

# UNOFFICIAL COPY

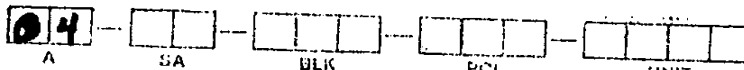
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ORDINANCE NO. 440

AN ORDINANCE AMENDING ORDINANCE #289 ENTITLED AN ORDINANCE TO AUTHORIZE A PLANNED DEVELOPMENT OF CERTAIN PROPERTY PURSUANT TO ARTICLE XV OF THE ZONING ORDINANCE OF THE VILLAGE OF NORTHFIELD 85280064

WHEREAS, the owner of the following described property, to-  
PROPERTY INDEX NUMBERS

wit:



Lot 25, 26 and the West half of Lot 27 in County Clerk's Division of Section 23, Township 42 North, Range 12, East of the 3rd PM, in Cook County, Illinois.

(hereinafter called "the subject property"), has made application to the President and Board of Trustees of the Village of Northfield for approval of an amendment to Planned Development Ordinance #289 adopted October 21, 1980, for the subject property under the Zoning Ordinance of the Village of Northfield; and

WHEREAS, in accordance with the provisions of both Article XV of the Zoning Ordinance of the Village of Northfield and applicable statutes, a joint public hearing was duly held by the Architectural Commission, Plan Commission and Zoning Commission of the Village of Northfield upon due notice at the Northfield Village Hall, on October 2, 1985;

WHEREAS, upon the completion of said public hearing said Architectural Commission, Plan Commission and Zoning Commission recommended that this Board approve an amendment to Ordinance #289 as hereinafter described; and

WHEREAS, this Board has fully considered the proposed amendment and believes it to be appropriate, desirable and in the public interest;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Northfield, Cook County, Illinois:

SECTION 1: An Amendment to Planned Development Ordinance #289, as set forth in this Ordinance, is hereby granted and approved pursuant to Article XV of the Zoning Ordinance of the Village of Northfield for the subject property, subject however to all provisions, covenants, restrictions and conditions as specified in this ordinance.

04-23-401-020  
04-23-401-024 - 1 -  
04-23-401-025

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85280064

SECTION 2: The Development of the subject property shall be in substantial accordance with the site analysis report (Exhibit "A") entitled "The Courts of Regent Wood" and the site plan (Exhibit "B") contained therein, the purposes of which are to change the architectural style from "Victorian" to "British Regency" and establish a revised site plan, together with the application for approval of the Planned Development and all exhibits attached thereto which are hereby incorporated by reference as exhibits to this Ordinance. The British Regency architectural style shall be in all phases of the Planned Development.

SECTION 3: Section 2 of Ordinance #289 hereby is amended by substituting for Exhibits "A", "B", "B-1". "B-2", "B-3" the following new exhibits, which are attached hereto and made a part hereof:

Exhibit "A" - Presentation Analysis Report, dated September 1, 1985, entitled "The Courts of Regent Wood", on file in the office of the Village Clerk of the Village of Northfield.

Exhibit "B" - Site Plan, density contains the following distribution of dwelling units: Individual homes 21, Estate Homes 28, and Condominium homes 34

Exhibit "B-1" - Revised egress at Winnetka and Waukegan Roads.

Exhibit "B-2" - Individual home site revisions.

Exhibit "B-3" - Individual Homes, Court and Home Placement Variations, illustrating changes which may be developed in any particular court due to natural elements such as native tree location, maximization of design advantages, etc.

SECTION 4: The following documents shall be attached hereto and form a part of this ordinance.

Exhibit "C" - Application for approval of an amendment to Planned Unit Development Ordinance #289.

Exhibit "D" - Notice of Public Hearing of the October 2 joint hearing before the Northfield Architectural Commission, Plan Commission and Zoning Commission.

Exhibit "E" - Minutes and Reports of the October 2 joint public hearing before the Northfield Plan Commission, Zoning Commission and Architectural Commission.

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SECTION 5: The applicant, the owner of the subject property and the subject property shall comply in all other respects with the Ordinances of the Village of Northfield, and this Amendment to the Planned Unit Development Ordinance shall not be construed as a waiver of any of those requirements or the remaining requirements in Planned Unit Development Ordinance #289. All other requirements of Planned Unit Development Ordinance #289 shall remain in affect.

SECTION 6: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED and APPROVED by me this 22nd day of October, 1985.

AYES: 5 NAYS: 0 ABSENT: 1 PASS: Yes

Barbara D. Lish  
President, Village of Northfield

ATTESTED and FILED in the office of the Village Clerk this 22nd day of October, 1985.

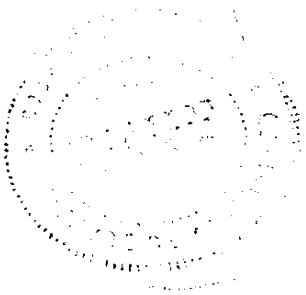
[Signature]  
Village Clerk

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Clerk of

DEPARTMENT OF  
WOOD  
northfield

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September 1, 1985  
Exhibits A, B, B-1,  
B-2 and B-3

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THE BLETZ ORGANIZATION INCORPORATED • 2840 CHALMERS AVE. EVANSTON, ILLINOIS 60121 • 920-1000

See 1/18/85

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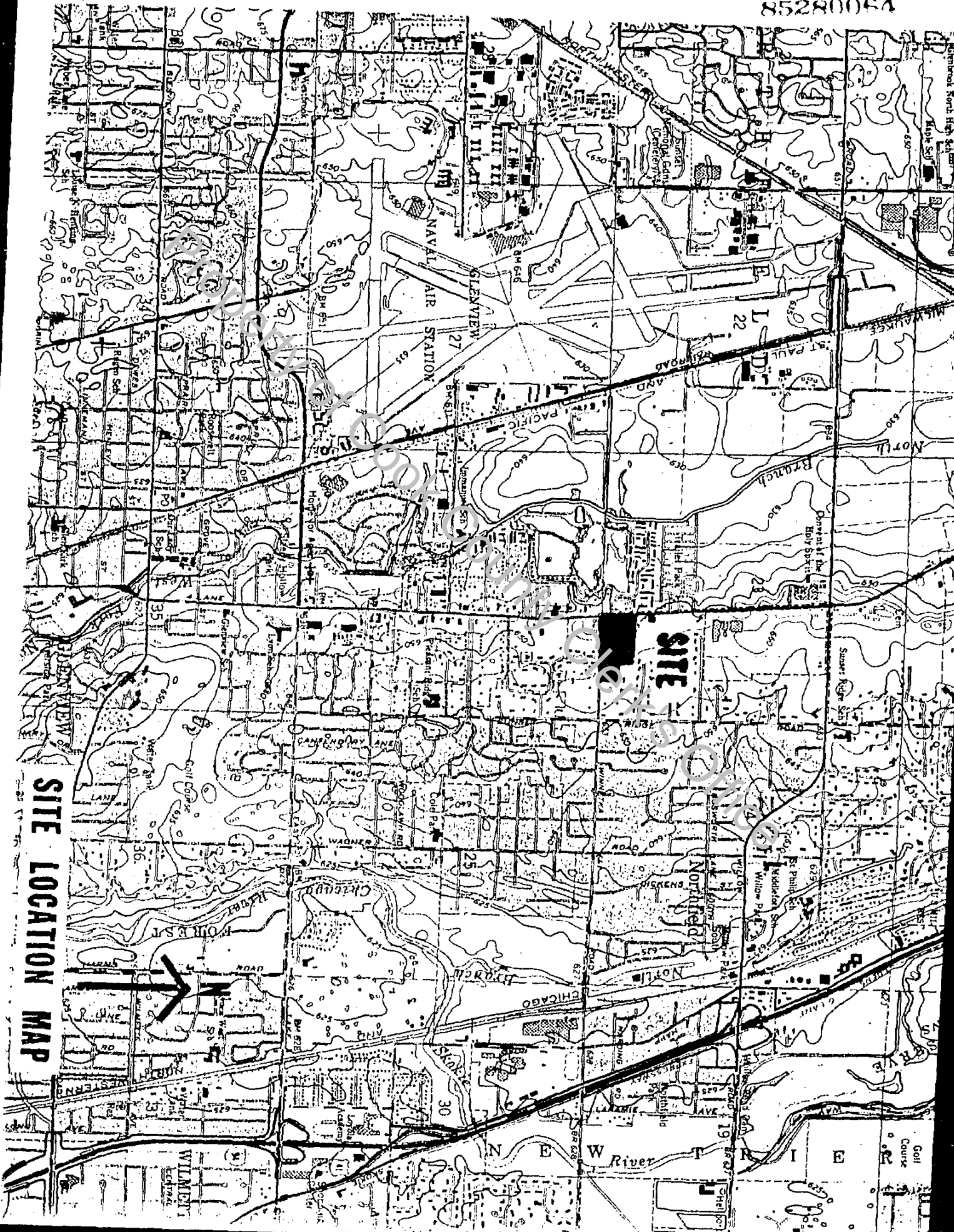
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SITE LOCATION MAP

SITE





8528(0)64

FALL 1985

Welcome to The Blietz Organization, Incorporated's newest community...The Courts of Regent Wood.

In conformance with The Courts of Regent Wood Planned Unit Development Ordinance (Section 3), as approved, the following architectural drawings are presented to you in verification of Specific plans.

The Courts of Regent Wood will be a fine asset to the Community and we look forward to presenting the program to the Commission on September 18, 1985.

Should you desire any clarification, please do not hesitate to contact our Main Office at 869-1000.

Sincerely,

THE BLIETZ ORGANIZATION, INC.

Property of Cook County Clerk's Office

852810064

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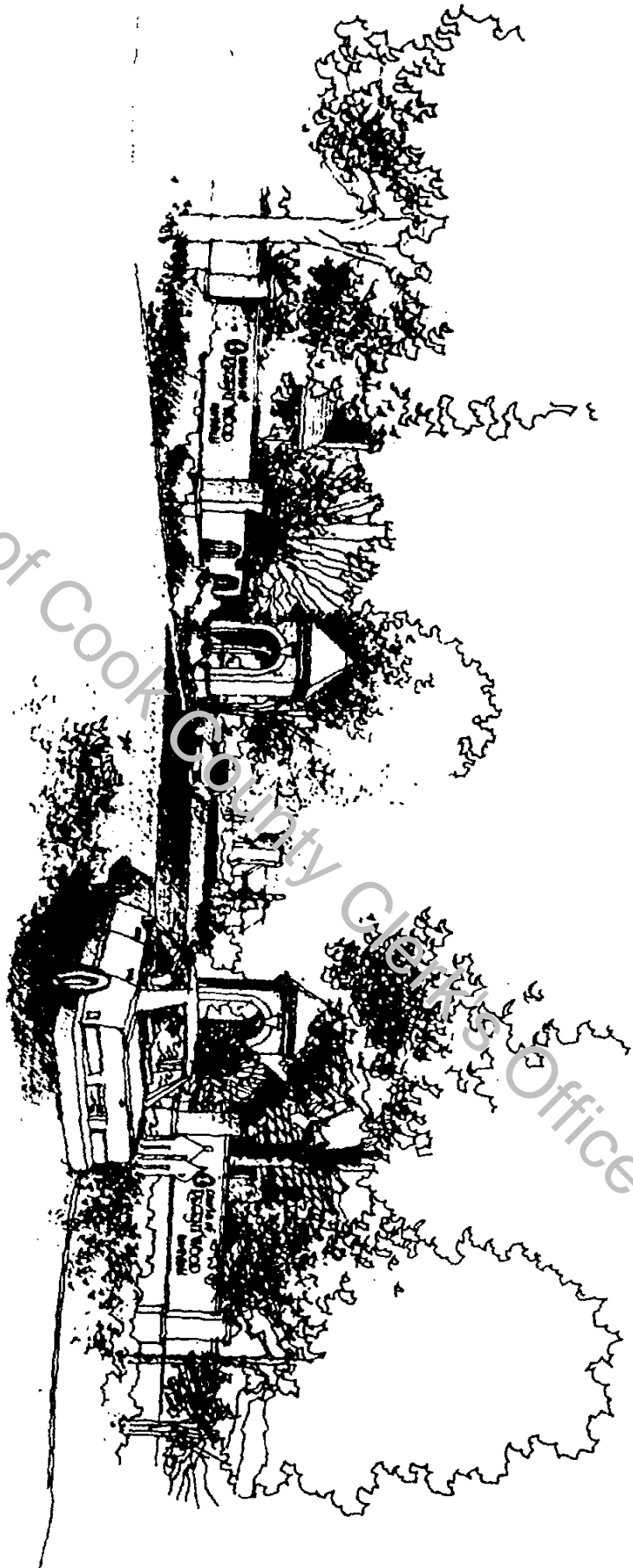
VIEW OF BRIDGE, WATER JET AND LAKE .30

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VIEW OF ENTRANCE



**COURTS OF REGENTWOOD**  
 Northfield, Illinois



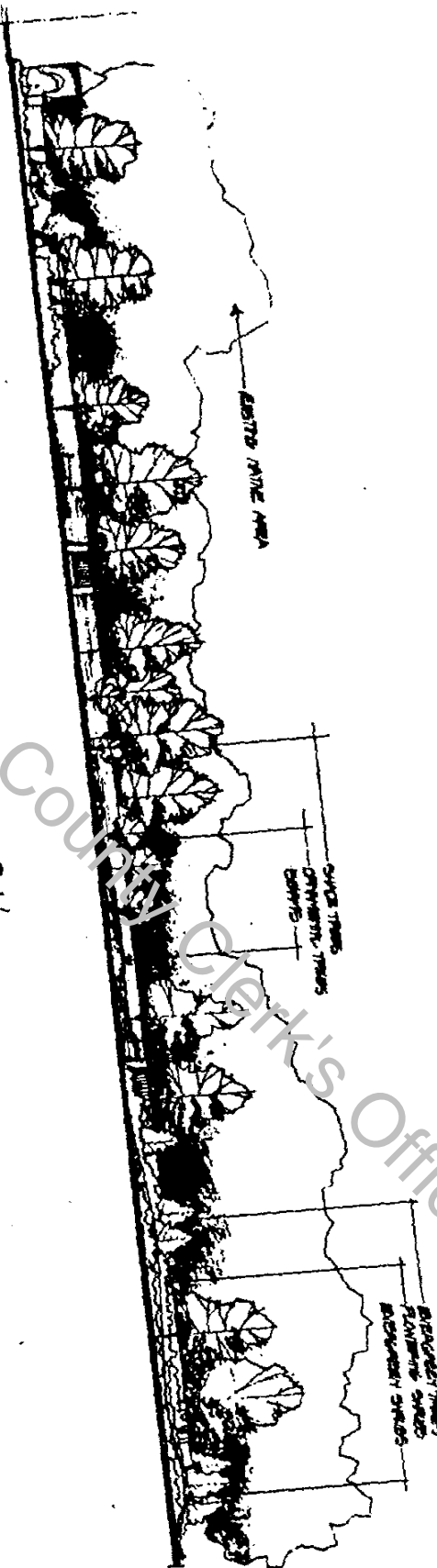
Theodore Brickman Co.

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ELEVATION E  
W NNETKA ROAD WALL ELEVATION



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THE  
COUNTY CLERK  
OF COOK COUNTY  
ILLINOIS  
RECEIVED  
THIS 15TH DAY OF  
MAY 1964



Theodore Wickham & Co.

COURTS OF REGENTWOOD  
Northfield, Illinois

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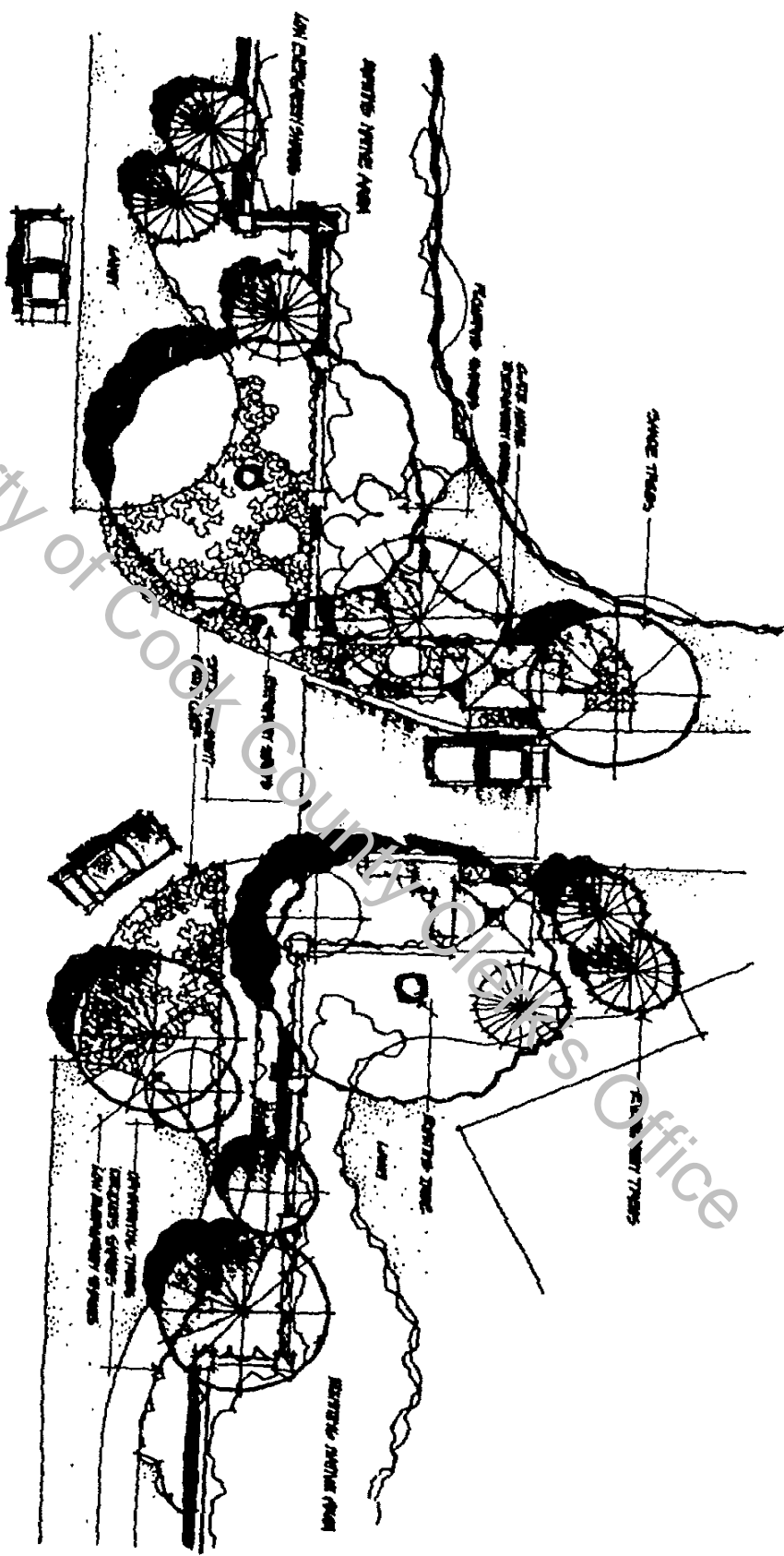
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ENTRY PLAN

SCALE  
1" = 20'-0"



COURTS OF REGENTWOOD  
Northfield, Illinois



The Regentwood Company

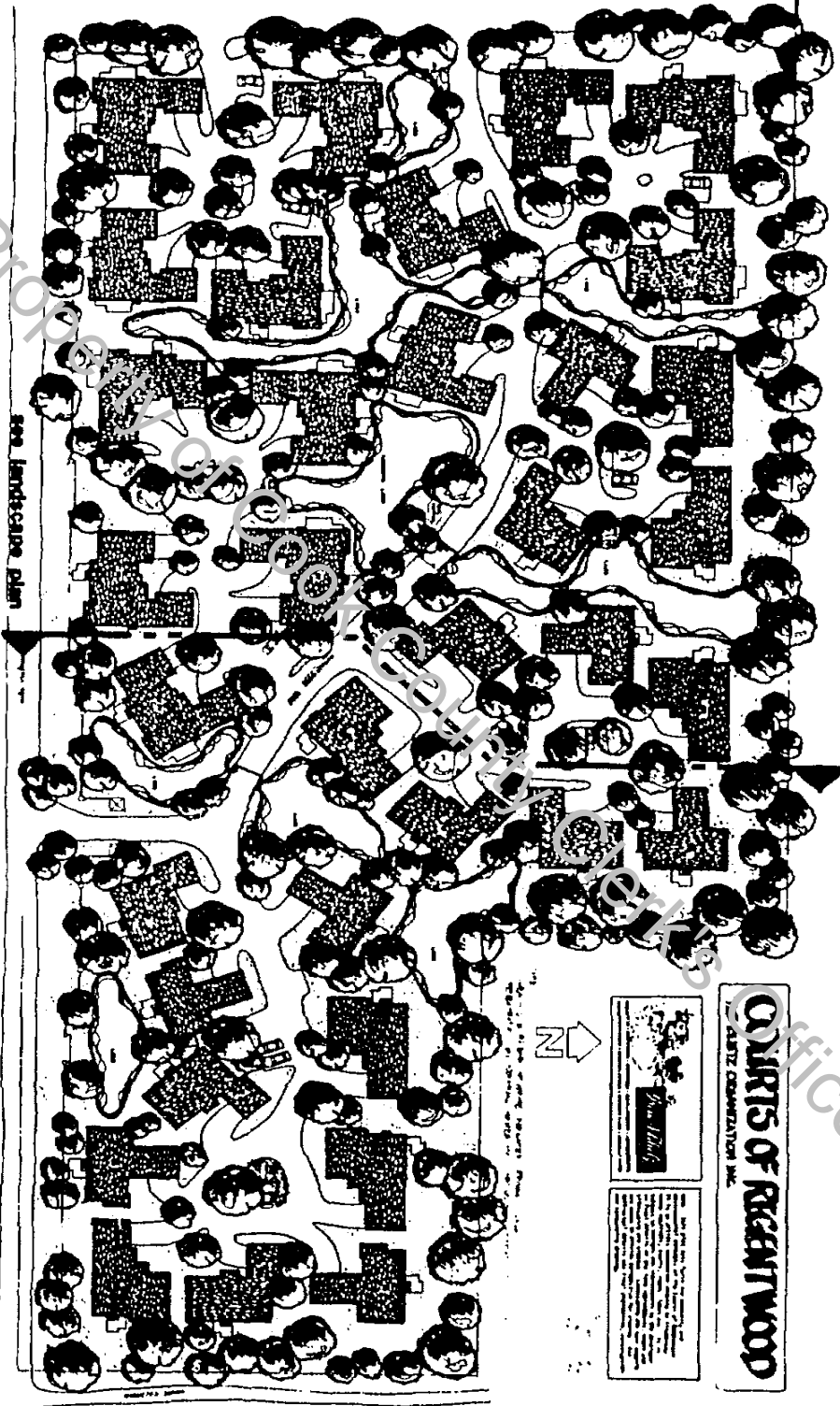
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PHASE III



PHASE I & II SITE PLAN

see landscape plan

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COURTS OF REGENTWOOD  
ALTEZ COMMUNITIES, INC.

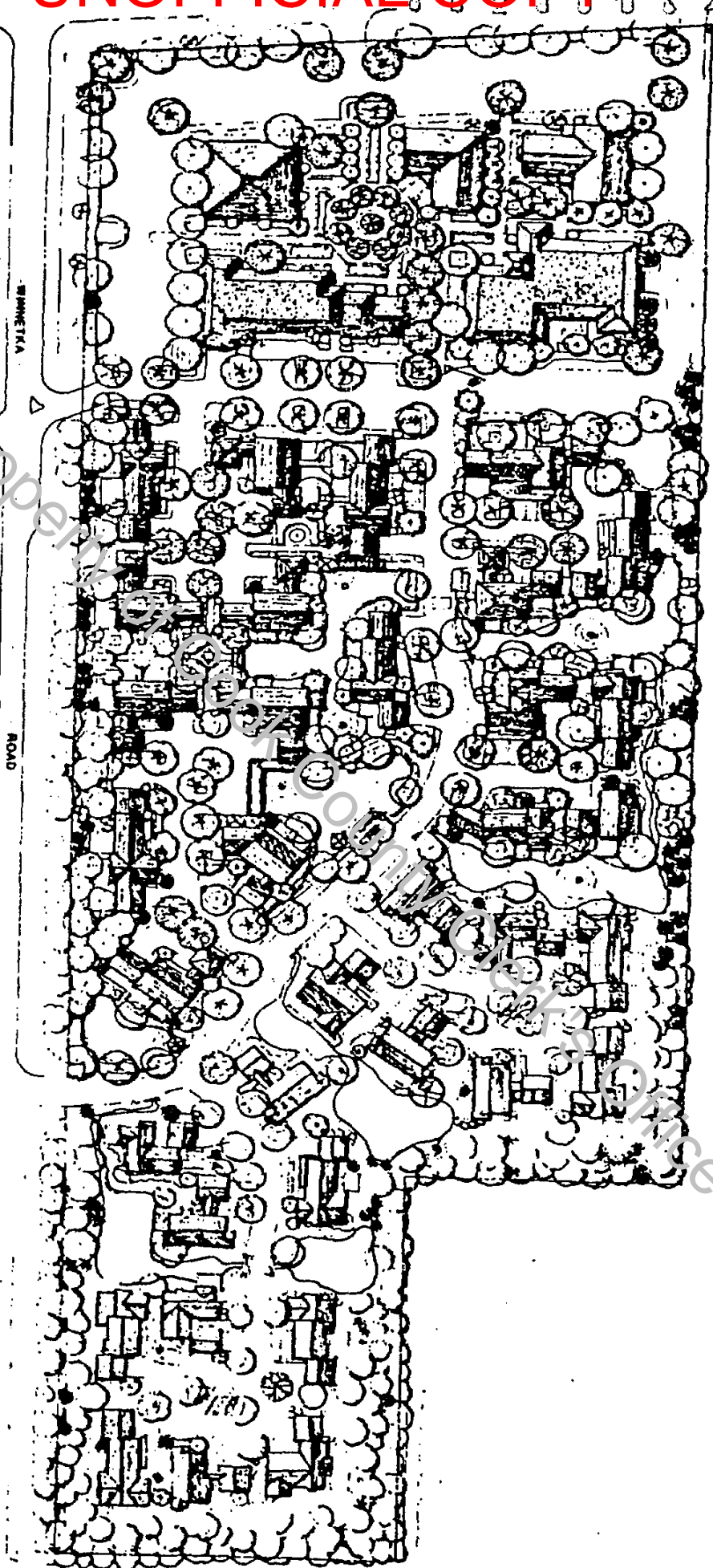
The Courts of Regentwood is a new community of homes in the heart of Regentwood. It features a variety of floor plans, including single-story ranches and two-story homes. The community is surrounded by lush landscaping and offers a peaceful setting for your home.



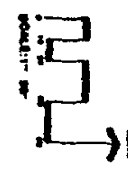


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APPROVED R.U.D. SITE PLAN



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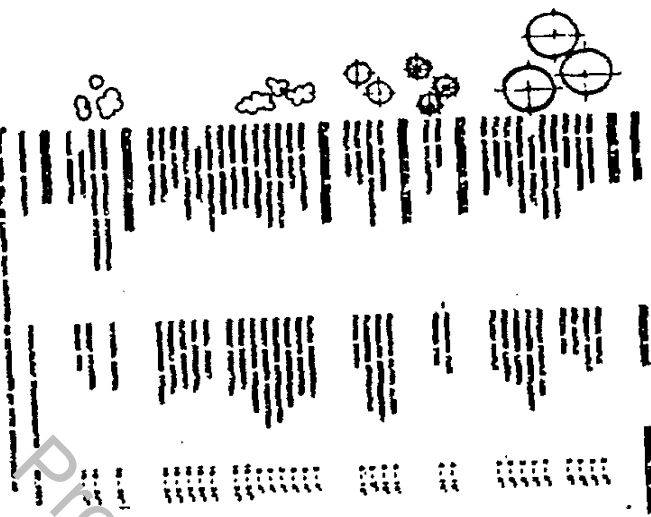


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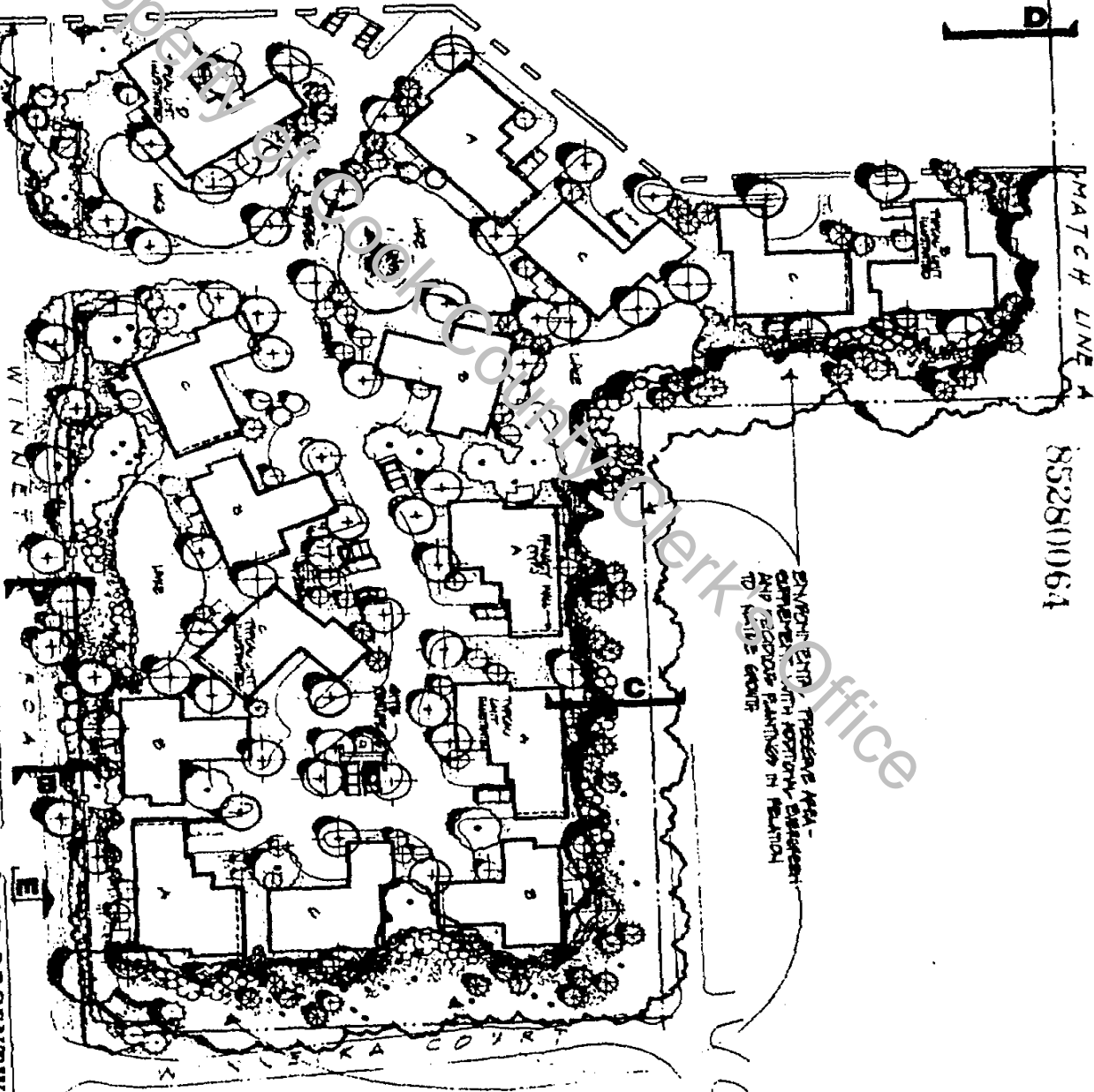
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PLANTING - THIS CHERRY TO BE PLANTED  
ON THE SOUTH SIDE OF THE AREA TO BE PLANTED



WATER LINE  
SITE PLAN



85280064

ENVELOPE - THIS PLANNING AREA -  
CONTAINS WITH PORTION OF PLANNING  
AND RESOURCES PLANNING IN RELATION  
TO THE SITE



COURTS OF REGENTWOOD  
Northfield, Illinois

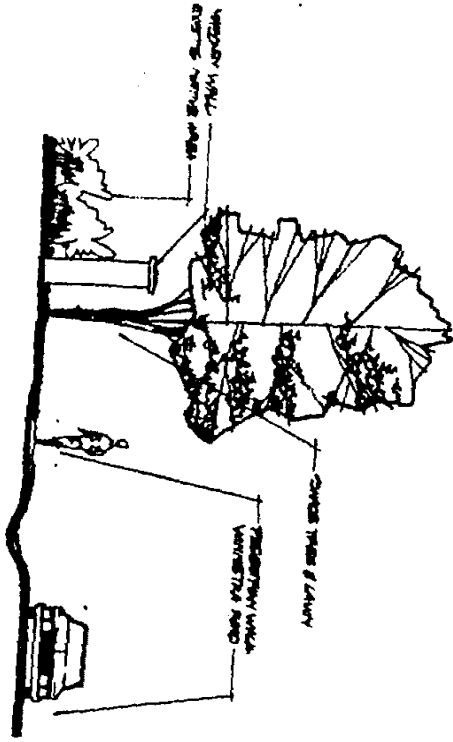


Theodore Kellerman Co.

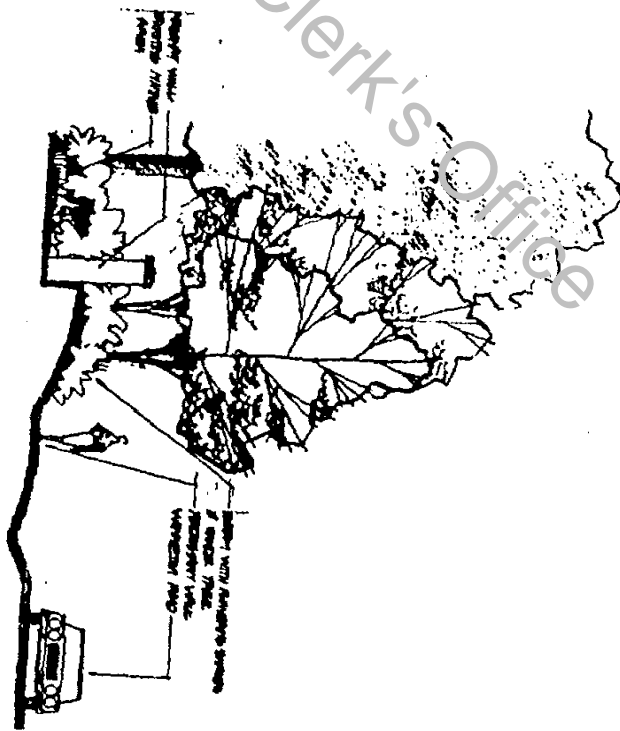
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SECTION A



SECTION B

WINNETKA ROAD WALL SECTIONS

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COURTS OF REGENTWOOD  
RORIFIELD, ILLINOIS

Shedden & Hildebrand, Inc.



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SECTION D

PERIMETER DETERMINING SECTION

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**COURTS OF REGENTWOOD**  
Northfield, Illinois

Theodore Irickman, COO

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SECTION C

PERIMETER PLANTING SECTION

COURTS OF REGENTWOOD  
Northfield, Illinois



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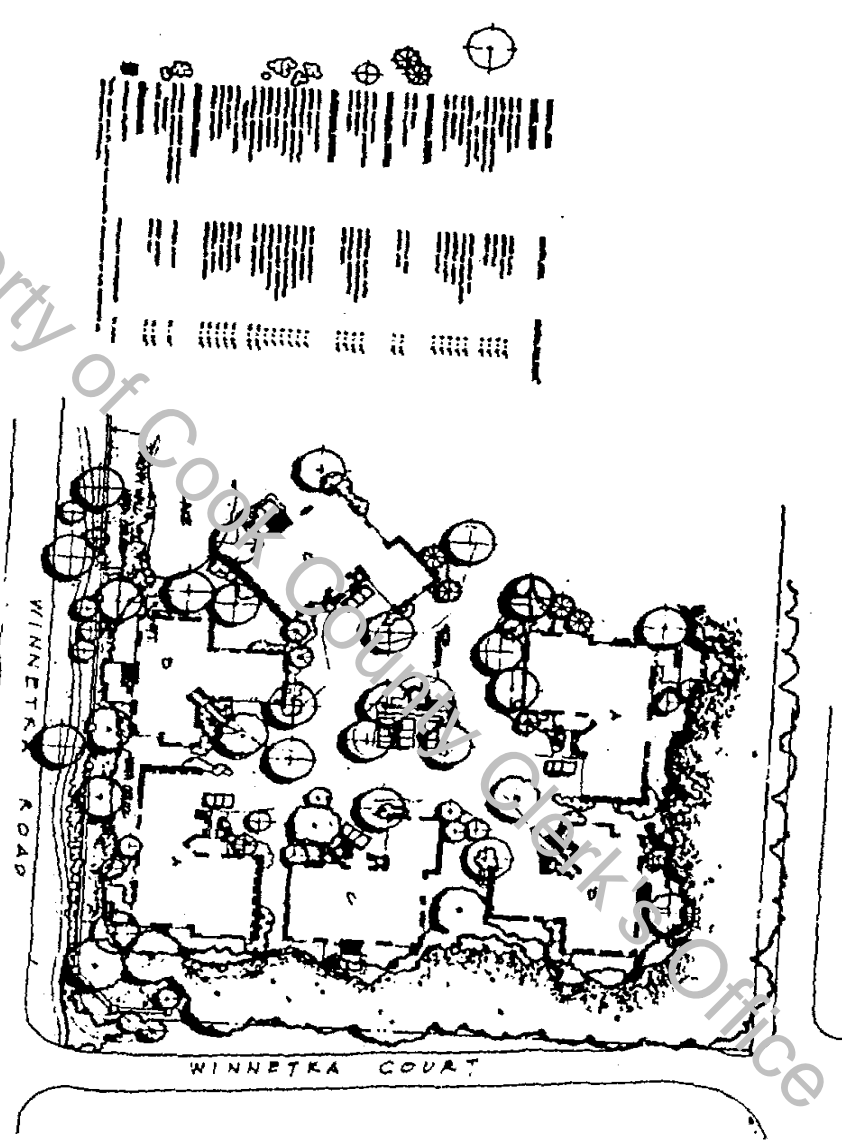




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Property of Cook County Office

SITE PLAN DETAIL



  
**COURTS OF REGENTWOOD**  
 Northfield, Illinois  
  
 Woods Bagot

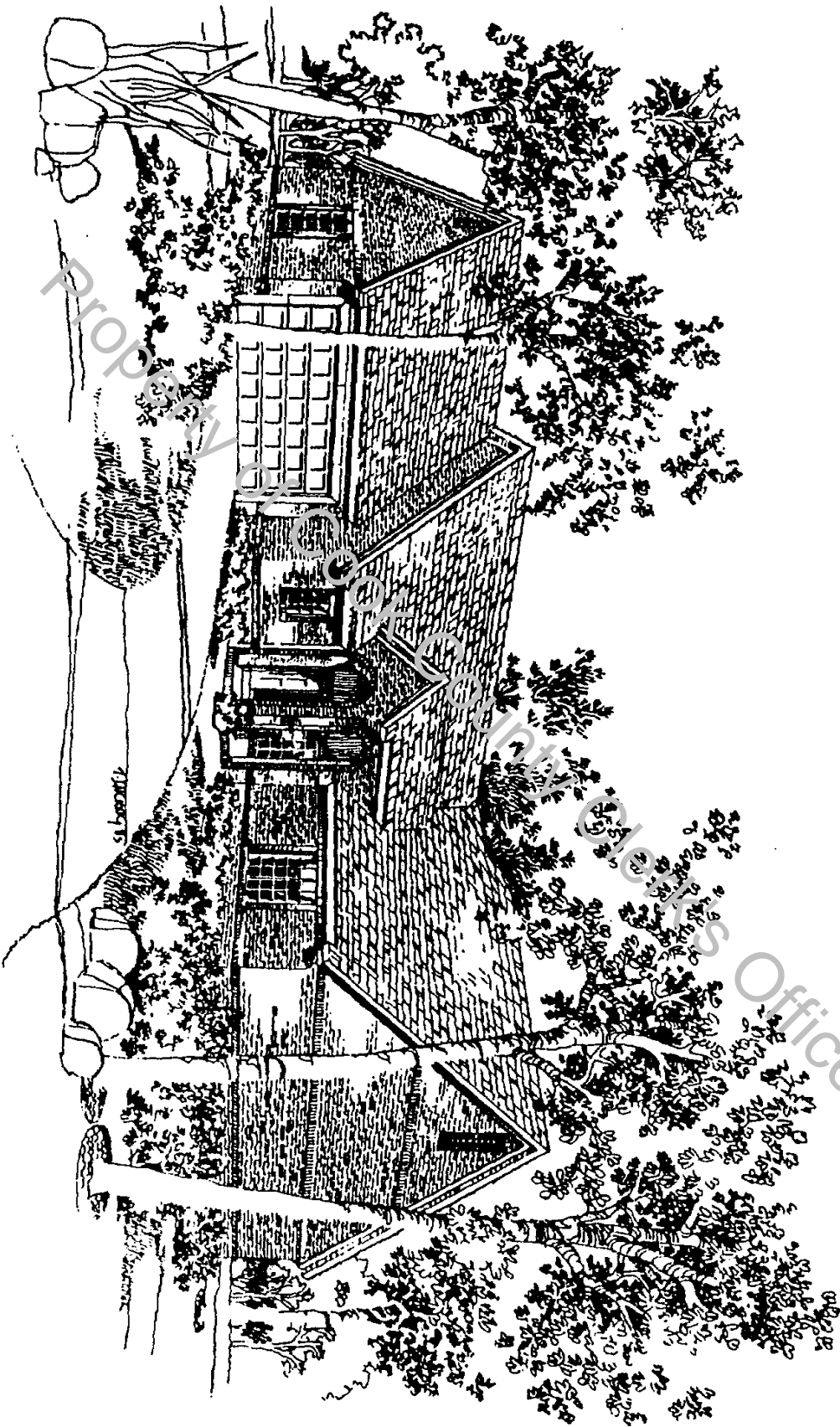
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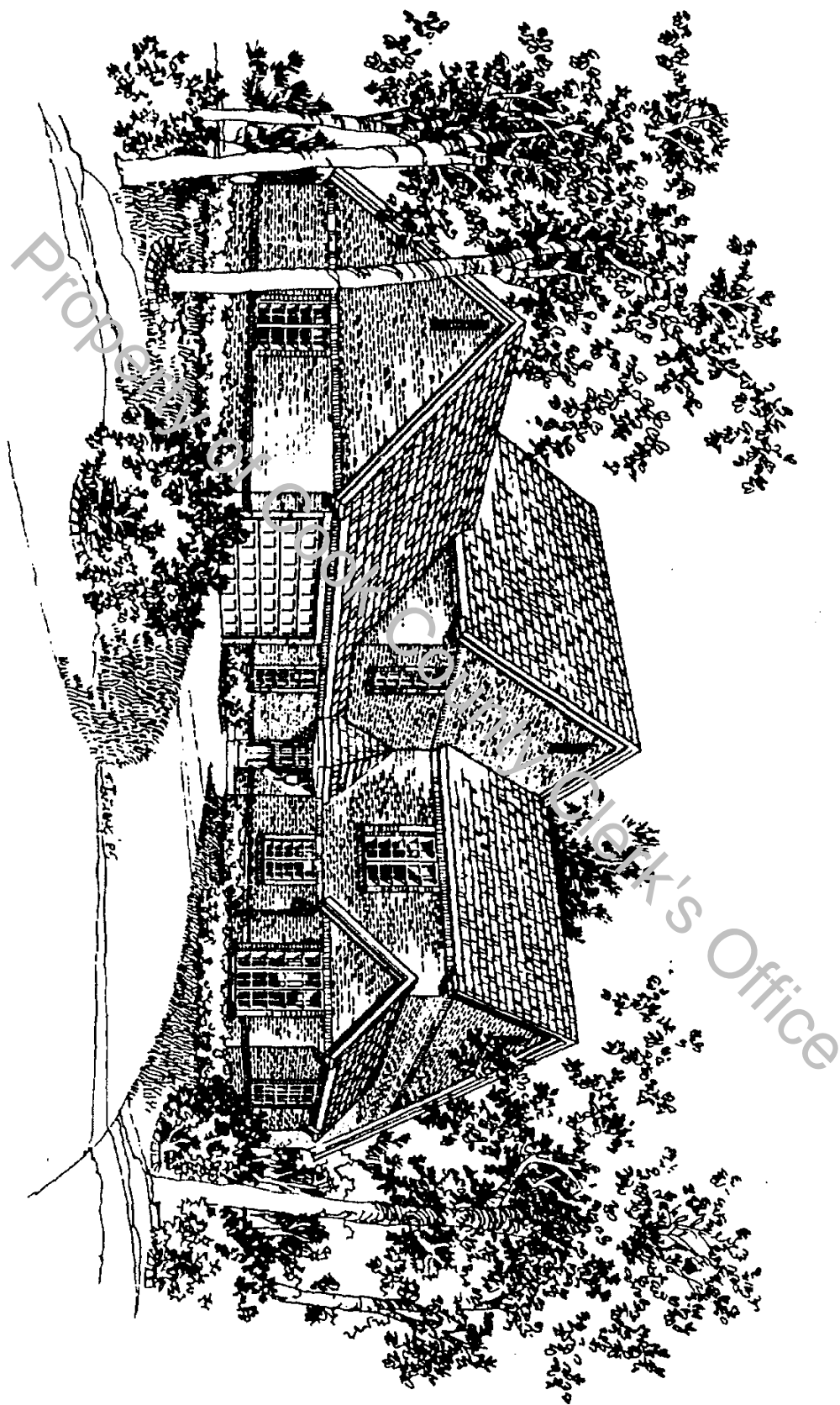
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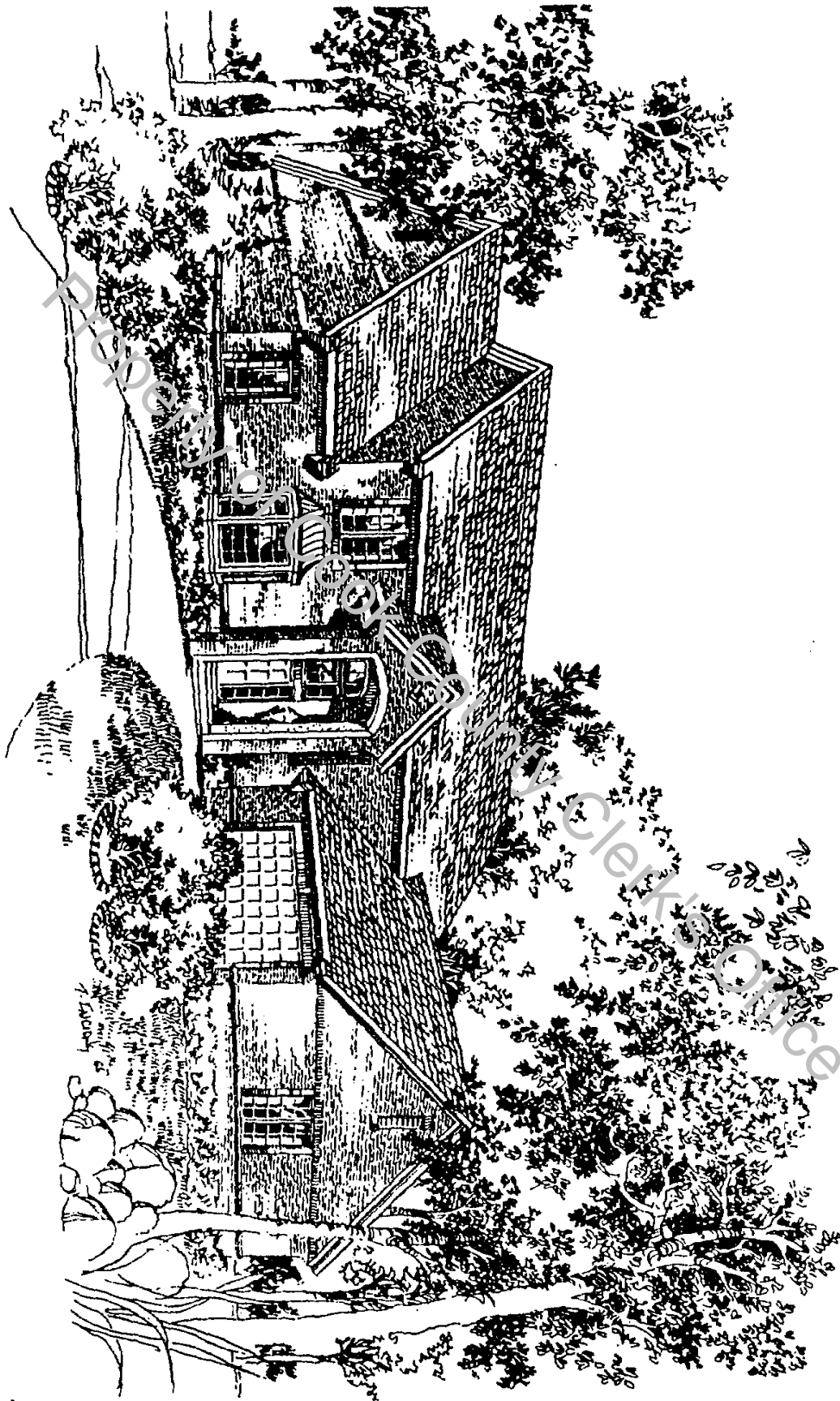
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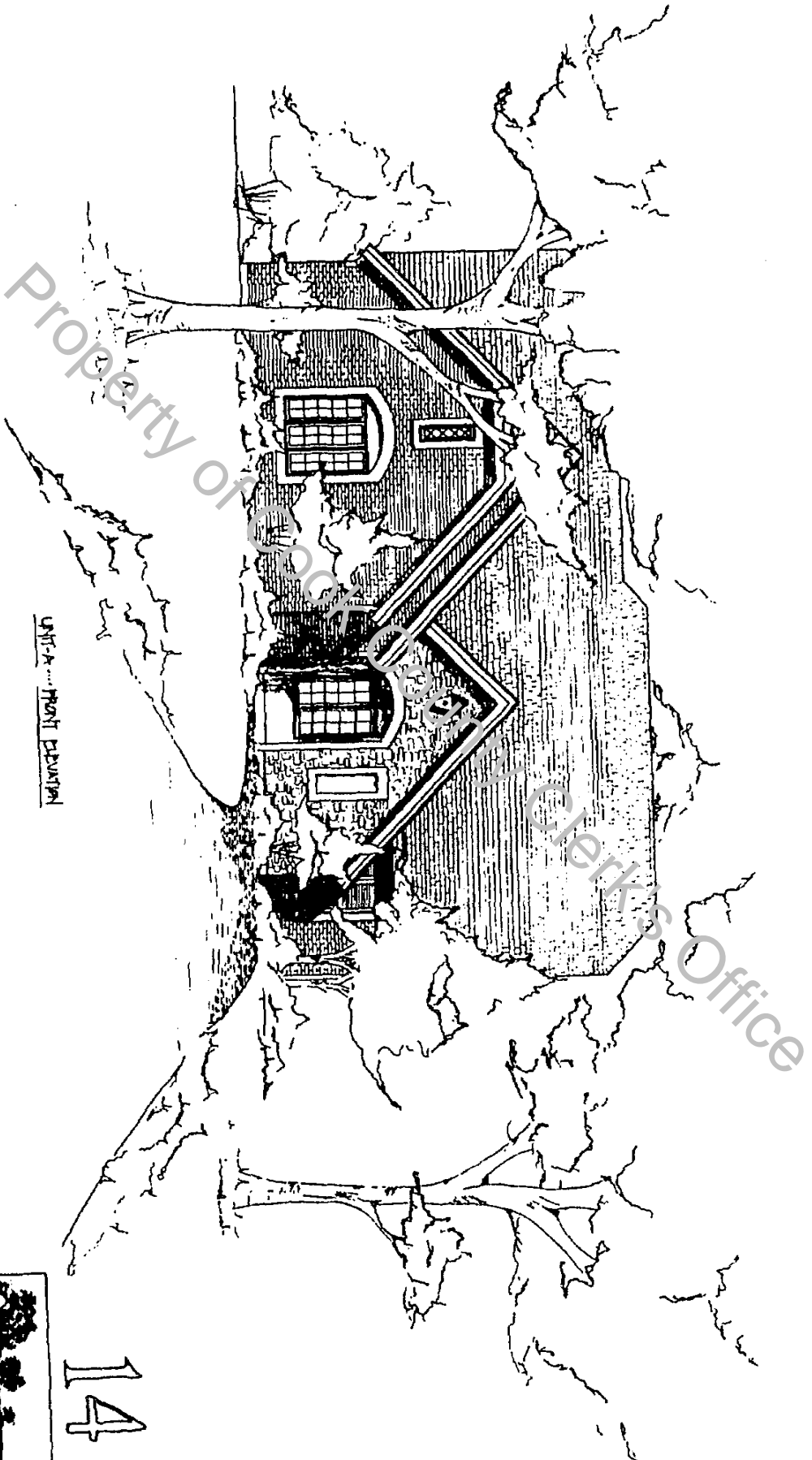
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UNIT A - FRONT ELEVATION

Plot 14 is an artist's rendering of one of the proposed residential developments for a portion of the property located at the intersection of Highway 101 and Highway 102, in the City of San Diego, California. The drawing is not intended to represent an actual building or site plan. It is intended to provide a general impression of the proposed development. The drawing is not intended to be used for any other purpose. The drawing is the property of the City of San Diego and is not to be reproduced without the written consent of the City of San Diego.

**COURTIS OF REGENT WOOD**  
THE PLITZ ORGANIZATION INC.



14

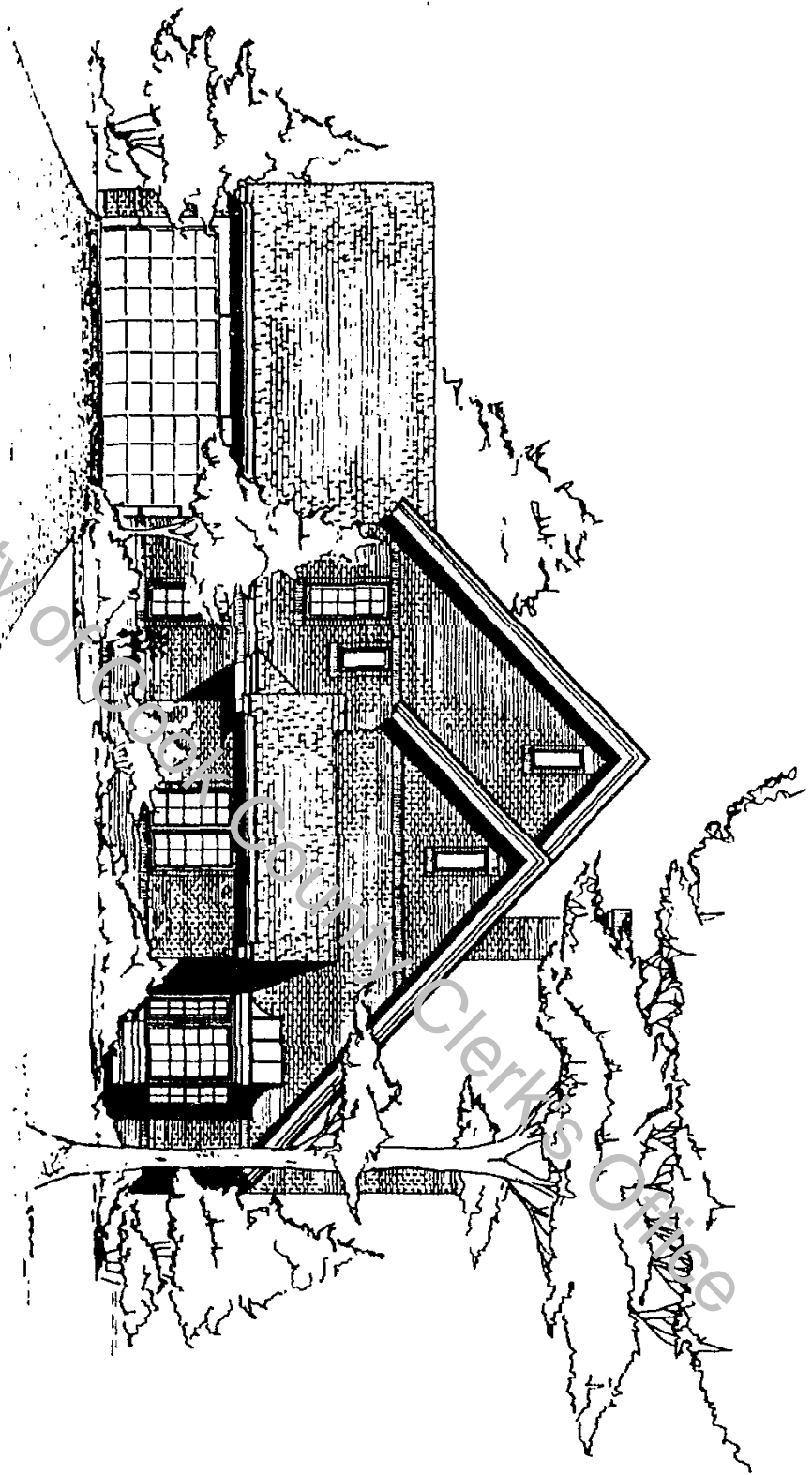
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Property of Clerk's Office

UNIT - B ..... FRONT ELEVATION



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**COURTIS OF RECENT WOOD**  
THE PLATZ ORGANIZATION INC.



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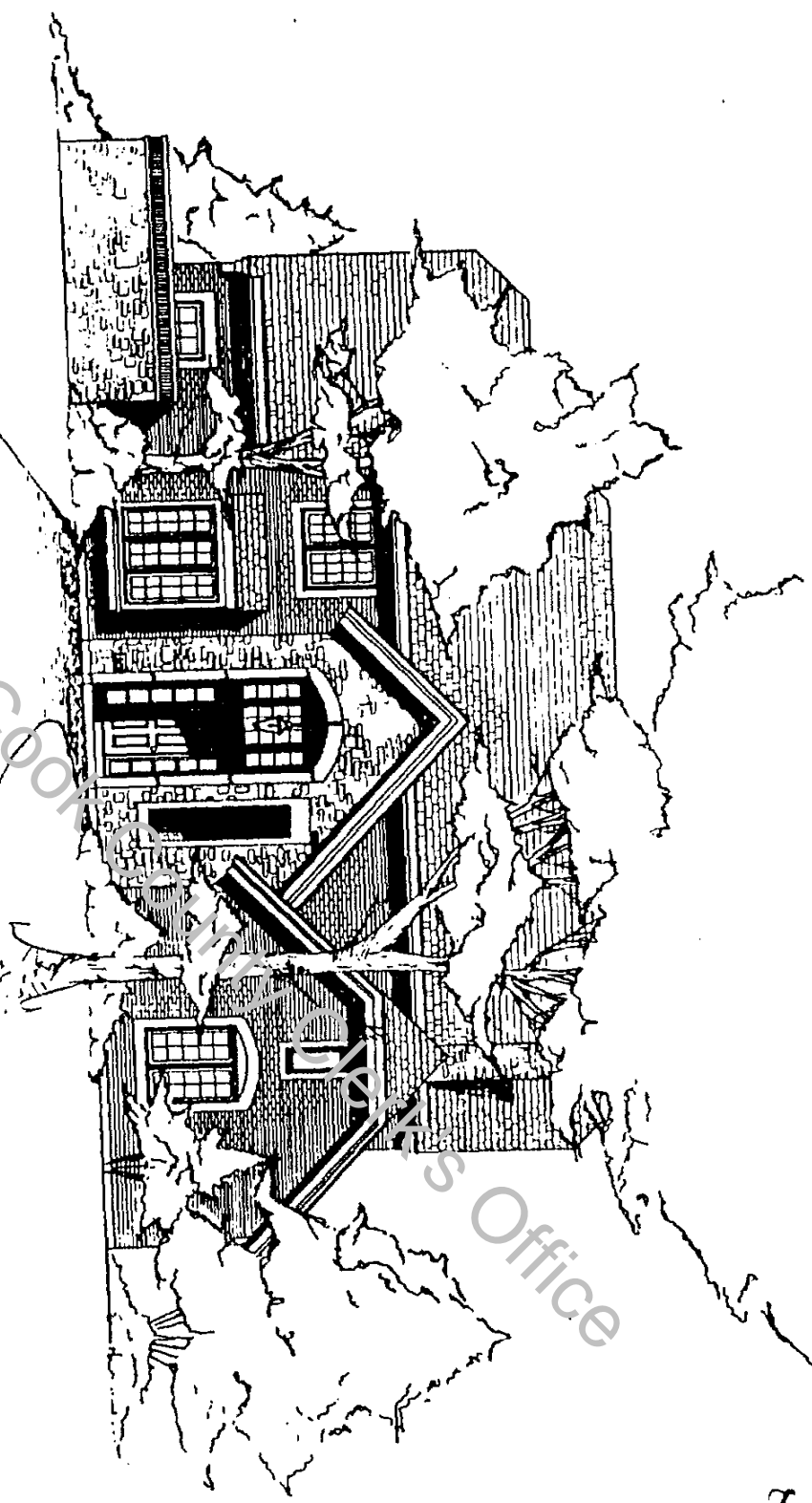


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UNIT C - FIRST ELEVATION



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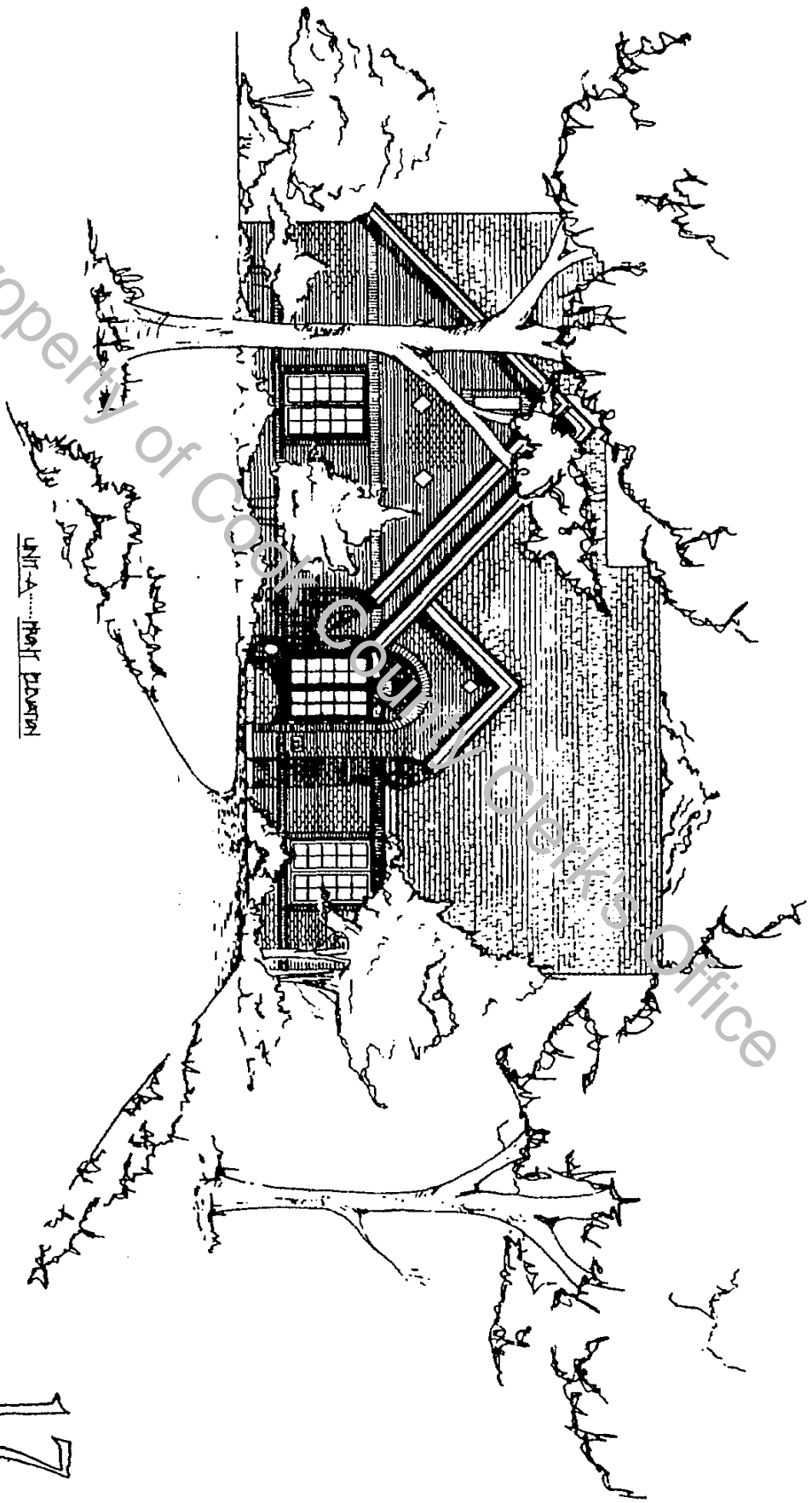
NOTE: THIS IS AN OFFICIAL RECORDING OF ONE OF THE  
PROPERTY RECORDS OF THE COUNTY OF COOK, ILLINOIS.  
IT IS SUBJECT TO THE PUBLIC ACTS RELATIVE TO  
THE PROPERTY RECORDS OF THIS COUNTY. THESE ACTS  
PROVIDE THAT ANY INSTRUMENT WHICH IS RECORDED  
HEREIN IS SUBJECT TO THE PUBLIC ACTS RELATIVE TO  
THE PROPERTY RECORDS OF THIS COUNTY. THE  
RECORDING OF THIS INSTRUMENT DOES NOT CONSTITUTE  
A GUARANTEE OF THE ACCURACY OF THE INFORMATION  
HEREIN. FOR MORE INFORMATION, CONTACT THE  
CLERK OF THE COUNTY OF COOK, 100 NORTH DEKALB  
STREET, CHICAGO, ILLINOIS 60601.

**COURTIS OF REGENTWOOD**  
THE ESTATE ORGANIZATION INC.



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UNIT A - FRONT ELEVATION

17

Property of Courts of Regentwood  
Clerk's Office

85281 (01)

Note: This is an artist's rendering of one of the possible architectural options for a home in the Courts of Regentwood. It is shown in this plan to illustrate the general appearance of this home. There are many other architectural options available. The actual appearance of a home will vary depending on the specific architectural options selected. The actual appearance of a home will vary depending on the specific architectural options selected.

**COURTS OF REGENTWOOD**  
 THE PARTS ORGANIZATION, INC.

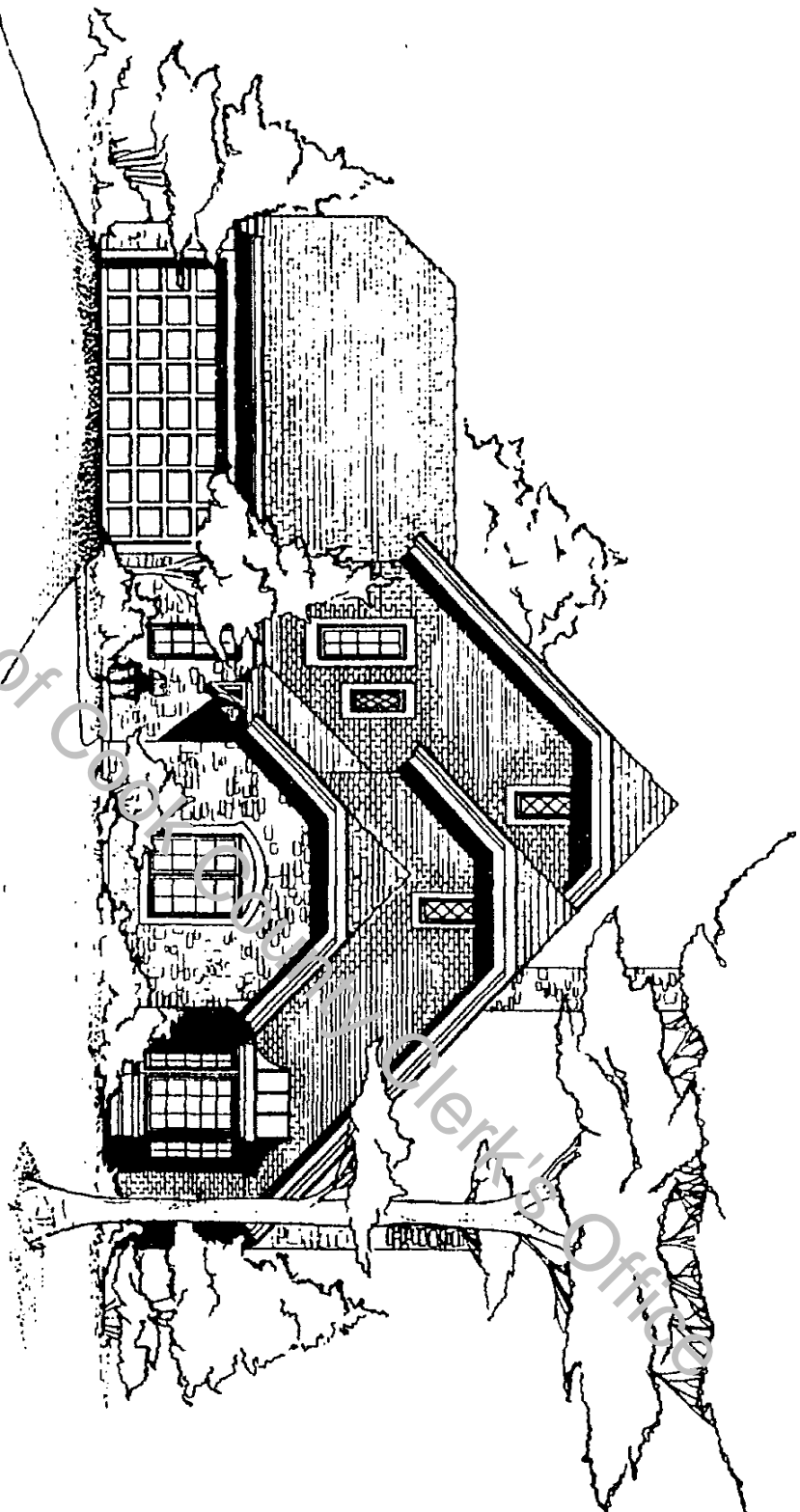


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UNIT B ..... FRONT ELEVATION

Notes: This is an artist's rendering of one of the proposed architectural elevations for a home in the Courts of Regentwood. It is drawn to show you a general idea of the look and feel of the home. The actual design and construction of the home will be determined by the architect and the builder. The drawing is not intended to be a contract or a warranty of any kind. It is provided for your information only. The actual home may vary from the drawing in many ways. The drawing is not intended to be a contract or a warranty of any kind. It is provided for your information only. The actual home may vary from the drawing in many ways.

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**COURTS OF REGENTWOOD**  
 THE PLATZ ORGANIZATION INC.

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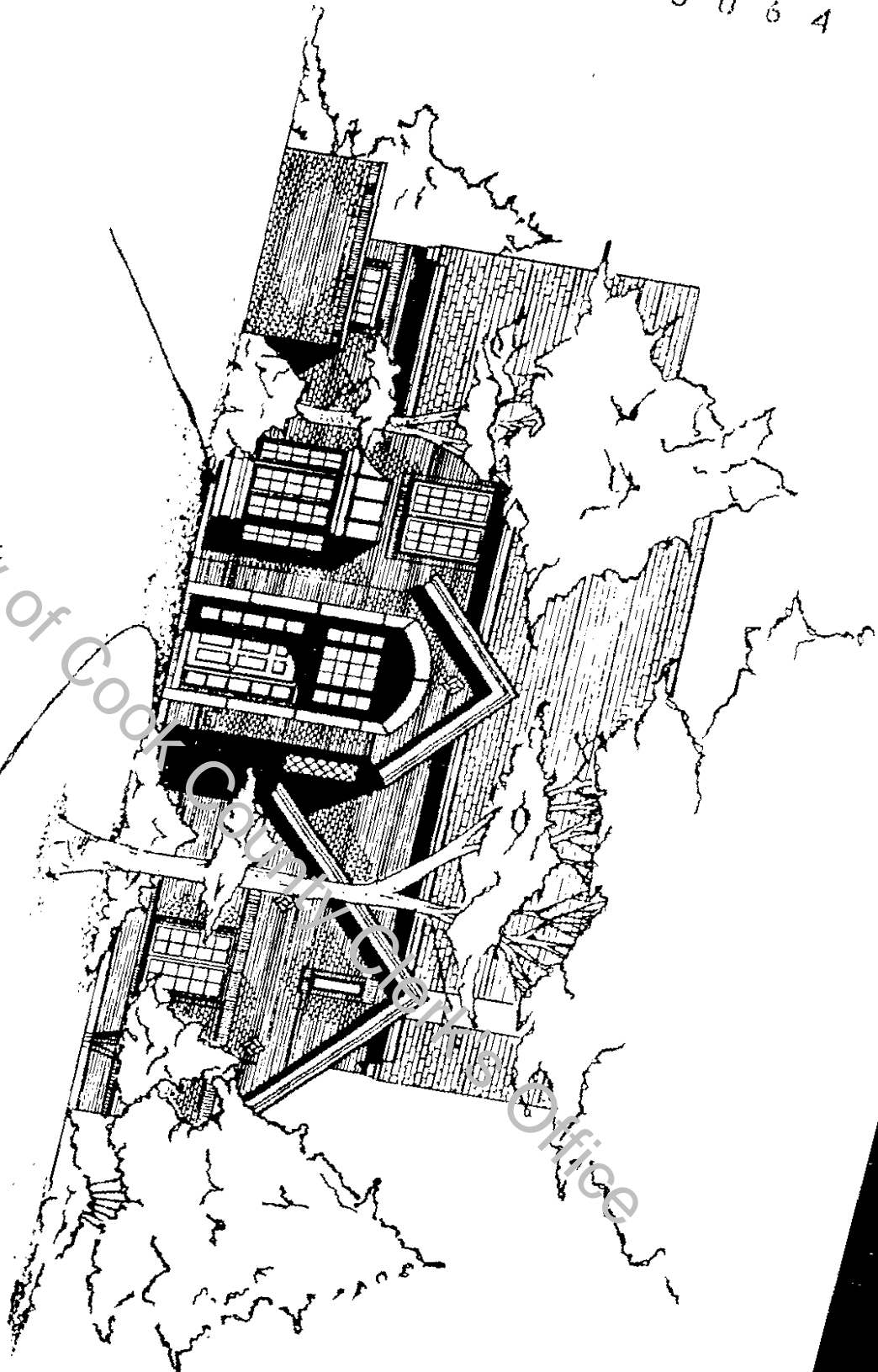
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Property of Cook County Office

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North Liberty



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DATE 05-17-04 BY 60322/UC/BAW/SJS

Cook County



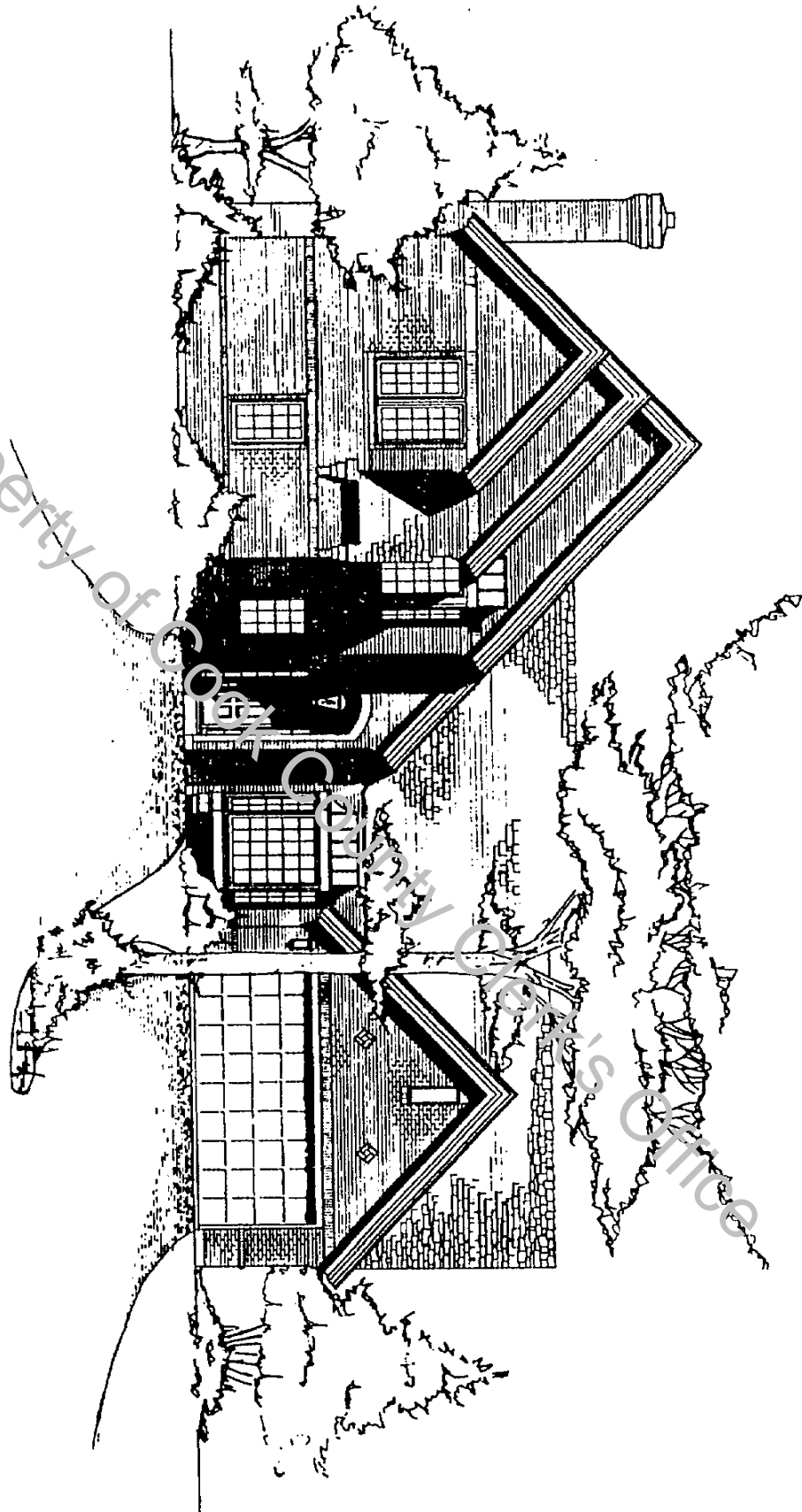
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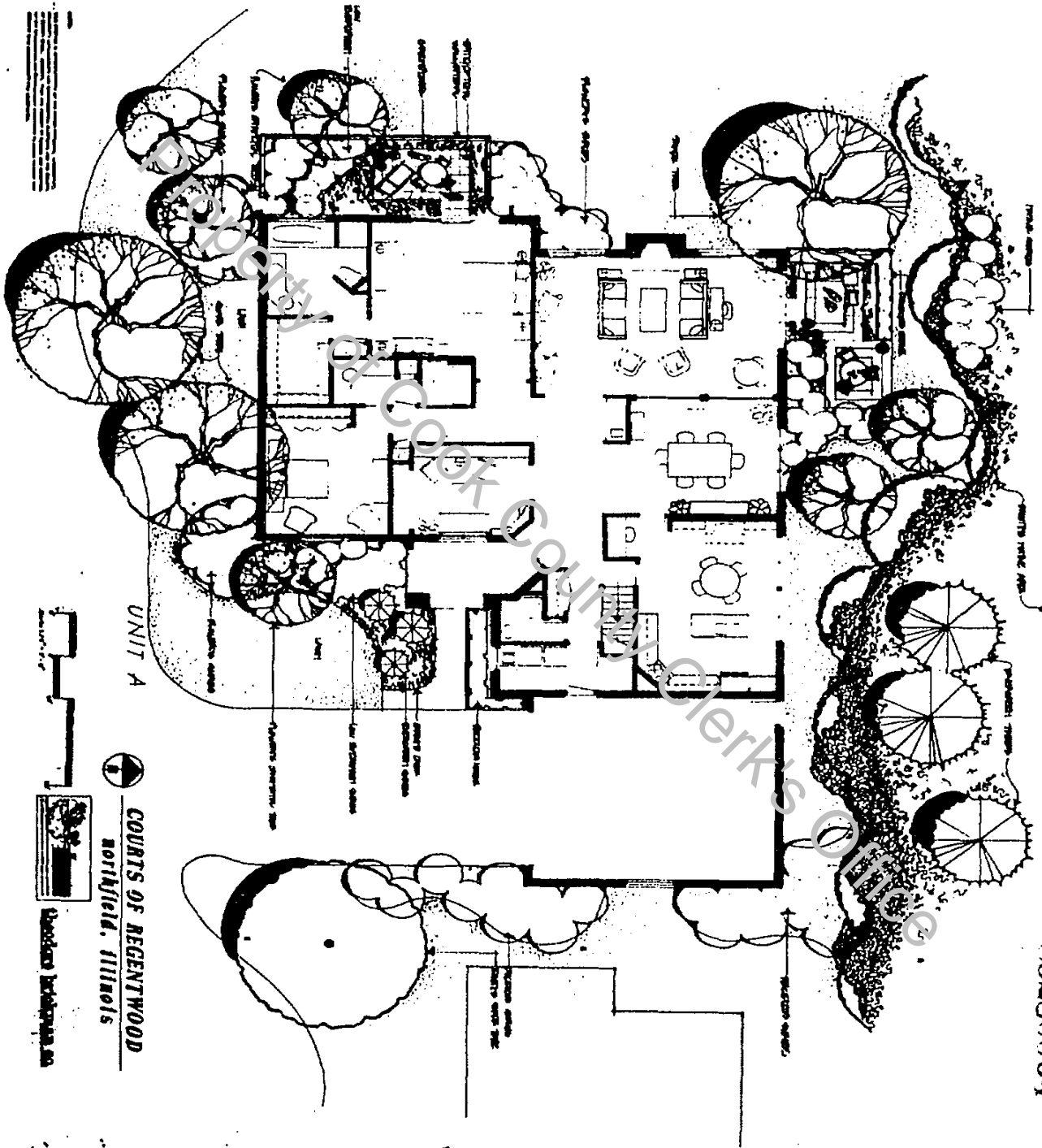
Property of Courts of Regentwood

UNIT-D - FRONT ELEVATION

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**COURTS OF REGENTWOOD**  
THE PLAZA ORGANIZATION INC.

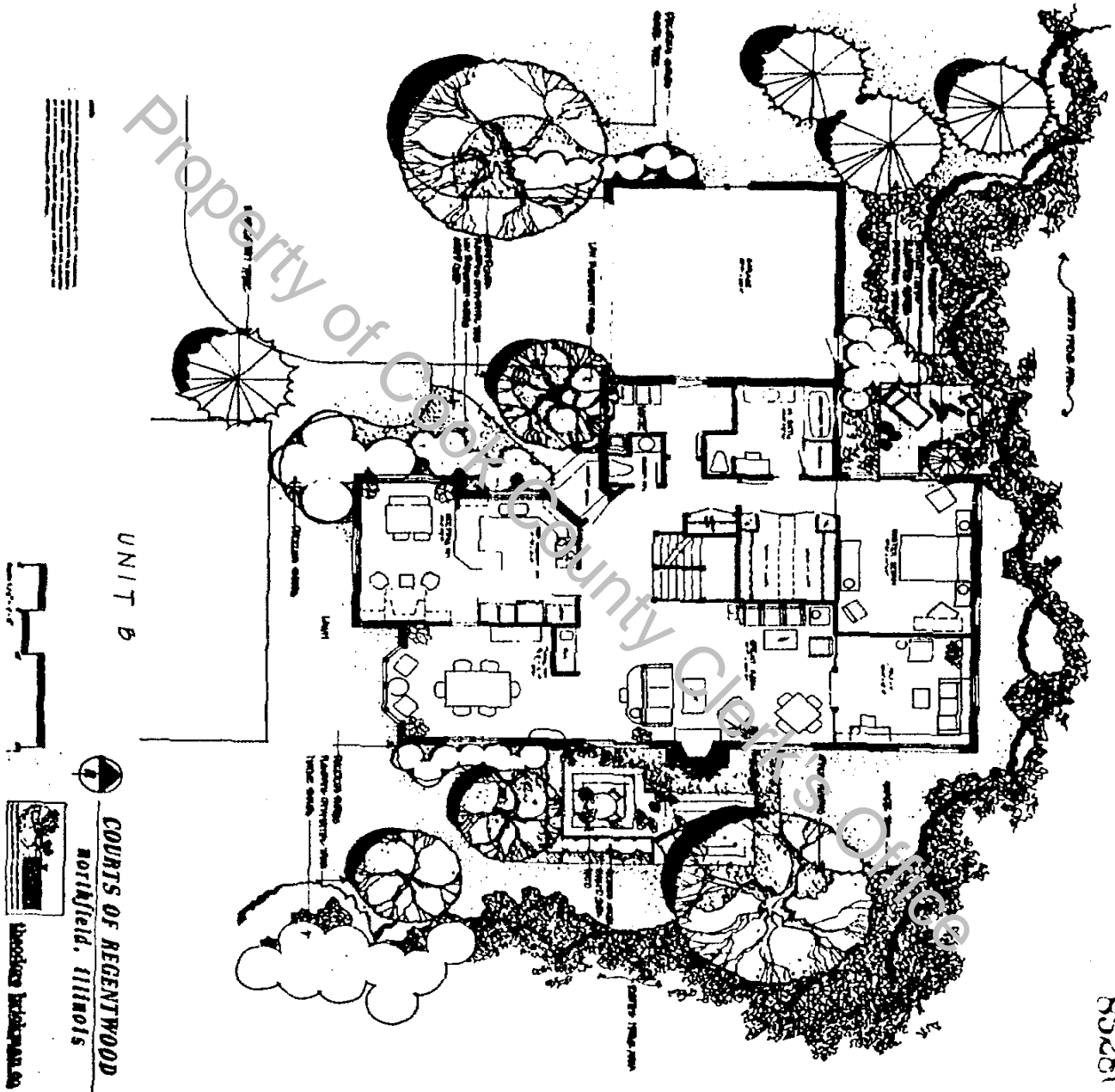




UNIT A

COURTS OF REGENTWOOD  
Northfield, Illinois

85280064



Property of Cook County

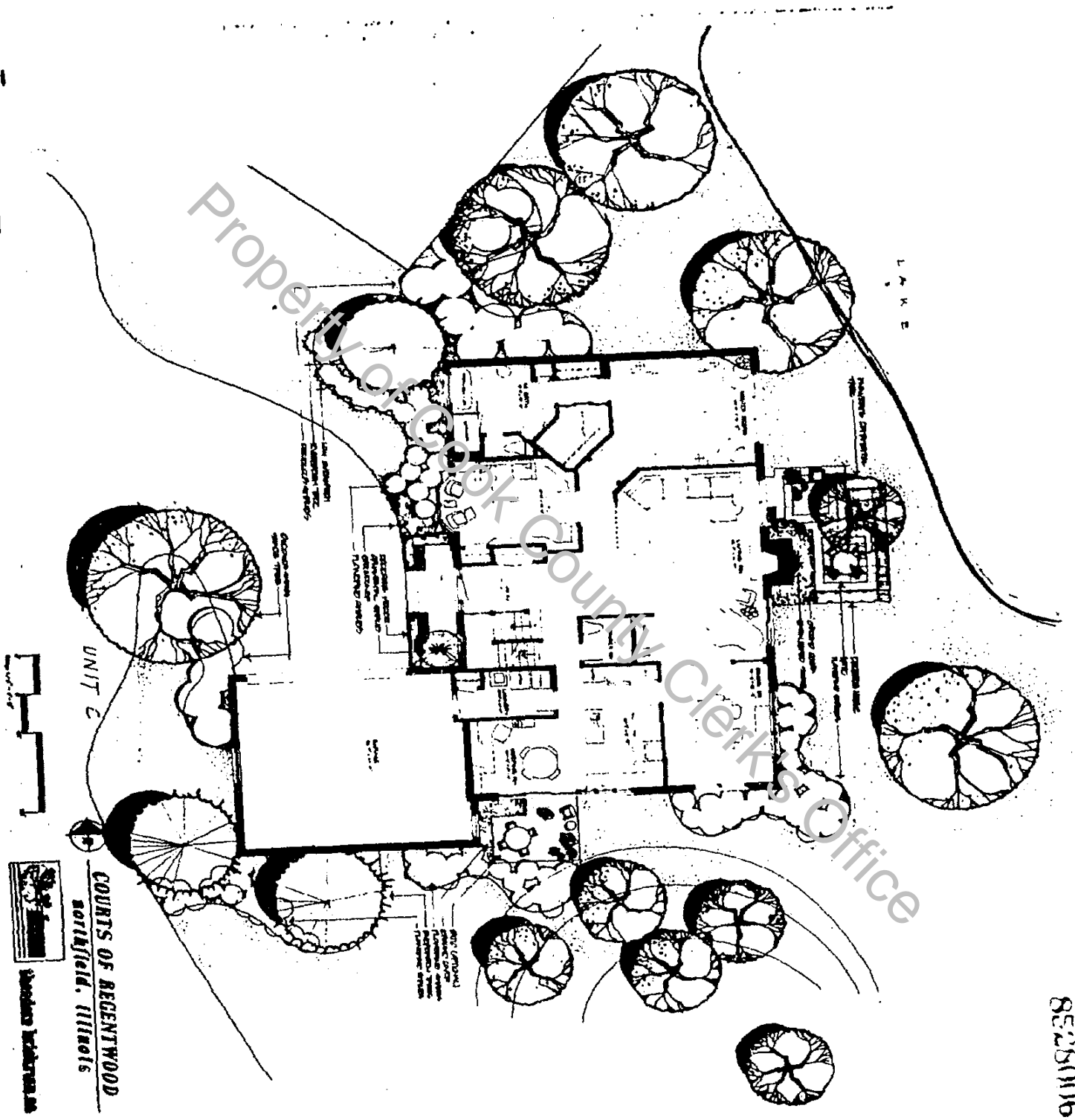
UNIT B

COURTS OF REGENTWOOD  
Northfield, Illinois



Woodward Architects, Inc.

85261011

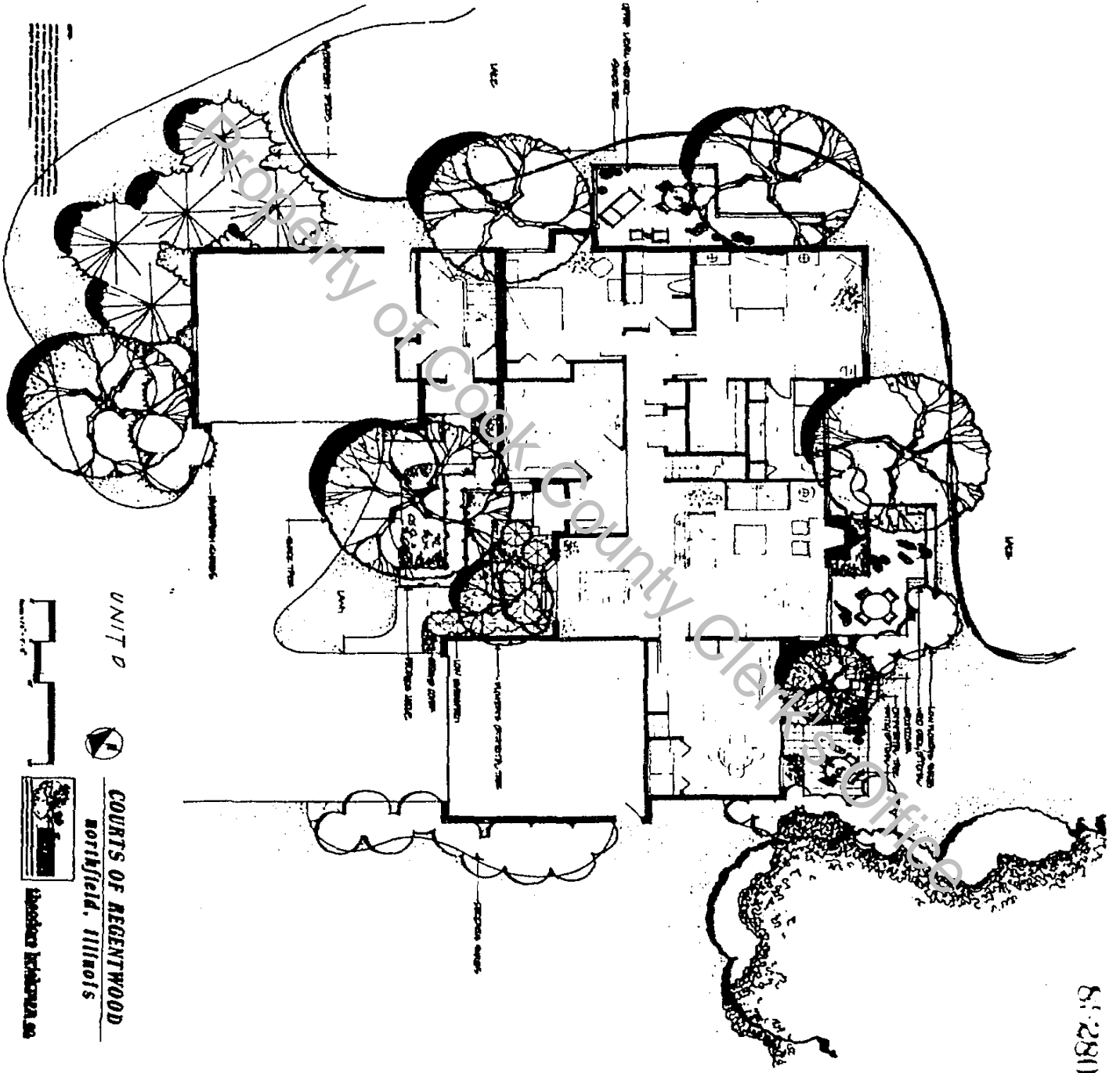


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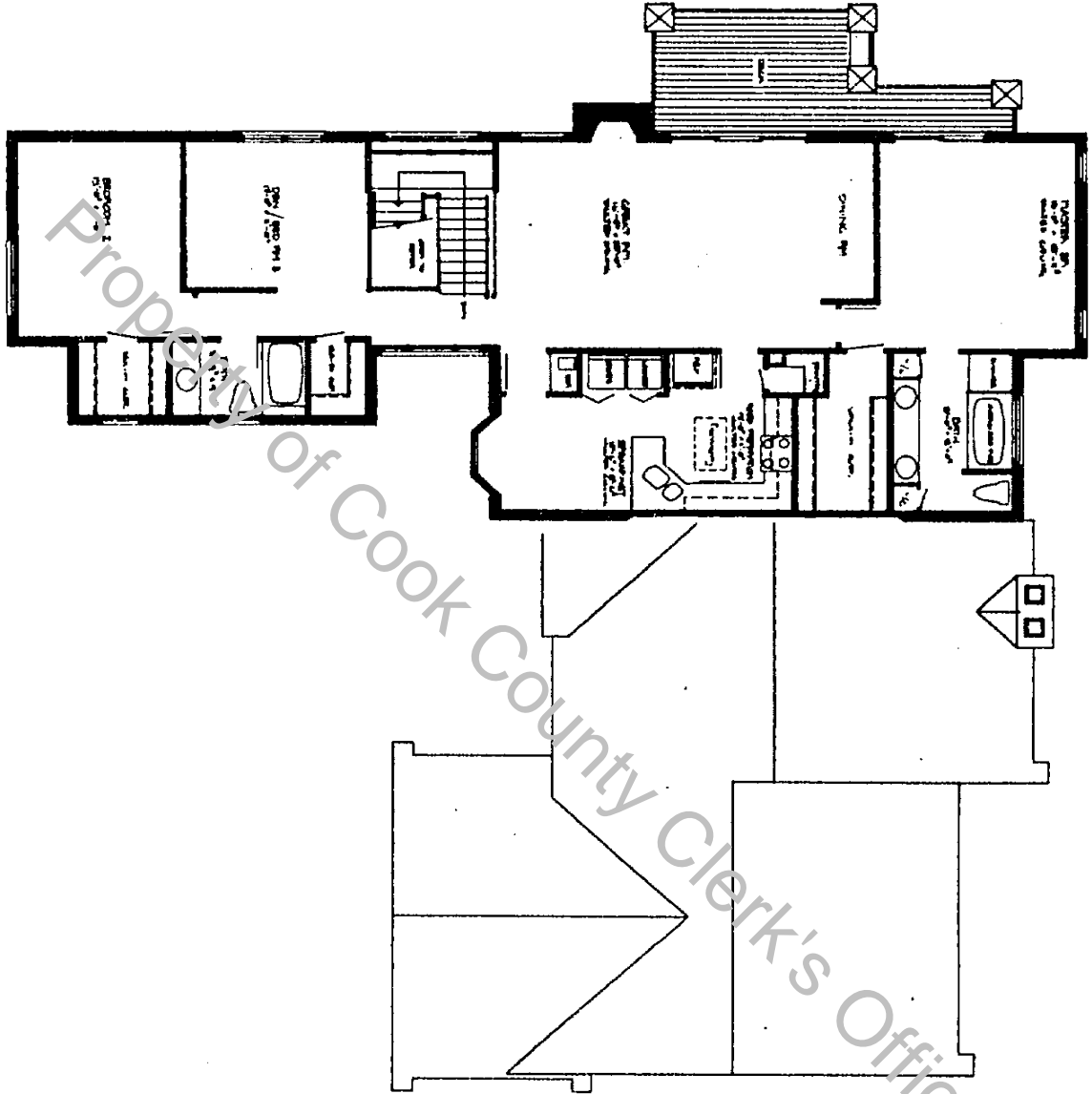
UNIT D

COURTS OF REGENTWOOD  
Northfield, Illinois



Shannon Architects, Inc.

81-280064



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PLAN NO. 02 - SECOND FLOOR PLAN

**E H 2**

OWNER	UNIT NO.
PROPERTY	SECTION
DATE	SCALE
BY	CHECKED
DATE	DATE

NOTES: 1. THIS PLAN IS A "PRELIMINARY" drawing. It is not intended to be used for construction purposes. 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES. 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. 5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS. 6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTS. 7. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTS. 8. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTS. 9. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTS. 10. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTS.

**COURTS OF REGENTWOOD**  
 THE EBIETZ ORGANIZATION INC. 2930 HARVARD BLVD. SUITE 100 CHICAGO, IL 60621  
 (773) 424-0000

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SECTION/ELEVATION  
COMMUNITY PLAZA

COURTS OF REGENTWOOD  
northfield, illinois

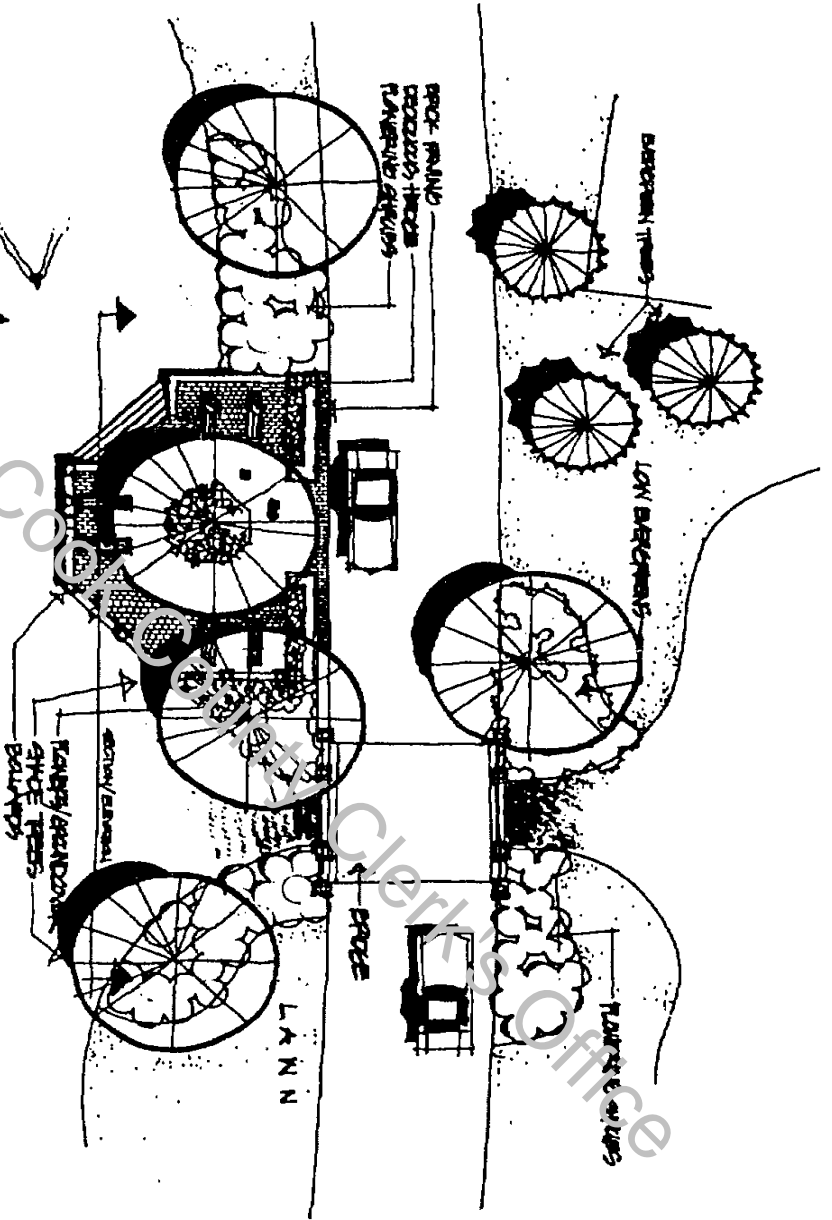
theodore briseman co.



NOTES

Property of Cook County Clerk's Office

COMMUNITY PLAZA

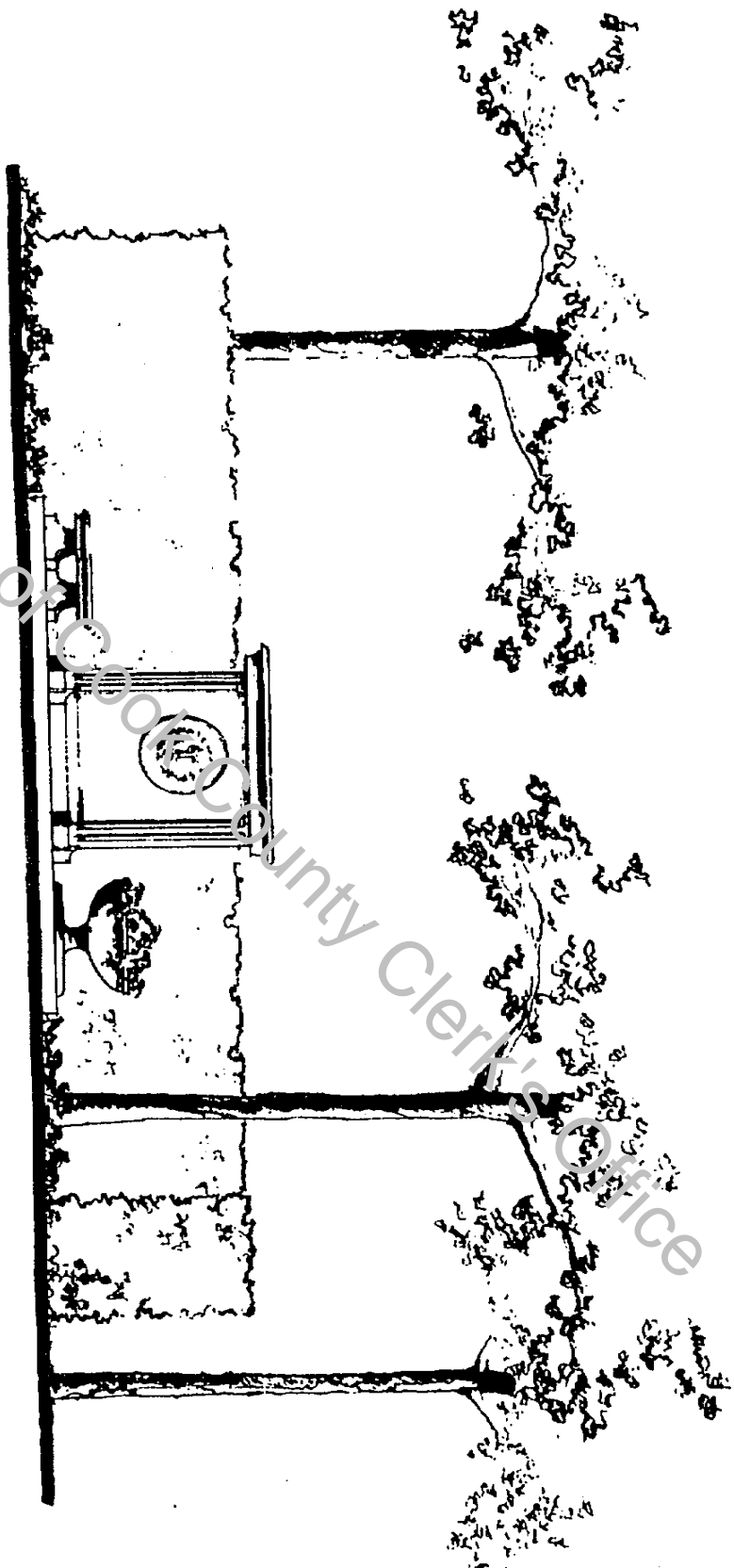


 **COURTS OF REGENTWOOD**  
 northfield, illinois



NOTES:  
 1. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.  
 2. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.  
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SITE FEATURE

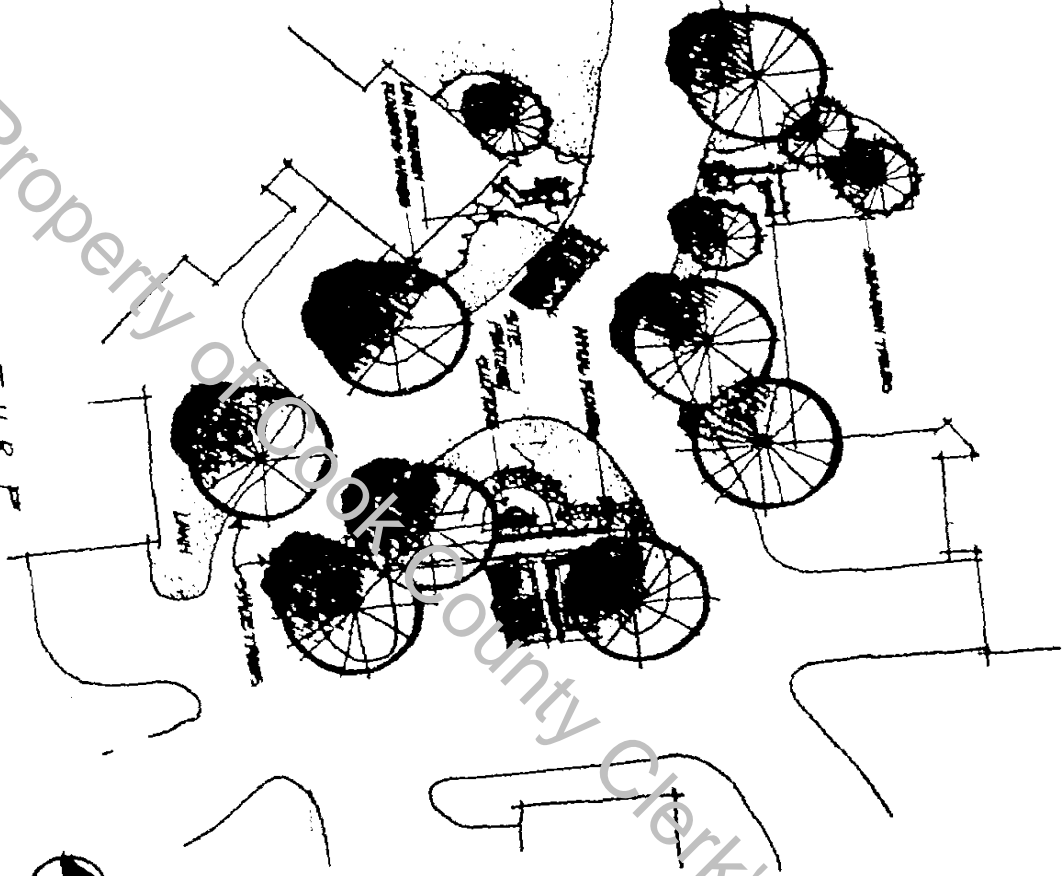
COURTS OF REGENTWOOD  
northfield, illinois

THE  
 ARCHITECT  
 1111  
 NORTH  
 LAUREL  
 STREET  
 CHICAGO  
 ILLINOIS  
 60606



Theodore Berkman Co

SITE FEATURE



COURTS OF REGENTWOOD  
Northfield, Illinois



Theodore Beckman & Co.

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VIEW OF BRIDGE, WATER JET & LAKE



Property of Cook County Clerk's Office

COURTS OF REGENTWOOD  
Northfield, Illinois



Theodore Brykeman, Inc.

NO CHARGE  
WILL CALL

DEPT-97  
TELE 7644 2522 11/13/85 10:55 AM \$0.80  
R9552 # A \* 85-280064

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2025/01/12

Exhibit "C"  
**UNOFFICIAL COPY**

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REALTORS, DESIGNERS, BUILDERS, MANAGEMENT, INVESTMENTS  
2550 CRAWFORD AVENUE • EVANSTON, ILLINOIS 60201 • (312) 869-1000 • (312) 273-4080

October 22, 1985

Mr. Mitch Wasserman  
Village of Northfield  
361 Happ Road  
Northfield, Illinois 60093

Dear Mitch:

Responding to your letter of October 15, 1985, enclosed is the Letter application requesting an amendment to the Special Use Ordinance No. 289 for consideration by the Board.

The Amendment as drafted has been reviewed and we hope for a favorable acknowledgment from the Board.

Thank you for your assistance and encouragement as we undertake what we hope will prove to be one of the Village of Northfield's most beneficial developments.

Sincerely,

THE BLIETZ ORGANIZATION  
INCORPORATED

Earl M. Bowers  
Executive Vice President

EMB/jr

enclosure

85281064



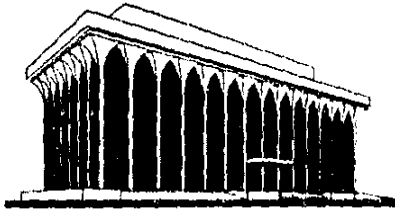
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Exhibit "C"

8 5 2 8 0 0 6 4



State  
**Glenview Bank**

October 22, 1985

Board of Trustees  
Village of Northfield  
361 Happ Road  
Northfield, Illinois 60053

Re: Planned Unit Development Ordinance #289

Dear Trustees:

This letter serves as the application for the owner(s) of the property at the corner of Winnetka and Waukegan Roads for an Amendment to Special Use Ordinance #289 for a change in architectural style from "Victorian" to "British Regency" and a revised site plan.

Please schedule the appropriate hearings to accomplish this amendment so that construction can begin as shown on the attached production schedule.

Thank you for your consideration to this matter.

Sincerely,

*Alice Hansen*  
Asst. Trust Officer  
GLENVIEW STATE BANK as Trustee  
under Trust No. 3085 dated 12-21-82  
and not individually

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# CERTIFICATE OF PUBLICATION

### NOTICE OF JOINT PUBLIC HEARING VILLAGE OF NORTHFIELD NORTHFIELD, ILLINOIS 60093

Notice is hereby given that the Architectural, Plan and Zoning Commissions of the Village of Northfield will hold a joint public hearing Wednesday, September 18, 1985, 7:30 pm, at the Village Hall, 361 Happ Road, to consider the following issues:

1. Request by the Biletz Organization for a revision to the existing Planned Unit Development (Village Ordinance No. 289), for the Courts of Regent Wood Development project located on the northeast corner of Waukegan and Winnetka Roads.
2. A request by Saul's Tavern for an amendment to their Special Use Permit to remodel the tavern/restaurant located at 1735 Orchard Lane.

Northfield—8/29/85

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

PIONEER PRESS does hereby certify that it is the publisher of WINNETKA TALK, a secular newspaper of general circulation published weekly in the Villages of Winnetka and Northfield, County of Cook and State of Illinois, continuously for more than one year prior to the first publication of the notice appended hereto, and is of general circulation throughout the above-named Villages; that it is a newspaper as defined in "an Act to revise the law in relation to notices," as amended by Act approved July 17, 1959, Illinois Revised Statutes, Chapter 100, Paragraphs 1 and 5; that the notice hereto was published in the said WINNETKA TALK 1 times, once each week for 1 successive weeks, the date of the first publication being 8/29/85 and the date of the last publication being 8/29/85.

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this Certificate to be signed and its official seal affixed at Wilmette, Illinois, this 29th day of August, A.D. 19 85.

PIONEER PRESS

By *[Signature]*

VICE PRESIDENT

Official Title



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## MINUTES

### Of the September 18, 1985, JOINT ARCHITECTURAL, PLAN & ZONING COMMISSIONS MEETING VILLAGE OF NORTHFIELD

At 8:30 pm, September 18, 1985, in the Northfield Village Hall, the Architectural, Plan and Zoning Commissions met jointly to review the following issue:

Members in attendance were:

#### ARCHITECTURAL COMMISSION

Robert W. Fitzgerald, (Chairman)  
Frank J. Charhut  
Thomas R. Anderson

#### Members Absent:

Jean B. Pettibone  
Robert Snyder  
William White  
Jeanne Williams

#### PLAN COMMISSION

David Onixt (Chairman)  
Beth Krogman  
Jon D. Poulos  
Janet Bornhoeft  
J. Patrick Doherty  
G. Kirk Bennett, Jr.

#### Members Absent:

Gordon Blair

#### ZONING COMMISSION

Mac McCaleb (Chairman)  
Margaret Childs  
Martin Rosene  
Ann W. Roberts

#### Members Absent:

James Armstrong  
Robert A. Herst  
Lawrence Lauterbach

Others present: John Eckenroad, Village Manager; Staff Mitch Wasserman, Earl Nystrand, Wally Wysopal, and Catherine Peterson and Kathleen Moore. (see attached list)

The Blietz presentation for an amendment to Planned Unit Development Ordinance #289 has been continued to October 2, 1985.

The first and only issue discussed by the Plan, Zoning and Architectural Commissions was a request by Mary Seul, of Seul's Tavern and Grill, 1739 Orchard Lane to:

- (A) Remodel the interior and exterior of Seul's Tavern and Grill to include an outdoor dining and beer garden.
- (B) Amend Special Use Permits #311 and #377.
- (C) Install a roof mounted Satellite Dish.

Mary Seul opened her presentation with a brief discussion of her intentions. The petitioner's overview expressed a desire to improve and update her establishment. The architectural plans depict a relocation of the kitchen facilities, a division between the bar area and restaurant areas, an addition of an outdoor eating and beer garden area, that would seat 48, and an improvement in crowd control. However, these changes are intended to improve the comfort of her patrons and not to increase their number.

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MINUTES  
JOINT ARCHITECTURAL, PLAN & ZONING COMMISSION  
MEETING  
VILLAGE OF NORTHFIELD  
October 2, 1985, 7:30 pm

At 7:30 pm, October 2, 1985, at the Northfield Village Hall, the Architectural, Plan and Zoning Commissions met to consider the following issues:

Members in attendance were:

PLAN COMMISSION

David Onixt (Chairman)  
Jon D. Poulos  
J. Patrick Doherty  
Beth Krogman  
G. Kirk Bennett  
Janet Bornhoeft

ZONING COMMISSION

Mac McCaleb (Chairman)  
Margaret Childs  
Martin Rosene  
Robert A. Herst  
Lawrence Lauterbach  
Michael E. Pollak

Member absent:  
Gordon Blair

Member absent:  
Ann Roberts

ARCHITECTURAL COMMISSION

Robert W. Fitzgerald (Chairman)  
Thomas R. Anderson  
Frank J. Charhut  
Jean Pettibone  
Robert Snyder  
William White

Member absent:  
Jeanne Williams

Others present: Village President Barbara Wick; Village Trustees Marcia Patterson, John Lucas, Bob Kelly and Jack Lungmus; Staff John Eckenroad, Mitch Wasserman, Earl Nystrand, Catherine Peterson, Kathleen Moore. (See attached list and letter)

The first issue before the Commissions was to review the final architectural drawings, production schedule and site plan for the Courts of Regent Wood project located at the northwest corner of Waukegan and Winnetka Roads, submitted by the Blietz organization.

David Onixt, Chairman of the Plan Commission opened the meeting by reading a letter written by Mr. Bert McCleneghan, 2331 Winnetka Court, regarding the Blietz development. Chairman Onixt asked that the Blietz Organization to address the content of the letter in their presentation.

Mr. Bruce Blietz presented the Courts of Regent Wood development on behalf of the Blietz Organization. Mr. Blietz opened his presentation with a series of slides showing prior developments designed by them as well as some of the renderings of the building and site plans for this development. During his slide presentation, Mr. Blietz emphasized their commitment to preserving and enhancing the natural environment within and around their developments.

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The drawings depicted in the slides set forth community and environmental concepts that demonstrated a change in architectural style from Victorian to British Regency. The slides also showed plans for Phase I and II. Mr. Blietz projected that they would return with plans for Phase III after January 1, 1986.

In Mr. Blietz's presentation, he discussed the man-made lakes in the development and addressed one of the issues in Mr. McCleneghan's letter.

Mr. Blietz said that all the lakes in the development were approximately 10 feet deep. All the lakes are interconnected and will be constantly circulating to prevent stagnation of the water. Water jets will be used to aerate the water and promote fish life. A special chemical, Aqua Shed, will be added to the water to cut down the amount of plant growth in the lakes themselves.

Mr. Blietz mentioned that these lakes were designed for their retention features as well as their aesthetic appeal. The series of lakes will accommodate water drainage from the surrounding areas and support the rainfall and runoff produced during a 100 year storm. He also pointed out that his property is lower than the adjoining homeowner's land.

After this presentation, members of the Commissions and residents from the audience questioned Mr. Blietz.

Mr. Blietz was asked about the landscaping and building maintenance. He said that landscape maintenance will be provided through an agreement with the homeowner which would also include snow removal, exterior painting and other needs.

Residents in the audience wondered about the fence between the new development and the properties surrounding it.

Mr. Blietz said that they had no intention of constructing a chain link fence to provide security between the development and property located on Winnetka Court and Dorina Drive. The fencing they will be using weaves through the landscape and will eventually weather to a rust color. During the winter months, the fence should be fairly hidden because of the evergreen plantings along the side of it. This response also addressed a concern in Mr. McCleneghan's letter.

In further response to the concerns of the residents on Dorina Drive, Mr. Blietz agreed to come to their homes to further discuss his new development.

A resident and business owner in Glenview questioned Mr. Blietz with respect to the affect his kennels would have on the new development and the future improvements to Waukegan Road.

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Mr. Blietz responded that he was well aware of the amount of noise produced by the barking dogs and felt that Phase I and II were far enough away from this site. Continuing with his answer, Mr. Blietz said he had no control over the Waukegan Road improvements and would have to wait and see what happens. Mr. Blietz was also questioned with respect to the height of the buildings in the new development. Phase I and II will have buildings of approximately 31 feet high.

Staff was then questioned about whether or not there was a Village Ordinance pertaining to providing protection around bodies of water outside swimming pools. The Village has no such ordinance at this time.

Further questions included parking detail, whether the developer has met all the PUD requirements and whether the architectural style change was the only change.

Mr. Blietz responded that plenty of parking has been provided for those who live in the development as well as their guests. The architectural style change is the only change in the PUD, every item that was presented in 1979 remains the same. However, the Blietz Organization has not met all the requirements of their PUD as of yet.

The staff stated they will make sure that the developer will comply with all requirements in the PUD.

After further discussion, all three Commissions in concert moved to approve the change in architectural style Victorian to British Regency as presented by the Blietz Organization.

ARCHITECTURAL COMMISSION

6-YES    0-NO    1-ABSENT

PLAN COMMISSION

6-YES    0-NO    1-ABSENT

ZONING COMMISSION

6-YES    0-NO    1-ABSENT

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## REVIEW OF PLANNED UNIT DEVELOPMENT ORDINANCE NO. 289

### I. Pre-Construction Matters

- A. Review by Village to determine if there is substantial compliance with the Site Plan:

Items to be submitted by Blietz:

- |  |              |
|--|--------------|
| Preliminary Plat   | Section 3    |
| Evidence of compliance with all applicable Codes   | Section 3(a) |
| Preliminary plat of subdivision  | Section 3(b) |
| Working drawings and specifications for buildings and improvements   | Section 3(c) |
| Evidence of payment of fees  | Section 3(d) |
| Evidence that construction of public improvements has been adequately secured  | Section 3(e) |
| Evidence of property tax payments  | Section 3(f) |
| Submission of Engineering Plan, Landscaping Plan, Architectural Elevation Plan, Building Floor Plan, Lighting Plan and Parking Layout Plan   | Section 3(g) |
| B. Prior to construction of retention ponds or buildings, Blietz must submit a separate plan showing the location and dimensions of all on-site drainage facilities and off-site drainage to Chicago River; proposed water and circulation system shall be designed in conjunction with Village Engineer; engineering data showing that proposed retention ponds are adequate to retain run-off created by construction and improvements | Section 4(j) |
| C. Submission of a separate landscape plan for Buffer Zone   | Section 4(k) |

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- D. Blietz is to build a 6 to 8 foot fence around the premises. Plans for fence and landscaping around it to be approved Section 4(k)
- E. Prior to issuance of permit for installation of utilities and permits, Blietz will deposit cash equal to 110% of the Village Engineer's estimate of cost of construction, with additions to the escrow to be made for any revisions or additions Section 4(l)
- F. Blietz shall obtain all necessary construction permits Section 4(n)
- G. Blietz is to provide Village with an itemization of energy standards; certification of load capacity for bridges; snow removal plan, plan for off-street parking Section 4(p)
- H. Blietz to contribute \$15,000 when water main construction begins for hook-up with Village of Glenview Section 4(w)(6)
- I. Blietz to submit to Police Department a plan for naming streets and numbering buildings Section 4(z)
- J. During construction, Blietz shall construct and maintain an access road for fire and police protection Section 4(cc)
- K. Prior to issuance of any building permits for commercial or apartment buildings, Blietz is to submit a plan for location of entrances and exits Section 4(hh)

## II. Post-Construction Matters

- A. Items to be submitted by Blietz for occupancy permit:
- Final plat of subdivision for particular phase Section 4(c)
- Final plat of survey Section 4(d)

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- Traffic regulation agreement Section 4(e)
- Property-owner agreements in the form of Exhibit J (on file with Village) Section 4(f)
- B. Construction and installation of water mains, sewer mains, pedestrian and walkway system, roadways, parking facilities and street lights pursuant to Exhibit B and Exhibit E Section 4(g)
- C. Upon completion of water and sanitary facilities, title to those shall pass to Village along with easement to Village to allow repairs and other easements to Village and public utilities for installation Section 4(i)
- B. Off-road parking areas to be approved by Village Section 4(q)
- C. After 20 occupancy permits have been issued, Blietz shall complete a 10" water main to north property line as set forth on Exhibit E to Ordinance ★ Section 4(w)(7)
- D. Prior to occupancy of commercial portion, Blietz and Village will study need for left turn bay off Winnecke Road Section 4(x)
- E. Prior to issuance of any building permits, location of fire hydrants shall be approved Section 4(ff)
- F. Prior to occupancy of residential units, Blietz shall provide for channelization and turn bays at approach to Waukegan Road. Plans are subject to approval of IL Department of Transportation Section 4(jj)
- III. Items to have been previously completed by Blietz
- A. Preliminary construction drawings of buildings and improvements Section 4(h)
- B. Blietz is to have deposited \$75,000 to allow Village to construct traffic signal and other improvements at entrance
- ★ Upon completion of utility inputs, Trustees need to pass a resolution to refund unused portion of utility escrow. Section 4(L)

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- off Waukegan Road within 3 years of the adoption of the ordinance (Oct. 1983) Section 4(v)
- C. Three existing structures to be razed Section 4(kk)
- D. Anticipated that Phase I will begin by October 1981 and that entire development will be completed between 1985 and 1987. There is a fifteen year cap. Section 4(ll)
- IV. Restrictions
- A. All storm sewers are to be constructed as part of drainage and water retention system. No utilities, water mains or sewer mains shall be installed beneath retention ponds Section 4(j)
- B. There shall be no set-back requirements except that no building shall be within 40 feet of east lot line parallel to Winnetka Court, nor closer than 50 feet from north and east lot lines adjoining 2329 and 2331 Winnetka Court ("Buffer Zone"); minimum distance between buildings shall be 6 feet. Section 4(k)
- C. Items to be included in any deed of declaration; or condominium declaration maintenance of roadways and open areas and landscaping; prohibition of storage of boats, RV's, and commercial vehicles; prohibition against conducting business in residential dwelling, prohibition against conversion of garage into living space Section 4(m)
- D. Blietz is to construct a 20-foot wide roadway through the Premises as set forth on the Site Plan Section 4(o)
- E. All buildings will comply with Suburban Building Code, 1977 Edition; Northfield Building Code, 1976 Edition and all Village ordinances and fire regulations; National Electrical Code and State of Illinois Plumbing Code Section 4(r)
- F. No building shall exceed 35 feet in height at roof ridge line Section 4(s)
- No music/live entertainment without prior approval. Sec. 4(A)
- Liquor license application shall be given prompt and fair consideration. Sec. 4(B)

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- G. All air-conditioning units and refuse shall be generally concealed from view Section 4(T)
- H. Internal signage shall be on carved wooden, ornamental iron or other appropriate sign design Section 4(u)
- I. Manholes and utility shut-off valves shall be accessible to Village personnel and, if possible, in a heavily traveled road Section 4(w)(1)
- J. Blietz shall install all duct work for cable television Section 4(w)(2)
- K. All water mains for a phase shall be operable prior to the delivery of any combustible materials to the phase Section 4(w)(3)
- L. All utility plans to be approved by Village Engineer Section 4(w)(4)
- M. Blietz to install street lighting systems Section 4(w)(5)
- N. Underground parking available only for residents Section 4(y)
- O. Fire walls to be constructed between each unit Section 4(aa)
- P. Security and fire detection system to be constructed Section 4(bb)
- Q. Standards for roadways Section 4(dd)
- R. Turning radiuses sufficient for fire department Section 4(ee)
- S. All buildings except single-family and duplexes shall provide access for emergency vehicles and elevators shall accomodate stretchers Section 4(gg)
- T. Shake shingles shall be treated by Fire Department Section 4(ii)
- U. Restaurants are subject to the prior approval of Village Section 5

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- v. Permitted uses (not to be changed without prior Village approval) attached as Exhibit L (Beauty shop is not included)

Section 6

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