

PLAT WITH THIS DOCUMENT

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ORDINANCE NO. 0-144-88

88581576

AN ORDINANCE AMENDING
OLDE VIRGINIA COLONY PLANNED DEVELOPMENT
PASQUINELLI'S FIRST ADDITION TO MEADOWLAKE

WHEREAS, Olde Virginia Colony Planned Development was approved in the County; and

WHEREAS, an amendment to Olde Virginia Colony Planned Development is necessary to permit the construction of eighteen (18) single family homes on a portion of the property; and

WHEREAS, hearings were held by the Plan Commission of the Village of Palatine on October 4, 1988 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 written report to the President and Board of Trustees of the Village of Palatine, on a petition to amend aforesaid planned development on the following legally described property:

Lot 70 in the Olde Virginia Planned Development, being a subdivision in the southwest quarter of Section 12, Township 42 North, Range 10 east of the Third Principal Meridian, in Cook County, Illinois.

commonly known as the vacant property west of the Amber Ridge (formerly Olde Virginia Colony) townhomes and south of the Meadowlake Planned Development).

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Palatine Illinois, acting in the exercise of their home rule power:

SECTION 1: That an amendment to the Planned Development Ordinance for Pasquinelli's First Addition to Meadowlake be granted subject to the following conditions:

1. The project shall be developed according to the Final Site Plan ("Meadowlake Subdivision Unit No. 1-Calculation Sheet"), dated 8/29/88 by Suburban Surveying Service, Ltd., the final engineering plans, dated 10/4/88, by Fletcher Engineering, and

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the petitioner's floor plans, receipt date 7/29/88, except as such plans may be changed to conform to Village codes.

2. The development shall conform to "R-2" standards, as may be amended from time to time, except for the following:

a) Lot sizes and widths as shown on the Site Plan (Calculation Sheet);

b) Setbacks as follows:

Front: 20 foot minimum
Side (interior): 5 foot minimum
Side (corner): 10 foot minimum
Rear: 45 foot minimum on Lots 7-12
40 foot minimum on Lots 4-6, 15-17
35 foot minimum on Lot 14
20 foot minimum on Lots 1-3,13,18

3. Front yard and corner side yard fences shall follow the standards as stated in (b) above.
4. A Letter of Credit, in a form acceptable to the Village and in the amount of \$142,299.75 shall be submitted, along with a ten (10) percent cash bond to cover the one (1) year maintenance period, before recording of the Plat of Subdivision.
5. A Letter of Credit, in a form acceptable to the Village of Palatine and in the amount of \$50,000 shall be submitted to guarantee completion of the Planned Development, before recording of the Plat of Subdivision.
6. A deed restriction shall be placed on Lots 1, 2, 3, 13, 14 and 18 to control encroachments in to the rear yards on these lots. Only decks, which may not be roofed over, may encroach into the rear yard, provided that said decks may not encroach into the required side yard and may not be any closer to the rear lot line than one-half (1/2) the distance from the house to the rear lot line, provided that the total area of all accessory structures, including decks, does not exceed 20% of the rear yard.
7. The Declaration of the existing Homeowners Association shall be amended to include the subject property. This property shall then be annexed to the homeowners Association in the existing Meadowlake Subdivision.
8. The landscaped cul-de-sac islands shall be maintained by the Homeowners Association.
9. Separate subdivision identification signage for this unit shall not be permitted.
10. The following donations shall be made, due at the time of building permits:

	Per 3-Bedroom Unit	Per 4-Bedroom Unit
Palatine Pk. Dist.	\$576.73	\$732.85

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School District 15	373.03	561.17
School District 211	83.04	178.02

11. The Developer shall reimburse the Village in the amount of \$3,340 for the recent Williams Drive watermain improvements before issuance of any building permits.

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

PASSED: This 31 day of October, 1988
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0
APPROVED by me this 31 day of October, 1988

Frank R. Munch
President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
31 day of October, 1988

John S. Gullina
Village Clerk

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REPORT OF PUBLIC HEARING
Docket P-88-49
Tuesday, October 4, 1988

Present: Virginia Hayes, Dick Nagel, Bob Greenlees, Howard Hall, Eric Schmalz, Village Planner Steve Van Steenhuyse.
Absent: Conrad Hansen, Ralph Kubek, Jean Peterson, Dennis Dwyer, Rick Legue, Carl Saccomando.

✓ The notice of public hearing in Docket P-88-49 was read by the chairman. The petitioner, Pasquinelli Construction Company, seeks final review of an amendment to the Olde Virginia Planned Development to permit construction of 18 single family lots, to be known as Pasquinelli's first addition to Meadowlake, and approval of the final plat of subdivision for property located west of Amber Ridge townhomes and south of Meadowlake PUD.

The following petitioner's exhibits were introduced:

1. Petition for hearing
2. Calculation sheet
3. Plat of Subdivision.

Steve Van Steenhuyse gave the background on the site which was considered for preliminary approval August 2, 1988. He said the final plan is substantially in conformance with the approved preliminary plan.

Barry Ash, attorney for the petitioner, and Mike Pasquinelli were sworn in.

They said they agreed to staff recommendations and conditions (Attachment 17).

The public hearing was closed at 8:40 p.m.

RECOMMENDATION

Schmalz moved, Greenlees seconded that the plan commission recommend to the village board that it approve the request for final review of an amendment to the Old Virginia PUD and approve the final plat of subdivision for Pasquinelli Construction company. The chair was authorized to sign the linen.

Unanimously carried.

Natalie Meyer McKenzie
secretary

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Docket P-88-49 Meadowlake Addition 10/4/88

Attachment 1

STAFF RECOMMENDATION:

Staff recommends that the Final Planned Development for this amendment to the Olde Virginia Colony Planned Development be approved. The plan conforms to previous Village commitments via the Annexation Agreement to approve a plan for this property, namely, a plan which is similar to the existing Meadowlake development. However, staff recommends the following Conditions of Approval:

1. The project shall be developed according to the Final Site Plan ("Meadowlake Subdivision Unit No. 1--Calculation Sheet), dated 8/29/88 by Suburban Surveying Service, Ltd., the final engineering plans, dated 8/29/88, by Fletcher Engineering, and the petitioner's floor plans, receipt date 7/29/88, except as such plans may be changed to conform to Village codes.
2. The development shall conform to "R-2" standards, as may be amended from time to time, except for the following:
 - a) Lot sizes and widths as shown on the Site Plan (Calculation Sheet);
 - b) Setbacks as follows:

Front:	20 foot minimum
Side (interior):	5 foot minimum
Side (corner):	10 foot minimum
Rear:	45 foot minimum on Lots 7-12
	40 foot minimum on Lots 4-6, 15-17
	35 foot minimum on Lots 14
	20 foot minimum on Lots 1-3, 13, 18
3. Front yard and corner side yard fences shall follow the standards as stated in (b) above.
4. A Letter of Credit, in a form acceptable to the Village and in the amount of \$142,299.75 shall be submitted, along with a ten (10) percent cash bond to cover the one (1) year maintenance period, before recording of the Plat of Subdivision.
5. A Letter of Credit, in a form acceptable to the Village of Palatine and in the amount of \$50,000 shall be submitted to guarantee completion of the Planned Development, before recording of the Plat of Subdivision.
6. A deed restriction shall be placed on Lots 1, 2, 3, 13, 14 and 18 to control encroachments into the rear yards on these lots. Only decks, which may not be enclosed or roofed over, may encroach into the rear yard, provided that said decks may not encroach into the required side yard and may not be any closer to the rear lot line than one-half (1/2) the distance from the house to the rear lot line.

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Attachment 1
Page 2

7. The Declaration of the existing Homeowners Association shall be amended to include the subject property. This property shall then be annexed to the Homeowners Association in the existing Meadowlake Subdivision.

9. The landscaped cul-de-sac islands shall be maintained by the Homeowners Association.

10. Separate subdivision identification signage for this unit shall not be permitted.

11. The following donations shall be made, due at the time of building permits:

	<u>Per 3-Bedroom</u> <u>Unit</u>	<u>Per 4-Bedroom</u> <u>Unit</u>
Palatine Park District	\$578.73	\$732.85
School District 15	373.03	561.17
School District 211	83.04	178.02

In addition, staff recommends that the Plat of Subdivision be approved, and that the Chair be authorized to sign that Plat, with the condition that the Plat shall not be recorded until all required Letters of Credit have been submitted in an acceptable form.

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CERTIFICATE OF PUBLICATION

PADDOCK PUBLICATIONS, INC.

Daily Herald

A 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 _____
Daily Herald

That said _____
Daily Herald is a secular newspaper and has been published daily in the Village of _____
Palat, Inc. _____, County of Cook and State of Illinois, continuously for more than one year prior to, on and since the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village, County and State.

I further certify that _____
Daily Herald is a newspaper as defined in "an Act to revise the law in relation to notices" as amended by Act approved July 17, 1959 - Ill. Revised Statutes, Chap. 100, Para. 1 and 5.

That a notice of which the annexed printed slip is a true copy, was published in said _____
Daily Herald on the _____
19____ day of _____
September _____, A.D. 19____
88.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed and its corporate seal affixed hereto, by MARGIE FLANDERS, its Treasurer, at Arlington Heights, Illinois, this _____
19____ day of _____
September _____, A.D. 19____
88.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS
By: Margie Flanders
Treasurer

Public Notice

A public hearing will be held before the Palestine Plan Commission on October 4, 1968, at 8:00 p.m. in the Village Board Room at the Palestine Community Center, 200 East Wood St. relative to a request for final approval of an amendment to the Olds Virginia (Amber Ridge) Planned Development, pursuant to Section 13.05 of the Village Zoning Ordinance. The subject property consists of 4.3 acres and is proposed for an eighteen (18) lot single family subdivision (Pasquinelli's First Addition to Meadowlake). The property is legally described as follows:
Lot 70 in the Olds Virginia Planned Development, being a subdivision in the southwest quarter of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as the vacant property east of the Amber Ridge Community Olds Virginia Colon, a new home and Bouth of the Meadowlake Planned Development.
The above petition has been filed by Pasquinelli Construction Co., contract purchaser, and is available for inspection in the office of the Village Clerk, 200 East Wood St., Zoning Docket P-88-4, Village of Palatin, VIRGINIA HAYES, Chair, Palestine Plan Commission.
DATED This 19th day of September, 1968
Published in Palestine Herald
Sept 19, 1968

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, RITA L. MULLINS, 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 Board of Trustees of the Village of Palatine at a Regular meeting held on the 31 day of November, 1988, and that said ordinance as aforesaid was deposited and filed in the office of the Village Clerk on the 31st day of November, 1988.
88581576

I do further certify that the original, of which the foregoing is a true copy, is entrusted to my care for safe-keeping and that I am the keeper of the same.

I further certify that the vote of the Board of Trustees 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 30 day of November, 1988.

Rita L. Mullins
Rita L. Mullins, Village Clerk
Village of Palatine, Illinois

(S E A L)

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