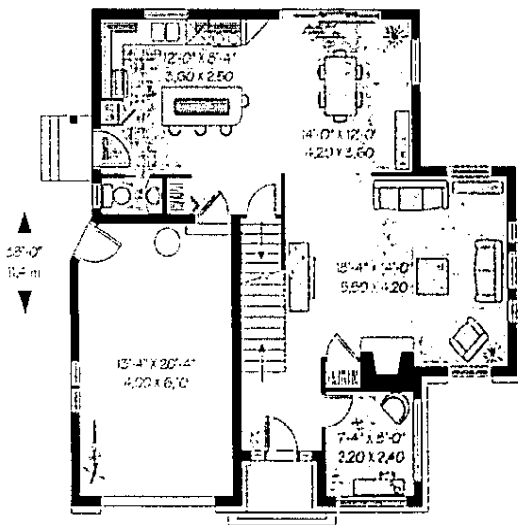
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Modern Craftsman Style



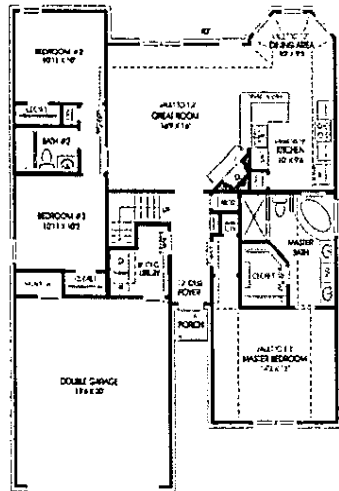
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Modern Craftsman Style



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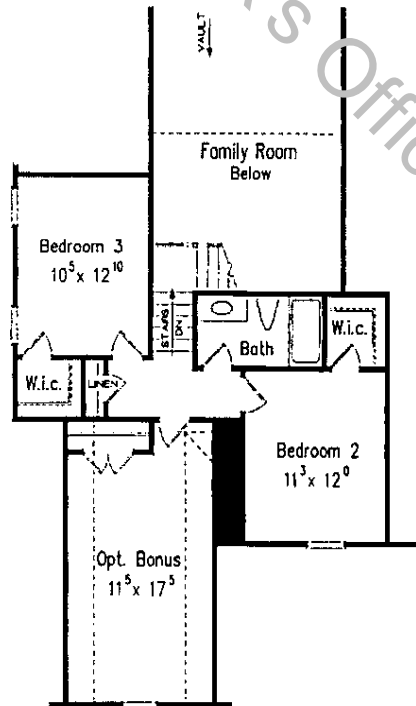
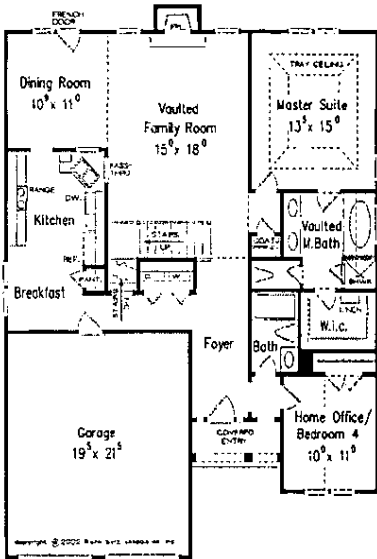
Craftsman Style Ranch



Placer
County
County Clerk's Office

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American Cottage



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Proposed Homes for Dunhaven Woods South

General Architectural Guidelines and Development Schedule:

1. Stories: One and Two-story homes designed to fit on building pads as determined by lot predominately 50' wide and 50' deep).
2. Square Footage: Ranch plans available for customization starting at approximately 2000 square feet; Two-story homes starting at approximately 2600 square feet up to approximately 4000 sq ft available for customization.
3. Building Materials: All house elevations shall be constructed with at least 50% brick; no vinyl or aluminum siding shall be permitted except at eaves, soffits, gutters and downspouts. Roofing to include architectural shingles.
4. Landscaping: Landscaping packages will be offered to individual home buyers as an upgrade including decks, paver patios, grill and fire pit areas.
5. Driveways: Driveways shall be constructed of asphalt or concrete with upgrade to concrete and/ or pavers available.
6. Elevations/ Monotony Code: The builder shall develop plans for individual buyers and maintain the Village of Palatine requirements as outlined in Chapter 6, Article IV (Detached Single Family Development).
7. Village Submission: Builder will submit individual lot plans for staff review for conformance of above criteria.
8. Developer/ Builder Plan Design: Midwest Lifestyle Homes is including in the submission a typical plan as reference to above requirements; builder will work with individual buyers to provide for plan customization as requested to meet or exceed minimum standards as listed.

General Development Schedule:

Developer/Builder approval - October 2021
Tree/Site clearing November 2021
Land Improvement Process November 2021
Home Sales/ Construction/ Final Spring 2022

All homes shall be customized and unique.



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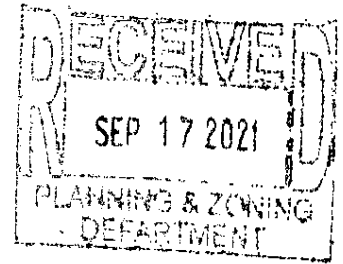
September 17, 2021

DEVELOPMENT NARRATIVE

FOR

Architects Corner of Dunhaven Woods South Subdivision
Village Ordinance No. O-101-17

An Ordinance Granting Preliminary and Final Planned Development Approval
for 1939-1967 N. Northumberland Court



On March 29, 2021, Marty Nixon finalized the purchase of the lots that were subject to the Village Ordinance referenced above from the Cornerstone National Bank & Trust Company. The property is legally described as follows:

Lots 1A through 7A Architects Corner of Dunhaven Woods South Subdivision, being a Subdivision of part of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Marty's intention is to complete the civil engineering improvements for N. Northumberland Court and then complete the construction of 7 custom built residences; however, the Planned Development expired in 2020 and needs to be reinstated. Marty and his home builder, Midwest Lifestyle Homes, intend to abide by all of the Planned Development requirements and will not be materially changing any of the required improvements. This would include conditions 1 thru 12 of the attached and referenced Ordinance. These conditions include items relative to mass grading, a construction schedule, letter of credit and plan review fees, as well as all other items listed in the ordinance.

The engineering Improvement Plans for the Dunhaven Woods South Subdivision, which include the design for Northumberland Court, were originally prepared by Branecki – Virgilio & Associates (BV&A) in 2000. The engineering for the residential lot areas, excluding the cul-de-sac and utilities (which were to be installed per the original design by BV&A, were re-designed by Pinnacle Engineering Group (PEG) in 2017. The PEG plans were included as an attachment to the ordinance approved in 2017. Those plans were prepared for a different developer and were not included as part of the sale of the property. PEG has been engaged to redesign the lot areas and those plans will have a different date than shown on the 2017 ordinance. However, since the plans were redesigned and will have a new date, the redesign has maintained the original intent of the previous design and they still reference the BV&A design for the cul-de-sac and utilities. These plans have been submitted to the Village of Palatine Engineering Staff and will be reviewed and approved.

PEG has also inquired with the Metropolitan Water Reclamation District (MWRD) in reference their approval of the most recent edition of the plans and it was determined that the MWRD will require a Watershed Management Ordinance (WMO) Permit as part of this work as their ordinance was amended in May of 2020. This review could possibly require additional revisions to the submitted engineering improvement plans, but any revisions will be coordinated with the Village's Engineering Department.

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PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Plan Commission on Tuesday, November 2, 2021, at 7 PM, in the Palatine Village Council Chambers, 200 E. Wood St., relative to a request for the following:
 1. Final Planned Development (reinstatement) to allow a 7-lot single-family residential development, for the vacant residential lots, south of the intersection of W. Falkirk Place and N. Northumberland Pass.
 The property is commonly known as 1939 - 1967 N. Northumberland Pass (aka Architects Corner Subdivision) within Dunhaven Woods. The proposed Final Planned Development would reinstate the Architects Corner Planned Development, which was most recently approved in 2017, but expired in 2020.
 The above petition has been filed by Marty Nixon, with Rob Morrison (Coldwell Banker), as the authorized agent and is available for examination in the office of the Village Clerk, 200 E. Wood St.
 FILE #: 21-80
 VILLAGE OF PALATINE
 Dennis Dwyer, Chair
 Palatine Plan Commission
 DATED: This 18th day of October, 2021
 Published in Daily Herald
 October 18, 2021 (4571958)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

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 Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook
 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 Northwest Suburbs 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 10/18/2021 in said Northwest Suburbs 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 Daula Baltz
 Designee of the Publisher and Officer of the Daily Herald

Control # 4571958

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 15 day of November, 2021, and that said ordinance was deposited and filed in the office of the Village Clerk on the 15 day of November, 2021.

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 15 day of November, 2021.



Margaret R. Duer
Palatine Village Clerk

(S E A L)