



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

PLAN COMMISSION

AGENDA • DECEMBER 17, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Nov 19, 2019 7:00 PM

III. PUBLIC HEARING

1. 1480 W. Poplar Street

Planned Development Amendment to Clearwater Subdivision Planned Development Ordinance #0-046-02 to permit a new single-family residential home to be constructed 40 feet from the front lot line instead of the required 50 feet; and,

Variation for circular drive to be a total of 48 feet in width instead of the maximum permitted 35 feet pursuant to Section 7.04 (i) (4) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



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PLAN COMMISSION MINUTES • NOVEMBER 19, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Conrad Hansen	Plan Commissioner	Present	
Dennis Dwyer	Chairman	Present	
Jane Robins	Plan Commissioner	Present	
Patrick Noonan	Plan Commissioner	Present	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Absent	

Staff present: Mr. Patrick Brankin, Mr. Ben Vyverberg; and Ms. Katie Rivard

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Nov 5, 2019 7:00 PM - **Accepted**

Ms. Williams made a motion to approve the minutes of the November 5, 2019 Plan Commission; seconded by Mr. Friedman.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Teri Williams, Plan Commissioner
SECONDER:	Eric Friedman, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Noonan, Williams, Friedman, Bettenhausen, Kolososki
ABSENT:	Fedota

Minutes Acceptance: Minutes of Nov 19, 2019 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. Northwest Highway Corridor Analysis and Sub-Area Plan Phase 1 - **Recommended to Approve**

Chairman Dwyer reopened case number 19-68 that had been adjourned from the November 5th Plan Commission Meeting per staff's recommendation.

Mr. Vyverberg explained the first focus of staff was to identify an appropriate area for consideration of a sub area plan phase 1 by talking through with the Plan Commission and hearing from several residents and business owners from both the hearing as well as via email. He explained staff wanted to identify some of the development challenges for some of the existing uses and vacant commercial developments along the Northwest Highway area. Mr. Vyverberg went through staff recommendations including the creation of an overlay district to expand the permitted uses, including certain multifamily uses, making medical offices permitted in certain single unit lots, creating uniform buffer requirements, and multi lot consolidation to eliminate piecemeal development. He spoke to the area off the southeastern corner of Kenilworth and how staff contemplates as multifamily residential as possible permitted uses. Mr. Vyverberg explained all of staff's recommendations will come back before Plan Commission in the form of the drafting of an overlay district and specific sub area recommendations.

Chairman Dwyer clarified the overlay district would make consistency without reducing any permitted uses.

Mr. Vyverberg explained the planning goal is to take the underlining zoning district and provide additional uses within a specific area. He further explained because there is no current language in the zoning ordinance to allow the creation of an overlay district staff would have to prepare the amendment to create an overlay district specifically to the Northwest Highway corridor.

Chairman Dwyer stated it is especially appropriate because it has been developed piecemeal over many years.

STAFF RECOMMENDATIONS:

- With the creation of an overlay district, the permitted uses within the Sub-Area could be expanded and also include a uniform landscaped buffer/screening requirement. This would recognize the development constraints along the corridor (particularly southeast of Kenilworth Avenue):
 - As there are different screening requirements between the B-1 and B-2 districts and the lot sizes and dimensions are not uniform in the Study Area, Staff is recommending that all of the shared lot lines with single-family residential properties provide screening with up to an 8-foot solid fence. Vacation of ROW, where appropriate, with the maintenance of necessary access and with reservation of easements.
 - Use of ROW (16 or 20-foot alleys) as added landscaped buffer areas through license agreements, in support of new development and a further protection for single-family

residential properties.

- In addition to the different screening requirements between the B-1 and B-2 Districts, there are separate uses lists, setbacks, and bulk standards. In order to align like properties with different zoning designations, Staff is recommending that B-1 properties within the Sub Area be allowed to utilize the B-2 screening requirements, bulk standards, and use lists. None of the existing B-1 properties comply with the minimum required 200-foot lot width.
- The expansion of uses for consideration could include, where appropriate, new unified multi-family land uses and developments (of an appropriate architectural scale and density and in compliance with the parking requirements) to be explored in this area.

NOTE: The zoning ordinance presently reviews dwelling units, accessory, a Special Uses within the B-2 district. Staff is not recommending changing that requirement and process as part of this analysis and this would continue to be the process for accessory dwelling units within existing commercial

- Through development review, multi-lot consolidation would be required to eliminate the potential patterns for piecemeal development.
- (NOTE - Medical and dental offices currently require Special Use review in all of the Commercial Districts and the Zoning Ordinance does not have a separate office district). Staff is recommending that medical and dental offices, on single-user lots are included as permitted uses within the Phase 1 study area. This would be subject to compliance with the parking requirements (anticipated patient and employee parking needs) and the other Code requirements, including landscaping and screening requirements.
- Cross access would be required through the Village review process for new developments through Village review, where appropriate and necessary.
- Municipal parking lots and commercial parking lots for private self-propelled passenger vehicles are permitted uses within the B-1 and B-2 districts, subject to the required landscaping, screening, and lighting limitation requirements.

While any expansion of a commercial use into the surrounding residential neighborhoods is not allowed within the current residential zoning designations, the creation of a parking district, with significant screening and buffering could provide additional protections for the residential properties, and provide additional parking for the commercial uses. This could also seek to eliminate the various ROW parking along Northwest Highway. While the zoning ordinance does not currently have a parking zoning district category. This would be further reviewed as part of the creation of an overlay district for the Sub-Area Phase 1.

Chairman Dwyer clarified the motion is to recommend forwarding the presentation to the Community Economic Development Committee of the Village Council

Mr. Vyverberg explained step 1 and 2 was with the Plan Commission; step 3 would be to make the same presentation to the Village Council to seek their approval and step 4 would be to draft an overlay district and come back to the Plan Commission with notice and back to the Community Economic

Development Committee.

Ms. Williams made a motion to accept the initial sub area findings; seconded by Mr. Kolososki. Unanimously recommended.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Teri Williams, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Noonan, Williams, Friedman, Bettenhausen, Kolososki
ABSENT:	Fedota

Minutes Acceptance: Minutes of Nov 19, 2019 7:00 PM (Approval of Minutes)

2. Text Amendments to the Village of Palatine Zoning Ordinance - Adult-use cannabis - Article 3 - Rules and Definitions (Section 3.02), Article 11 (Section 11.06), Article 12 (Section 12.01), and a new Article 15 (Adult-Use Cannabis) -

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on November 4, 2019 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Proposed Text Amendments -Adult Use Cannabis Regulations- Appendix A dated 11/12/19
3. Copy of Retail Cannabis Dispensaries Survey- Lake Zurich

Sworn in Staff: Mr. Patrick Brankin Village attorney, Mr. Ben Vyverberg Director of Planning and Zoning, and Ms. Katie Rivard Planner II for the Department of Planning and Zoning

Mr. Brankin gave a brief overview of the new Cannabis regulations and tax act that will go into effect January 1, 2020, which legalizes the private use of Cannabis for persons over 21. He further explained municipalities cannot restrict the private possession and use of cannabis that is authorized by the act. He stated the act restricts the use of Cannabis in public places. Mr. Brankin explained licenses for businesses will be handled by the State of Illinois with no local license authority granted to municipalities. He spoke to license that are already being granted within the state of Illinois, with priority being given to businesses that already possess the medical marijuana license. Mr. Brankin explained land use regulations related to the sale, time, place, manner, and number was left to the municipalities to enact as part of the municipality zoning authority. He stated there is no license or prohibition authority that a municipality can enact, but rather can regulate through land use regulations. Mr. Brankin explained as the Village Council addresses the question whether to opt in or opt out, they directed staff to process a text amendment that would involve land use regulations to be considered in the event the Village Council makes the decision to opt in. He further explained this decision has not been made yet and will be discussed and debated at a future Village Council meeting. Mr. Brankin stated the policy decision to opt in or opt out is not before the board tonight, but rather from a land use aspect if the Village decides to opt in, if the text amendments are reasonable and sufficient regulations.

Mr. Vyverberg stated the state passed public act 101-0027 in June 2019 which was clarified with an amendment bill senate bill 15-57. He explained prior to the passing of this law the zoning ordinance was silent to this use and state law and the Village code prohibited the consumption or sale of marijuana, as it was illegal. He explained with the passage of this law since the use is not contemplated in the zoning ordinance, it would fall under a special use for a unique use process, in the zoning ordinance. He gave a brief overview of the text

amendment, referring to the slides and explaining the unique use process. Mr. Vyverberg explained the text amendment components for the proposed definition of an adult-use cannabis dispensaries and would be considered special uses in the B5 and Manufacturing Districts. There are also specific requirements, as part of the special use review. He explained there is guidance provided by the Illinois Municipal League model ordinance, as reviewed by the Village Attorney and within the state act. Mr. Vyverberg referred to the slide explaining the restrictions and requirements for application to open an adult use cannabis dispensing establishment. Mr. Vyverberg summarized the text amendment includes the definition, special use review within the B5 and the manufacturing districts, and the additional requirements will fall under a new Article 15, which specifically addresses adult use cannabis establishments. Staff prepared an initial map based upon these requirements, indicating what properties would be eligible given the specific separation and spacing requirements proposed.

Chairman Dwyer asked if the wording in the proposed text amendments is similar to other municipalities

Mr. Vyverberg explained the Illinois Municipal League drafted a model ordinances many communities are likely using a basis in drafting their specific ordinances.

Mr. Vyverberg referred to zoning map slides indicating potentially eligible and ineligible properties, within the proposed regulations.

Mr. Hansen asked about the zoning map on Rand and why there is a red x in the middle of the green x

Mr. Vyverberg explained if there is an active rental license it is deemed residential use any abutting properties would become ineligible.

Mr. Friedman referred to the slide showing Northwest Hwy and Hicks area asking why properties in the middle are disqualified.

Mr. Vyverberg explained there is a separation requirement to prevent properties that are within the regulations for residential and park district properties as well as school operated properties.

Mr. Vyverberg continued to review the zoning map slides.

Chairman Dwyer clarified the focus of the hearing is to establish places that adult use cannabis establishments could be located if the Village Council opts in.

Mr. Vyverberg answered yes.

Mr. Brankin stated the only distance requirements under the state act is 1,500 feet between dispensaries pointing out there is no distance regulations for schools. He explained the slides of locations are unique as in they take in account the draft regulations that are before the board tonight.

Mr. Kolososki asked about the impact if the distance from schools was increased to 2000 feet.

Mr. Vyverberg explained staff did not review varying distances. Staff used the

model distances for the draft ordinance and comparable communities and could not accurately comments on how many additional properties would be disqualified with an increase of 500 feet. The base number of 1500 feet was drafted with the Village attorney to be a reasonable requirement.

Mr. Friedman asked is there are other variables, other than placement and site safety measures listed in the ordinance that may be included during the special use process.

Mr. Vyverberg answered yes explaining that staff intended to develop a base for minimum standards and then allow the ZBA and the Village Council to judge based on the proposed special use location and specific business plan.

Ms. Robins asked if the state law says anything about how many dispensaries can be in Village

Mr. Brankin answered no, explaining the Village Council can further regulate the number allowed.

Mr. Bettenhausen asked if the board can discuss how many dispensaries allowed or if that is a Council decision.

Mr. Brankin explained that the Plan Commission can review and recommend as part of the text amendment.

Sworn in Mr. Steve Gran

Mr. Gran stated he is in favor of medical marijuana and thinks the Village has an organized ordinance for planning. He stated he wants the Village to opt out.

Chairman Dwyer interjected explaining that is not for discussion at this meeting.

Discussion on the focus of the meeting and when the meeting will be held to discuss the sale of cannabis in the Village.

Mr. Brankin explained the general location of sales is for discussion but the general policy question of whether to opt in or out will be discussed before the Village Council at a future date.

Mr. Gran expressed concern with locations relative to schools.

Chairman Dwyer asked if 1500ft. from schools not sufficient.

Discussion on the distance indicated in the ordinance for schools.

Mr. Vyverberg pointed out there is also a park district facility distance requirement, as well.

Mr. Gran expressed concern on effect on children comparing it to vaping. He stated he would like to see a limit of amount of businesses in the Village.

Discussion on other municipalities on the amount of facilities and how it is a policy decision.

Mr. Gran asked if that meeting will be announced

Mr. Brankin stated the meeting agendas are always posted online in advance.

Sworn in Mr. Joseph Chen - Palatine

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Mr. Chen stated the majority of citizens don't want to see a marijuana sale store in community. He expressed concern with the distance from schools and recreation centers. He stated the sale of marijuana is targeting the children. Chairman Dwyer interjected stating his testimony is not relevant to this hearing.

Mr. Chen requested the location distance to be at least 1 mile from anywhere there are a lot of students because free bus service is only given to properties 1 mile away from schools. Chairman Dwyer asked for a show of hands on people who agree. Majority of room agreed.

Sworn in Paul Lopiccolo

Mr. Lopiccolo stated he is a Palatine resident and has been following the planning and appreciates the positioning and locations that are put up for the use. He expressed concern with the Colfax corridor. He stated it is not the best area for sales because it is too much into the heart of the city and will draw people into the area. Mr. Lopiccolo stated it is a high traffic slow speed area that is great for industry. He stated he would like to see more by the Rand corridor where it is heavier traffic and easier access to 53. Mr. Lopiccolo stated he would like to see restrictions of number of dispensaries rather than production.

Sworn in Ms. Weimin Sun 120 W Sycamore Ct.

Ms. Sun spoke to Schaumburg limiting the number of licenses to 5 and how it makes sense because it gives comfort to people that it won't be all over the place. She expressed concern with store locations being in high crime area.

Chairman Dwyer asked staff if the police consider the permitted use areas as high crime.

Mr. Vyverberg explained that the police department would review any proposed special use application for this use, during the special use process.

Chairman Dwyer clarified the use will still need to apply for a special use and go in front of zoning and council for approval.

Ms. Sun stated she trusts that the village will ensure the licenses won't be abused.

Discussion on how licenses will be applied for.

Ms. Sun asked if they can smoke at the dispensaries.

Mr. Brankin stated the text amendment prohibits consumption on premises.

Sworn in Ms. Amy Fell 162 S Fremont Palatine, IL

Ms. Fell agreed with Mr. Lopiccolo about Colfax not being a great location based on the downtown plan and the possible goal to extend the downtown development up northwest Colfax. Ms. Fell asked if signage would be relevant to this meeting.

Chairman Dwyer stated there is a separate signage ordinance with limitations on the amount and size of signs.

Mr. Brankin explained the state act specifically addresses advertising.

Mr. Vyverberg noted there is a specific requirement in the special use process that states a business has to submit a sign plan review.

Chairman Dwyer clarified a special use is not automatic.

Mr. Vyverberg explained it is an evaluation of the subject property, proposal, and specific to all the circumstances that relates so is site specific.

Sworn in Ms. Susan Sun

Ms. Sun agreed that the distance should be increased to at least 1 mile from school, recreation centers, residential, daycare and government places. She also agreed to stay away from Colfax because of the high traffic and closeness to the Metra station, post office and YMCA.

Mr. Vyverberg explained there is a component of the proposed Article 15, which includes 3 things that speak to traffic including parking demand, traffic generation, and site design and internal site circulation.

Chairman Dwyer asked if the ordinance can include wording to limit locations to properties on a road that has 4 lanes or more to address traffic issues.

Mr. Brankin stated that is a place type restriction. He stated there can be limits to certain corridors or frontages but explained the board needs to be careful to not be overly restrictive. Mr. Brankin explained if the restrictions essentially prohibit it can lead to the zoning restrictions being subject to a challenge.

Chairman Dwyer pointed out the increase of distance from schools being a mile would probably not pass the reasonability test

Mr. Brankin explained if the result would be none allowed then the zoning restrictions would be subject to challenge. He further explained the 1 mile would be essentially a back door prohibition.

Sworn in Mr. Paul Shafer 304 N Carter

Mr. Shafer asked if the restrictions are comparable to those set forth for liquor stores.

Mr. Brankin stated it is greater for the dispensaries.

Sworn in Kevin Yang 4216 Forest Glen Dr. Hoffman Estates, IL

Mr. Yang asked if there is a list of locations that are included on the distance restrictions.

Mr. Vyverberg referred to the ordinance indicating what areas are included in the distance restrictions.

Mr. Yang requested that residential areas and churches be included in this list.

Chairman Dwyer asked staff if churches are included.

Mr. Vyverberg answered no and repeated the list pointing out the restrictions on residential, school, and park district properties.

Mr. Hansen asked Mr. Vyverberg what the definition of a learning center is.

Mr. Vyverberg explained a learning center such as a tutoring facility.

Mr. Yang asked about the limitation on hours

Mr. Vyverberg repeated this would be a component of the special use process which includes providing a business plan which will be under review by staff including the police and fire department.

Chairman Dwyer clarified appropriate hours are based on location so would be better to leave it to staff review at the time of application.

Ms. Robins asked if the church has a school would it fall in the restricted area list. Mr. Vyverberg answered yes.

Sworn in Ms. Wendy Wang 5407 Deerfield Lane Rolling Meadows, IL

Ms. Wang stated she lives within the Palatine park district and suggested to include park recreation centers in the ordinance.

Chairman Dwyer clarified that it is already included

Ms. Wang expressed concern with the distance from the school.

Mr. Noonan asked Mr. Brankin at what age can marijuana be purchased

Mr. Brankin stated 21.

Mr. Friedman asked how this affects land use outside of Palatine such as properties that abuts Palatine

Mr. Brankin answered yes. He explained the maps were drawn to include those properties.

Chairman Dwyer stated the board would take surrounding areas into account during the special use process as well.

Sworn in Mr. Ran Duan 502 S Stuart lane

Mr. Duan stated the transaction of marijuana is against his religious belief

Chairman Dwyer interjected that is outside of the scope of the hearing.

Mr. Duan requested the distance be 1 mile from school and 2 miles from church

Sworn in Mr. Alan Chen Northbrook, IL

Mr. Chen stated he went to the plan commission meeting in Northbrook and was told he was at the wrong meeting. He stated when he went in front of the trustees they were told they were only discussing zoning, so he believes that his voice was never heard.

Chairman Dwyer asked Mr. Brankin if Northbrook had their opt in meeting yet Mr. Brankin stated he cannot speak to Northbrook

Sworn in Ms. Mengwei Liu Glenview, IL

Ms. Liu expressed concern with dispensaries selling to minors pointing out sometimes liquor stores sell to under 21.

Chairman Dwyer stated dispensaries check IDs because if they don't they go out of business.

Ms. Liu suggested their license be revoked if caught selling to under 21.
Chairman Dwyer stated that is outside the scope of the hearing.

Ms. Liu requested putting a limit on hours. She stated she would like to limit locations to at least 1 mile from kids' activities including parks and limit hours to 9-3 while kids are in school.

Sworn in Mr. Wei Wang 1149 S Parkside Dr.

Mr. Wang expressed his concern with distance putting too much restriction where he won't be able to find a location to open a store if the Council opts in.

Sworn in Ms. Di Yang 398 E Royal St George Vernon Hills, IL

Ms. Yang stated she understands the discussion is about location, but wants to say not to allow opening a store.

Chairman Dwyer stated that is not the scope of this hearing

Ms. Fell expressed concern with the area by Helen and Hicks having a few parcels that are being considered as possible permitted locations. She stated Helen is the entrance to a residential community and expressed concern with the increase of traffic this would cause.

Chairman Dwyer asked if Helen is 2 lanes

Ms. Fell answered it is 2 lanes

Mr. Qian requested adding residential areas to the 1 mile distance restriction.

Mr. Gran spoke to the rental programs crime free seminar and suggested they get info on high crime areas from them to assist on location planning.

Chairman Dwyer stated that would be part of the special use process.

Sworn in Ms. Vicky Wilson 104 Wilson Ct

Ms. Wilson expressed concern that the 1500 feet is too close being only .284 miles. She stated the property value is already struggling and is concerned this will make it worse. She asked about other village's distance requirements and spoke about the shopping center at Palatine and Quentin Roads.

Chairman Dwyer asked staff if 1500 feet is fairly common

Mr. Brankin explained it is typical, but zoning is purely local decision.

Ms. Wilson asked if staff has data.

Mr. Brankin explained the data is generally consistent.

Chairman Dwyer stated Schaumburg's proposed is 1500 feet, as well as Buffalo Grove.

Ms. Wilson expressed concern with the amount of data

Sworn in Ms. Weimin Sun 120 W Sycamore Ct Palatine, IL

Ms. Sun requested considering adding a limit of licenses like Schaumburg. She

asked if restrictions can be added for signs to not make obvious.
Chairman Dwyer stated the state law puts limitations and this will be addressed during the special use process.

Ms. Sun asked when the opt in and opt out hearing will be heard and if there will be a limit on number of people who can present.

Mr. Brankin explained it will be a public meeting that will be posted on the Village website.

Ms. Sun requested that everyone have enough time to speak at the meeting.

Discussion on when the council meeting will be and where the information will be posted

Sworn in Ms. Wendy Wang 5047 Deerfield Lane Rolling Meadows, IL

Ms. Wang stated she wants to include Cotton Wood Park. She spoke to issues she has had at the park with teenagers that required police attention.

Chairman Dwyer stated if the teenagers are smoking cannabis they are not getting it from the dispensaries because they are not 21.

Discussion on location restrictions to park district properties.

Sworn in Mr. Michael (no last name provided) Palatine, IL

Mr. Michael expressed confusion stating it seems like the Village has already decided to opt in.

Chairman Dwyer clarified the text amendments discussed are in case Village Council decides to opt in.

Mr. Michael stated if the Village opts out then this meeting is a waste of planning. Chairman Dwyer explained this is to provide Council with more information. He stated he thinks other municipalities have done the same.

Mr. Michael stated if the Village opts out there is no reason to have this discussion

Sworn in Ms. Lisa Moran 658 Mallard Drive Palatine, IL

Ms. Moran expressed confusion on the process. She asked who asked the plan commission to draw this up

Chairman Dwyer answered the Village Council.

Ms. Moran asked if there was a vote that has been documented somewhere.

Mr. Vyverberg explained staff was given the direction from Village Council to examine the zoning ordinance to prepare a series of text amendments for Village Council consideration, when they determine in December to either Opt in or Opt out. He further explained if no action were taken to amend the zoning ordinance any commercial property would be able to apply under a unique use, so staff sees merit in at least proposing conditions, requirements, and possible locations.

Ms. Moran expressed concern with locations being in low income areas which

will cause an increased demand for general assistance.

Chairman Dwyer suggested she speak to staff after meeting pointing out the text amendments are proposing locations to be away from residential areas.

Ms. Moran asked about the distance

Discussion on distance limitations.

STAFF RECOMMENDATION:

In anticipation of an upcoming Village Council review and policy decision as to whether the Village should prohibit or allow such uses, the proposed text amendments were drafted for Plan Commission and Village Council consideration.

Chairman Dwyer summarized the areas of concern and up for discussion are separation distances, Colfax area being appropriate, number of dispensaries, and operational hours.

Mr. Noonan stated restricting the distance will affect the number of stores. He pointed out if it passes the hours of operations will be included under the special use process.

Mr. Friedman stated the Plan Commission has an opportunity to set limits and each use can be addressed individually within those limits.

Mr. Noonan asked Mr. Brankin if the Plan Commission can limit hours.

Mr. Brankin answered yes. He stated it would be good direction as this is a recommending body to council. Mr. Brankin stated hour limitation, number of dispensaries and distance restrictions are all appropriate items for review. The state regulations limit the hours from 6 AM to 10 PM.

Discussion on how to break down discussion.

Discussion on hour restriction

Mr. Brankin stated 10am-10pm seems to be consistent with other towns

Mr. Kolososki suggested 10-9 because most centers close at 9.

Discussion on store hours within the village.

**Chairman Dwyer asked the board by voice vote for a 10am start time
Vote was 7-1 in favor**

**Chairman Dwyer asked the board by voice vote for a 10pm end time
Vote was 6-2 in favor.**

Mr. Friedman asked correlation with medical dispensaries. He asked if the recreational facility also had a medical license do the hours differ. Mr. Friedman pointed out people with medical need may require earlier hours.

Mr. Brankin stated there is direct correlation as any recreational facility will have

to have a medical license to be eligible to apply for the special use. He explained this will ensure any business went through multiple levels of scrutiny with the state.

Mr. Friedman expressed concern with the 10am start for someone who has a medical need and is looking to pick up before their morning commute.

Chairman Dwyer spoke to other medical facility time starting at 10 or 11am.

Chairman Dwyer spoke to the number of dispensaries recommendations

Mr. Noonan recommended limiting the number of dispensaries in the Village to 2-4.

Mr. Friedman expressed concern with all the dispensaries being in one area and asked about the possibility on spreading them out through districts.

Chairman Dwyer stated it would be part of the special use process, but could recommend number to be scattered throughout the village.

Mr. Brankin stated there is a minimum distance in the act of 1500 feet between dispensaries, per the state law.

Discussion on the suitability of the Colfax Street area and Helen Road

Chairman Dwyer recommended adding wording to limit to roads of 4 lanes to address traffic concerns.

Discussion on limitations and effect with traffic volume.

Chairman Dwyer stated any discussion on distances needs to be reasonable

Mr. Kolosowski stated the board can propose a half a mile instead of the 1500 feet.

Chairman Dwyer asked the board by voice vote for the distance between schools to be increased to 2500 feet.

Vote was 7-1 in favor

Mr. Friedman asked the board if churches should be included.

Discussion on what defines church.

Chairman Dwyer pointed out churches are located in residential areas.

Ms. Robins pointed out if a church has a school it would be included and most include a school.

Mr. Friedman pointed out the amendment language does not include Sunday school

Discussion on definition of school in church.

Mr. Vyverberg explained a Sunday school would not be contemplated in the proposed definitions, but if the church included a grade school or a nursery it would be contemplated in the separation requirement.

Discussion on the reviewing and voting process.

Mr. Noonan made a motion to approve the text amendment as proposed subject to the additional spacing separation recommendations for Village Council to consider; seconded by Mr. Kolososki.

Mr. Brankin clarified the vote will be for approval subject to the additional items for Village Council to consider.

Mr. Brankin reiterate that the act does speak to the hours for dispensaries between the hours of 6am-10pm.

**Chairman Dwyer asked the board by voice vote on the approval of the text amendment as proposed subject to the additional recommendations
Vote was 8-0 in favor**

Mr. Noonan recommended limiting the total allowed dispensaries within the Village to 2-4 with no more than 1 per district.
Chairman Dwyer recommended changing wording to disperse throughout the Village.

Mr. Brankin pointed out the number restriction will limit the distance and expressed concern that district restrictions will pigeon hole these in a particular area. He suggested recommending a limitation of number of dispensaries and the other restrictions and marketplace will dictate to their locations.

Discussion on the vote being for number limitation with location being determined through other restrictions and during the special use process.

**Mr. Noonan made the motion recommending limiting the total allowed dispensaries within the Village to 2-4; seconded by Ms. Robins.
AYES: Robins, Noonan, Hansen, Friedman, Bettenhausen, Kolososki, Williams, Dwyer
Motion was 8-0 in favor**

Chairman Dwyer spoke to hour limitations pointing out the act limits from 6am-10pm
Mr. Brankin pointed out the board cannot extend the hours past the act but could be more restrictive.

**Chairman Dwyer asked the board by voice vote on the approval of the hours of 6am-10pm set by the act.
AYES: Robins, Noonan, Friedman, Bettenhausen, Kolososki, Williams, Dwyer
NAYS: Hansen
Vote was 7-1 in favor**

Mr. Hansen stated he doesn't think people need to buy recreational cannabis at

6:01am.

Mr. Noonan pointed out there are people who work third shifts and that is actually their night. Discussion on distance limitations.

Mr. Noonan made a motion recommending the distance limitation to be increased to 2500 feet; seconded by Ms. Robins.

AYES: Robins, Noonan, Hansen, Bettenhausen, Kolososki, Williams, Dwyer

NAYS: Friedman

Vote was 7-1 in favor

Mr. Friedman referred to the map on screen pointing out increasing the distance will restrict the remaining parcels along Vermont. He stated he doesn't see the added benefit to that restriction.

Chairman Dwyer agreed with Mr. Friedman requesting staff to determine the impact before it goes to Council.

Discussion on increase of distance possibly being unreasonable

Discussion on limiting to 4 lane roads for vehicular traffic and how many areas are eliminated

Mr. Friedman pointed out the special use process will include a traffic impact analysis which may show Colfax is already failing from the highway engineers standards.

Mr. Brankin stated the board could recommend eliminating the Colfax area using the downtown land use guide as location approx.

Discussion on traffic impact and restrictions.

Mr. Brankin pointed out traffic and parking would be evaluated during the special use process.

Chairman Dwyer asked if anyone on the board wants to add a condition for the Colfax area.

Mr. Noonan stated it should be left alone because a traffic and parking study will be required during the special use process

Discussion on including churches and how a church is defined.

Mr. Bettenhausen clarified if the church had a school it is included

Mr. Brankin stated a church with a school such as St Theresa would be subject to the limitations.

Mr. Bettenhausen clarified high schools are also include

Mr. Brankin answered yes

Discussion on the 500ft from the park facilities.

Mr. Noonan asked Mr. Brankin if the distance is from the model ordinance

Mr. Brankin answered yes explaining the information was taken from multiple places.

Mr. Kolososki made motion recommending increasing the distance limitation to 1000 feet from any park facilities; seconded Mr. Friedman.

AYES: Robins, Noonan, Hansen, Friedman, Bettenhausen, Kolososki, Williams, Dwyer

Vote was 8-0 in favor

Mr. Friedman asked about increasing the residential separation distance. Chairman Dwyer expressed concern that it will remove a tremendous amount of properties He pointed out it is similar to a liquor store backing to residential

Mr. Friedman referred to the slides and pointed out the minimal buffers and kiddy corner properties that are included.

Chairman Dwyer pointed out the location will be reviewed during the special use process.

Mr. Vyverberg stated the proposed text amendments are tentatively scheduled for the Village Council review on December 9, 2019 at the Village Council meeting.

IV. COMMUNICATIONS**V. ADJOURNMENT**

Minutes Acceptance: Minutes of Nov 19, 2019 7:00 PM (Approval of Minutes)

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 12/17/19 07:00 PM

CASE STAFF STATEMENT (ID # 5696)

1480 W. Poplar Street

CASE NUMBER: 19-71

PETITIONER: Anthony & Eleni Pecoraro

LOCATION: 1480 W. Poplar Street

PROPOSAL:

1. **Planned Development Amendment to Clearwater Subdivision Planned Development Ordinance #0-046-02 to permit a new single-family residential home to be constructed 40 feet from the front lot line instead of the required 50 feet; and,**
2. **Variation for circular drive to be a total of 48 feet in width instead of the maximum permitted 35 feet pursuant to Section 7.04 (I) (4) of the Palatine Zoning Ordinance.**

ZONING AND LAND USE: Planned Development; Single-Family Residential subdivision

SURROUNDING CONDITIONS:

North:	Planned Development (Clearwater Subdivision)
South:	Planned Development (Clearwater Subdivision)
East:	R-2 Single-Family Residential
West:	Planned Development (Ethan's Glen Stormwater Basin/Pond)

COMPREHENSIVE PLAN: Single-Family Residential (current and future)

BACKGROUND:

The Subject Property is currently a vacant lot, which is part of a 6-lot residential subdivision known as Clearwater Subdivision (Ord. #O-46-02). The Petitioner is requesting the following:

1. Planned Development Amendment to permit a new single-family residential home to be constructed 40 feet from the front lot line instead of the required 50 feet
2. Variation for circular drive to be a total of 48 feet in width instead of the maximum

permitted 35 feet

ANALYSIS:

- The Subject Property is approximately 31,000 square feet in lot size.
- Clearwater Subdivision was approved in 2002 for a 6-lot single-family residential subdivision. Lots 3, 5, and 6 have been developed, but Lots 1, 2, and 4 remain undeveloped. Since the approval of the subdivision, many of the lots went into foreclosure and changed ownership more than once resulting in the lack of development of the lots.
- The Petitioners have requested to construct a new single-family residence on Lot 2, which, as proposed, would be setback 40 feet from the front lot line instead of the minimum required 50 feet. When the subdivision was approved, a 50-foot building setback line was established and recorded for Lots 1 and 2. The Petitioners have indicated their request for the setback reduction is due to poor soils in the rear of the property.

	Front Yard Setback	Side Yard Setbacks	Rear Yard Setbacks	Building / Lot Coverage
Proposed Lot 2 (Subject Property)	40'	19' (south) 63' (north)	>100'	8% / 21%
Lot 3 (1481 W. Winnetka Street)	40'	47' (south) 48.5' (north)	>100'	8% / 18%

- Building height, building coverage and lot coverage meet Code. As shown in the table above, the setbacks and coverage of the Subject Property and Lot 3 (1481 W. Winnetka Street) are very similar and all exceed the R-2 standards.
- Per Condition #7 of Planned Development Ordinance #O-46-02, the east elevations shall be constructed with 50% brick, and no vinyl or aluminum siding shall be permitted unless approved by Village Council. The Petitioners are proposing stone veneer and Hardie Lap Siding.
- The Petitioners are proposing to construct a 12-foot wide asphalt driveway across Lots 1 and 2 that would connect to the existing Poplar Street. A driveway maintenance agreement for Lots 1 and 2 was recorded in November 2018 as required by Ordinance #O-46-02.
- The Petitioners are proposing a traditional driveway to a side loading garage on the north side of the home as well as a circular driveway in front of the home (east side). The total proposed driveway width is 48 feet and 12 feet at the lot

line. Per the Zoning Ordinance, 3-car garages are permitted up to 35 feet in total driveway width and up to 25 feet at the lot line.

- Staff recommends additional landscaping such as evergreens or other dense plantings on the east side of the driveway to provide additional screening between the Subject Property and the adjacent residences. The Petitioners have agreed to install landscaping as recommended by Staff.

RECOMMENDATION:

Since the approval of Clearwater Subdivision, only 3 of the 6 lots have been developed, as the property ownership has changed, since the development's approval in 2002. The Petitioners purchased the Subject Property in late 2018 with the intention of constructing a new single-family residence. The Petitioners have requested to reduce the required front yard setback from 50 feet to 40 feet, due to the conclusions made in the geotechnical investigation for this lot. The setback reduction is consistent with the minimum required front yard setback for Lot 3, directly north of the Subject Property, as well as building and lot coverages. Additionally, the Petitioners have agreed to install landscaping (evergreens or other dense plantings) on the east side of the driveway between the neighboring residences.

Due to the uniqueness of the Subject Property and the orientation of the lot, the Petitioners are also requesting approval of a Variation to allow for a circular driveway. As the private drive ends on the Subject Property, the Petitioners have indicated the circular drive will provide a turnaround, as these lots are not located on a traditional public or private street. If the Petitioners did not require zoning relief for the setback and driveway, only Village Council review and approval would be required (per Condition #8 of Ordinance #O-46-02). Therefore, Staff recommends approval of the Planned Development Amendment and Variation, subject to the following conditions:

1. The Planned Development Amendment and Variation shall substantially conform to the site plan, floor plan, and architectural elevations prepared by the Petitioner Anthony Pecoraro (Benchmark Developers, Inc.), on 09/25/2019, except as said plans may be revised to conform to the Village Code of Ordinances and including revisions to the architectural plans to include Hardie Lap siding.
2. A landscaping plan including additional plantings on the east side of the driveway shall be submitted in a manner acceptable to the Director of Planning and Zoning.
3. A hold harmless letter shall be submitted in a manner acceptable to the Village

Attorney, regarding the setback reduction from the privately recorded building line.

ATTACHMENTS:

- Aerial 1480 W. Poplar Street
- Applications
- Plat of Survey
- Plans
- Clearwater Plat of Subdivision
- #O-046-02 PD Ordinance
- Public Notice

1480 W. Poplar Street

3.1.a





PLANNED DEVELOPMENT AMENDMENT

Department of Planning & Zoning
 200 E. Wood Street • Palatine, IL • 60067-5339
 Telephone: (847) 359-9047 • Fax (847) 963-6247
www.palatine.il.us

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline

Date received

PLEASE TYPE OR PRINT IN INK:

- Name of Petitioner(s): ANTHONY & ELENI PELOPANO
- Authorized Agent of Petitioner (if different):
 Name: _____
 Address: _____
 Telephone No. _____ Business No. _____
 Relationship to Petitioner: _____
- Property Interest of Petitioner(s): OWNER
 Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed:
1480 W. POPLAR ST.
- All existing land use(s) on the property are: VACANT LAND
- The proposed use(s) on the property, if this petition is approved is (are): SINGLE-FAMILY
- Current zoning of property: PUD

Attachment: Applications (1480 W. Poplar Street - PD Amendment & Variation)

8. Briefly describe the approved Planned Development plan. Discuss any changes being proposed which are different from the approved plan, if any.

- CURRENT PUD FRONT BUILDING SETBACK IS 50'

- REQUESTING REDUCTION IN FRONT SETBACK FROM 50' TO 40'

9. Attach a list of the Conditions of Final Approval. Describe on a separate sheet how the Conditions of Final Approval are being proposed to be amended. A status of all Conditions of Final Approval must be submitted before this item will be scheduled for a public hearing.

10. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

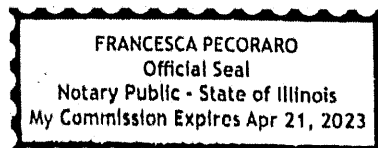
11. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Date: 12/12/19

[Signature]
Signature

SUBSCRIBED AND SWORN to before me this 12th day of December
2019.

[Signature]
Notary Public



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning
200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Office Use Only	Project Planner KR	Zoning Case # 19-71
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date PC 12/17/19	Village Council Date

date received

Background Information	PETITIONER(S) ANTHONY & ELENI PECORARO		Business Name (if applicable)	
	Subject Property Address 1480 WEST POPLAR STREET			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email ANTHONY@BENCHMARKDVP.COM	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District PUD	Existing Land Use VACANT	Proposed Land Use SINGLE-FAMILY	
	Generally describe your request:			

REDUCE FRONT BUILDING SETBACK FROM 50' TO 40'

- **HARDSHIP DUE TO POOR SOILS IN REAR OF PROPERTY.**

- **CONFORMS WITH ADJACENT NORTH NEIGHBOR (1481 WINNETKA STREET) ALSO 40'**

ALLOW FOR FRONT CIRCLE DRIVE

- **TURNAROUND DUE TO UNIQUE DRIVEWAY SITUATION**

Attachment: Applications (1480 W. Poplar Street - PD Amendment & Variation)



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ 420
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

1. The use is deemed necessary for the public convenience at that location

NECESSARY IN ORDER TO BUILD THE HOME. WITH A 50' SETBACK, IT CREATES A VERY DIFFICULT AND EXPENSIVE
HARDSHIP TO BUILD THE HOME. POOR SOILS REQUIRE DEEPER FOUNDATIONS AND PILONS

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected

PUBLIC SAFETY AND HEALTH IS PROTECTED AND UNHARMED BY THE CHANGE

3. The use will not cause substantial injury to nearby property values

10' SETBACK DIFFERENCE WILL NOT CHANGE NEARBY PROPERTY VALUES

4. With respect to live entertainment uses, the use shall not:
 - a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance



VARIATION

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

EXISTING REGULATIONS CREATE A DIFFICULT IF UNDESIREABLE TURNAROUND SITUATION

2. That the plight of the owner is due to unique circumstances

UNIQUE DRIVEWAY SITUATION DUE TO SHARED DRIVE WITH NEIGHBOR AND DISTANCE FROM PUBLIC ROAD

3. That the variation, if granted, will not alter the essential character of the locality

CONFORMS WITH ORIGINAL DEVELOPER'S PROPOSED SITE PLAN FOR THE PROPERTY

4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:
 - a. The particular surroundings, shape, or topographical conditions of the property
 - b. A unique hardship for the property not generally applicable to other properties in the same zoning district
 - c. The request is not based on a desire to make more money out of the property
 - d. The petitioner has not created the alleged hardship for the property
 - e. The request will not be detrimental to the public welfare or other properties in the neighborhood
 - f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values

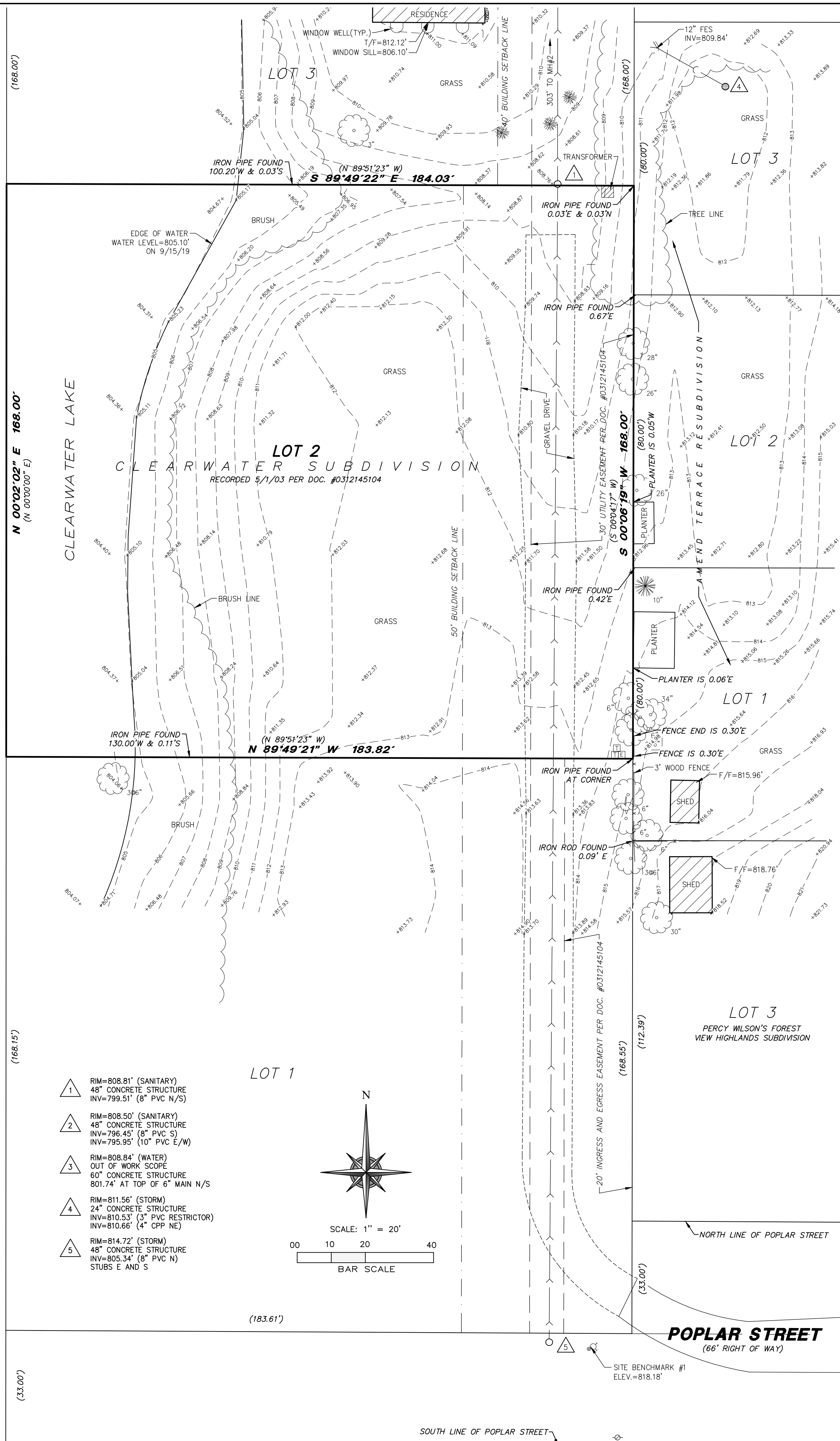
COMPLY WITH a-f

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 2 IN CLEARWATER SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4,5,6 AND THE NORTH HALF OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

NOTES:

1. ONSITE BENCHMARK – ARROW BOLT ON HYDRANT LOCATED AT THE SOUTHEAST CORNER OF LOT 1 NEAR ENTRANCE. ELEVATION = 818.18' (NAVD88)
2. PERMANENT INDEX NUMBER (P.I.N. #): 02-09-307-014-0000
3. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
4. PROPERTY AREA: 30,899 SQUARE FEET / 0.71 ACRES
5. FIELD WORK COMPLETED ON 09/15/19
6. SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HEREON. DESCRIPTION SHOWN HEREON IS FROM DEED DOCUMENT NUMBER 1834106128, RECORDED 12/07/2018.
7. SURVEY PREPARED FOR: ELENI ZGURI
8. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
9. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.



LEGEND

PROPERTY LINE	POST LIGHT/GROUND LIGHT
CENTER LINE	AREA LIGHT/LIGHT POLE
EASEMENT LINE	STREET LIGHT
BUILDING SETBACK	TRAFFIC SIGNAL
RECORD DATA	MAST ARM SIGNAL
(XXX') TOP OF (CURB, WALL, ETC.)	HANDHOLE (electric/traffic)
+XXXXXX SPOT GRADE	GAS METER
XXXXXX BOTTOM OF (GROUND, GUTTER, ETC.)	ELECTRIC METER
CONCRETE	PEDESTAL (teleco, elec, cable)
EVERGREEN/DECIDUOUS WITH SIZE IN INCHES	UTILITY POLE
SHRUB/SHRUB LINE	SOIL BORING
MONITOR WELL	T/F TOP FOUNDATION/THRESHOLD
GAS VALVE	MAILBOX
TYPICAL SIGN	GUARDRAIL
FLARED END SECTION	GUY WIRE ANCHOR
CLOSED MANHOLE	773 CONTOUR LINE
OPEN GRATE MANHOLE	TREE LINE / HEDGE LINE
BEEHIVE GRATE MANHOLE	EDGE GRAVEL/STONE
GUTTER FRAME MANHOLE	FENCE LINE
VALVE VAULT	STORM SEWER
FIRE HYDRANT	SANITARY SEWER
B-BOX/SERVICE VALVE	COMBO SEWER
TEL/ELEC MANHOLE	WS WATER SERVICE LINE
UTILITY MARKINGS (cable, elec, fiber)	WM WATER MAIN
(tel, water, gas)	OHL OVERHEAD LINE
	FO FIBER OPTIC LINE
	G GAS LINE
	UGT U.G. TELCO LINE
	UGE U.G. ELECTRIC LINE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE THE W-T GROUP DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 20TH DAY OF SEPTEMBER, A.D. 2019, AT HOFFMAN ESTATES, ILLINOIS.

THE W-T GROUP, LLC

FRANJO I. MATIČIĆ - PLS #035-003556

EXPIRES 11/30/2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015



AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

TO	DATE	ISSUE
CLIENT	9/20/19	

ZGURI RESIDENCE
1480 W. POPLAR STREET
PALATINE, ILLINOIS 60067

WT Group
Engineering • Design • Consulting

WT GROUP
Engineering with Precision, Pace and Passion.
2675 Pratum Avenue | Hoffman Estates, IL 60192
T: 224.293.6333 | F: 224.293.6444
wtegroup.com
ILL. License No: 184.007570-0015 Expires: 04.30.2019
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A NEW CUSTOM RESIDENCE FOR:
THE PECORARO FAMILY

BENCHMARK

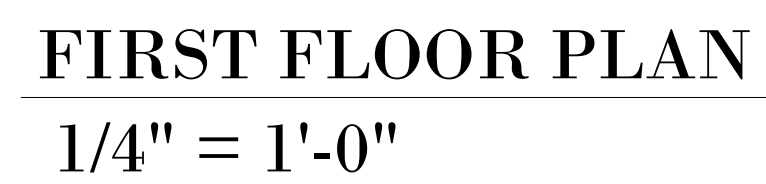
BENCHMARK
www.benchmarkvp.com

[illegible]
$$1'' = 20'-0''$$

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Date	9/25/19
Drawn by	AP
Checked by	EZ
0.0 CS	
Scale	1" = 20'-0"



Packet Pg. 33



DESIGNER:
BENCHMARK DEVELOPERS, INC.
3475 KIRCHOFF ROAD
ROLLING MEADOWS, IL 60008
(847) 865-8080
ANTHONY@BENCHMARKDVP.COM

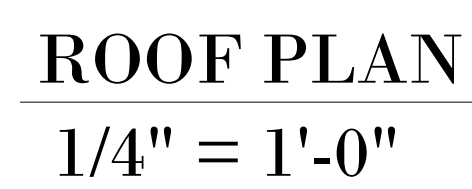
PECORARO
1480 WEST POPLAR
FIRST FLOOR PLAN

Packet Pg. 34



PECORARO
1480 WEST POPLAR
SECOND FLOOR PLAN

Packet Pg. 35

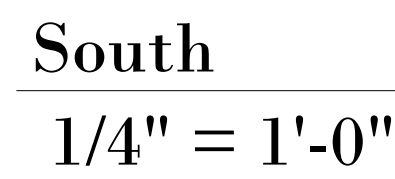
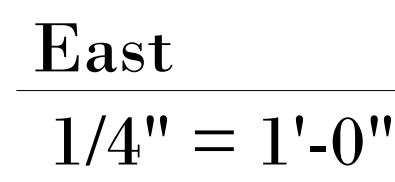


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3475 KIRCHOFF ROAD
ROLLING MEADOWS, IL 60008
(847) 865-8080
ANTHONY@BENCHMARKDVP.COM

PECORARO
1480 WEST POPLAR

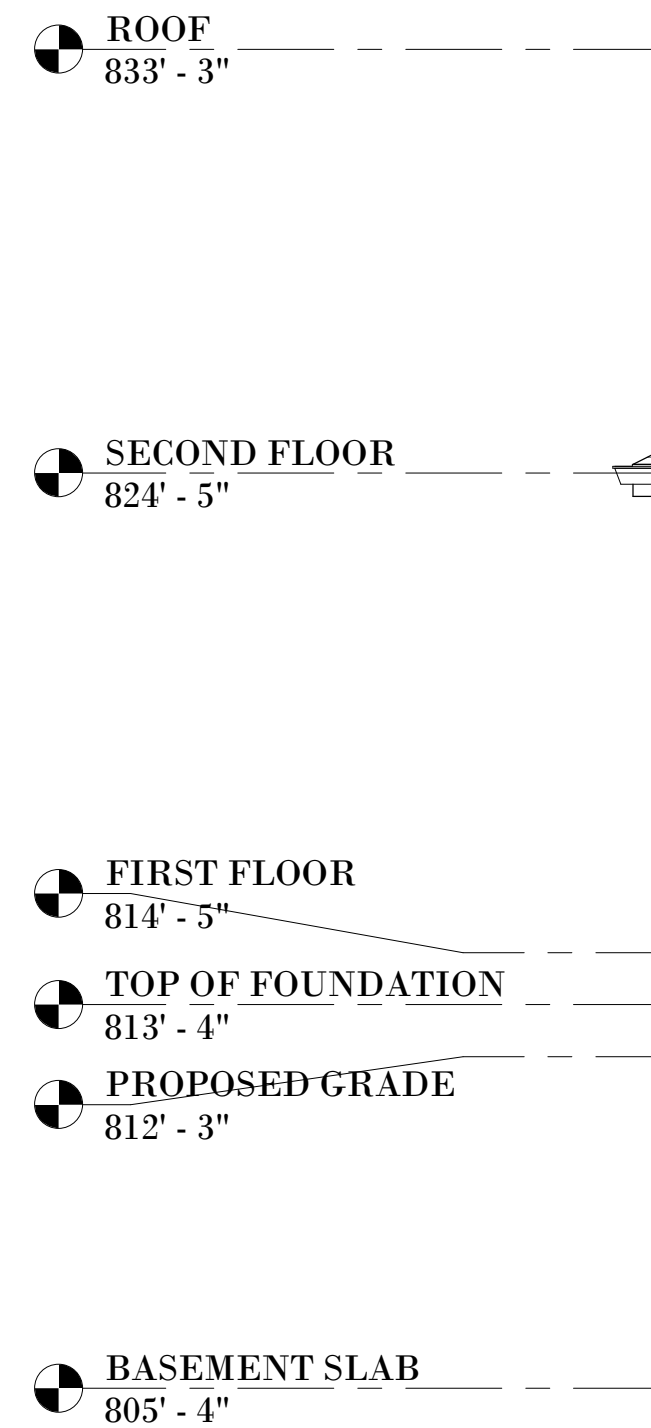
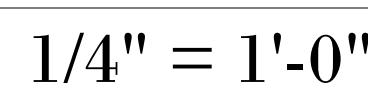
A3.1

Packet Pg. 36



- ALUMINUM GUTTERS AND DOWNSPOUTS
- COLOR: BLACK

Project number	19030
Date	9/25/19
Drawn by	Author
Checked by	Checker
A4.1	
Scale	1/4" = 1'-0"


$$1/4'' = 1'-0''$$


<u><i>Window Schedule</i></u>				
<i>Type</i> <i>Mark</i>	<i>Manufacturer</i>	<i>Type</i>	<i>Rough</i> <i>Height</i>	<i>Rough</i> <i>Width</i>

33	Oknoplast	Pixel three-seat window Pixel RU + F + RU - 1225089_1225093 - View	2' - 0"	10' - 0"
34	Oknoplast	Pixel three-seat window Pixel RU + RU + RU - 12060	6' - 0"	12' - 0"
35	Oknoplast	Pixel double window Pixel RU + RU - 8050	5' - 0"	8' - 0"
36	Oknoplast	Pixel three-seat window Pixel RU + F + RU - 7836	3' - 6"	7' - 8"
36	Oknoplast	Pixel three-seat window Pixel RU + F + RU - 7836	3' - 6"	7' - 8"
36	Oknoplast	Pixel three-seat window Pixel RU + F + RU - 7836	3' - 6"	7' - 8"
38	Oknoplast	Pixel single-seat Pixel RU window - 3046	4' - 6"	3' - 0"
38	Oknoplast	Pixel single-seat Pixel RU window - 3046	4' - 6"	3' - 0"
38	Oknoplast	Pixel single-seat Pixel RU window - 3046	4' - 6"	3' - 0"
39	Oknoplast	Pixel three-seat window Pixel RU + F + RU - 7846	4' - 6"	7' - 8"
40	Oknoplast	Pixel double window Pixel RU + RU - 4660	6' - 0"	4' - 6"
40	Oknoplast	Pixel double window Pixel RU + RU - 4660	6' - 0"	4' - 6"
40	Oknoplast	Pixel double window Pixel RU + RU - 4660	6' - 0"	4' - 6"
40	Oknoplast	Pixel double window Pixel RU + RU - 4660	6' - 0"	4' - 6"
42	Oknoplast	Pixel double window Pixel RU + RU - 6050	5' - 0"	6' - 0"
42	Oknoplast	Pixel double window Pixel RU + RU - 6050	5' - 0"	6' - 0"
42	Oknoplast	Pixel double window Pixel RU + RU - 6050	5' - 0"	6' - 0"
44	Oknoplast	Pixel double window Pixel RU + RU - 6046	4' - 6"	6' - 0"
44	Oknoplast	Pixel double window Pixel RU + RU - 6046	4' - 6"	6' - 0"
46	Oknoplast	Pixel three-seat window Pixel RU + RU + RU - 9050	5' - 0"	9' - 0"
48	Oknoplast	Pixel single-seat Pixel RU window - 3050	5' - 0"	3' - 0"
48	Oknoplast	Pixel single-seat Pixel RU window - 3050	5' - 0"	3' - 0"

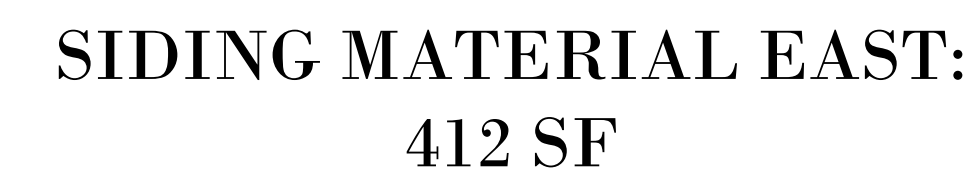


DESIGNER:
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3475 KIRCHOFF ROAD
ROLLING MEADOWS, IL 60008
(847) 865-8080
ANTHONY@BENCHMARKDVP.COM

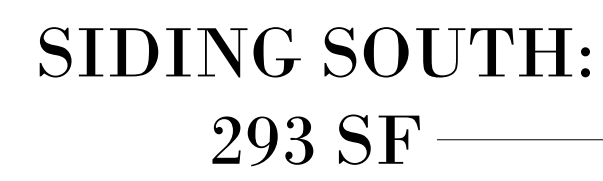
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PECORARO
1480 WEST POPLAR
ELEVATIONS

Project number	19030
Date	9/25/19
Drawn by	Author
Checked by	Checker
A4.2	
Scale	1/4" = 1'-0"



MASONRY VENEER EAST:
561 SF

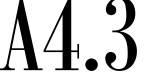


– MASONRY VENEER SOUTH:
261 SF

PROPOSED EXTERIOR MAT. CALCULATIONS

[illegible]

PECORARO
1480 WEST POPLAR
MATERIAL CALCULATIONS

Project number	19030
Date	9/25/19
Drawn by	Author
Checked by	Checker
	
Scale	1/4" = 1'-0"



DESIGNER:
BENCHMARK DEVELOPERS, INC.
3475 KIRCHOFF ROAD
ROLLING MEADOWS, IL 60008
(847) 865-8080
ANTHONY@BENCHMARKDVP.COM



PROPOSED VARIANCE:
REDUCE SETBACK FROM
50' TO 40' _____

INGRESS/EGRESS
EASEMENT
$$1/16'' =$$
[illegible]

PECORARO
1480 WEST POPLAR

SITE PLAN

Project number	19030
Date	9/25/19
Drawn by	Author
Checked by	Checker

Gl.0

Scale	1/16" = 1'-0"
-------	---------------

**CLEARWATER
SUBD.**

0312145104
2-P

NORTH LINE OF THE W 1/2 OF
THE SW 1/4 OF SEC. 9-42-10



PIN NUMBERS:
02-09-307-002
02-09-307-003
02-09-307-004
02-09-307-008
02-09-307-009

NOTE: A 1" DIAMETER X 24" LONG
IRON PIPE SET AT EACH LOT
CORNER UNLESS OTHERWISE NOTED.

ASSUMED BASIS OF BEARINGS.

**PRECISION
LAND SURVEYORS, INC.**
603 E. BURNETT ROAD, STE. B
ISLAND LAKE, IL. 60042
(847) 487-0500

HUMMEL'S CLEARWATER SUBDIVISION
PALATINE, IL.
ORDER NO.: P 001102-6D
DATE: 12/19/02
SCALE: 1" = 30'
SHEET: 1 OF 2

R-43-02

03/21/45104

CLEARWATER SUBDIVISION

PLAN COMMISSION

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE AT A MEETING THIS _____ DAY OF _____, A.D. 2002.
BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

COUNTY CLERK

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
I, _____, COUNTY CLERK FOR COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO REDEEMABLE TAX SALES, NO UNPAID FORFEITED TAXES OR UNPAID FORFEITED SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.
DATED THIS _____ DAY OF _____, A.D. 2002.

COUNTY CLERK, COOK COUNTY, ILLINOIS.

VILLAGE COLLECTOR

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
I, Paul D. Metcalf, VILLAGE COLLECTOR FOR THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT AND THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ABOVE SUBDIVISION.
DATED THIS 11th DAY OF February, A.D. 2002.
Paul D. Metcalf
VILLAGE COLLECTOR

VILLAGE COUNCIL

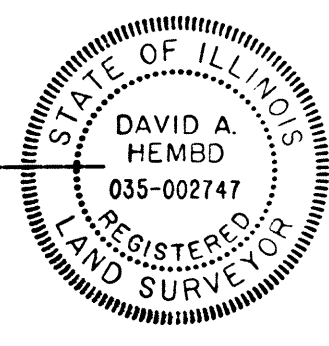
STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
APPROVED BY THE MAYOR AND THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS 8th DAY OF April, A.D. 2002.
BY: Paul J. Kelly ATTEST: Marionette Dean
MAYOR VILLAGE CLERK

SURVEYOR

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)
I, DAVID A. HEMBO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

BEING A RE-SUBDIVISION OF LOTS 4, 5, 6, AND THE NORTH HALF OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 23, 1926 AS DOCUMENT NO. 9349772, IN COOK COUNTY, ILLINOIS.

DATED THIS 7th OF Nov., 2002 A.D.
D. A. Hembo
DAVID A. HEMBO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2747



RIGHTS OF THE VILLAGE:
THE VILLAGE OF PALATINE SHALL HAVE THE RIGHT, BUT NOT THE DUTY OR RESPONSIBILITY TO ENTER THE COMMON AREA TO MAINTAIN AND/OR REPAIR THE COMMON AREA. THE VILLAGE MAY PLACE A LIEN ON THE COMMON AREA FOR THE COST OF SAID REPAIRS OR MAINTENANCE. IN THE EVENT THAT THE OWNER OF THE COMMON AREA SHALL FAIL TO PAY THE COST TO THE VILLAGE FOR SAID REPAIR OR MAINTENANCE, THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT 18 PERCENT INTEREST PER ANNUM FROM THE DATE THE COSTS ARE INCURRED THROUGH THE DATE THE VILLAGE HAS BEEN REIMBURSED.
PURSUANT TO THIS SECTION, THE VILLAGE IS HEREBY GRANTED AN EASEMENT OF ACCESS FOR INGRESS AND EGRESS FOR THE PURPOSE OF ENTERING THE COMMON AREA IN ORDER TO MAINTAIN AND/OR REPAIR THE COMMON AREA. THIS SECTION SHALL NOT BE AMENDED, DELETED OR IN ANY WAY ALTERED WITHOUT PRIOR WRITTEN CONSENT TO THE VILLAGE OF PALATINE.

DRIVEWAY MAINTENANCE AGREEMENT LOTS 1 & 2

THE LOT 1 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN THE 12' PRIVATE DRIVEWAY FROM THE END OF POPLAR STREET TO THE END OF THE LOT 1 PRIVATE DRIVEWAY. THE LOT 2 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN THE 12' PRIVATE DRIVEWAY FROM THE END OF THE LOT 1 PRIVATE DRIVEWAY TO THE SOUTH LOT 2 PROPERTY LINE. SHOULD LOT 3 PROPERTY OWNER NOT MAINTAIN THE 12' PRIVATE DRIVEWAY, THEN LOT 4 PROPERTY OWNER SHALL BE PERMITTED, BUT NOT REQUIRED, TO MAINTAIN THE BALANCE OF THE 12' PRIVATE DRIVEWAY. THE LOT 4 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN ANY LANDSCAPING LOCATED IN THE 20' EASEMENT FOR INGRESS AND EGRESS.

DRIVEWAY MAINTENANCE AGREEMENT LOTS 3 & 4

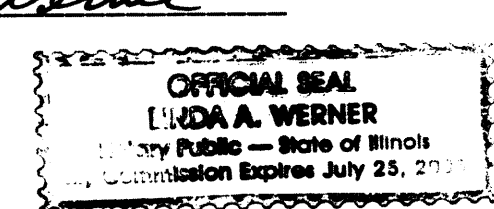
THE LOT 4 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN THE 12' PRIVATE DRIVEWAY FROM THE END OF WINNETKA STREET TO THE END OF THE LOT 4 PRIVATE DRIVEWAY. THE LOT 3 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN THE 12' PRIVATE DRIVEWAY FROM THE END OF THE LOT 4 PRIVATE DRIVEWAY TO THE NORTH LOT 3 PROPERTY LINE. SHOULD LOT 3 PROPERTY OWNER NOT MAINTAIN THE 12' PRIVATE DRIVEWAY, THEN LOT 4 PROPERTY OWNER SHALL BE PERMITTED, BUT NOT REQUIRED, TO MAINTAIN THE BALANCE OF THE 12' PRIVATE DRIVEWAY. THE LOT 4 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN ANY LANDSCAPING LOCATED IN THE 20' EASEMENT FOR INGRESS AND EGRESS THAT IS LOCATED NORTH OF LOT 5.

VILLAGE ENGINEER

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
APPROVED BY [Signature], VILLAGE ENGINEER OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS 5th DAY OF February, A.D. 2002.

NOTARY CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)
I, Linda A. Werner, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Robert L. Hummel AND Rick A. Draffkorn PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL AND NOTARIZED SEAL.
DATED THIS 9th DAY OF December, 2002.
Linda A. Werner
NOTARY PUBLIC



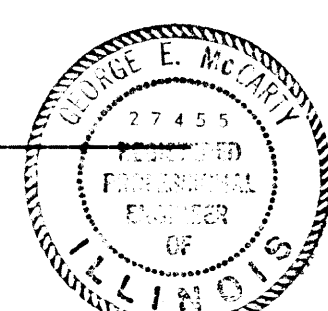
GAS:
A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH GAS IS HEREBY RESERVED FOR AND GRANTED TO ANY NATURAL GAS COMPANY AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS, IN ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SUCH EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THE PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERRECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS, OR PUBLIC WAYS OR PLACES. ALL SUCH GAS MAINS AND APPURTENANCES SHALL BE GENERALLY LOCATED UNDERGROUND AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

CABLE TELEVISION:

A PERMANENT, NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, ILLINOIS AND/OR TO ANY CABLE TELEVISION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (THE "COMPANY") AND THEIR SUCCESSORS AND ASSIGNS IN, UNDER, ACROSS, ALONG, THROUGH AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS "UTILITY EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, REMOVING, REPLACING, RENEWING, ALTERING, AND ENLARGING TELEVISION LINES OR APPURTENANCES FROM TIME TO TIME, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES THERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE PLAT OF SUBDIVISION FOR GRANTED TO THE VILLAGE AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES 'N, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSED THAT DO NOT THEN LATER INTERFERE WITH AFORESAID USES AND RIGHTS. SUCH FACILITIES SHALL BE GENERALLY LOCATED UNDERGROUND AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

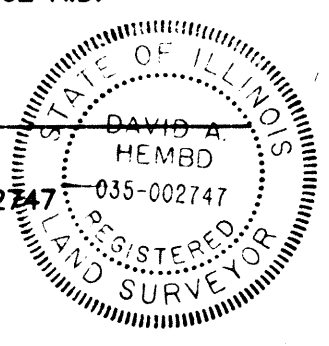
DRAINAGE CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR AND IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
Robert L. Hummel
OWNER OR ATTORNEY
George E. McIntyre
ENGINEER



FLOOD CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)
I, DAVID A. HEMBO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HERE LIES IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED NOVEMBER 6, 2000, COMMUNITY PANEL NO. 17031C0039F.
DATED THIS 7th OF Nov., 2002 A.D.
D. A. Hembo
DAVID A. HEMBO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2747



SEND TAX BILLS TO:

HUMMEL DEVELOPMENT CORP.
5109 SANDBURG DR.
MCHENRY, IL. 60050

SCHOOL DISTRICT STATEMENT:

THIS IS TO STATE THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT OF SUBDIVISION. THIS IS ALSO TO STATE THAT TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK LIES, IS:
GRADE SCHOOL DISTRICT: 15
HIGH SCHOOL DISTRICT: 211
CONSOLIDATED SCHOOL: 15
COMMUNITY COLLEGE DISTRICT: 512

OWNERS CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE STYLE AND TITLE THEREON INDICATED.
DATED THIS 9th DAY OF December, A.D. 2002.
Robert L. Hummel, President of Hummel Development Corp.
OWNER
Rick A. Draffkorn, Vice President of Hummel Development Corp.
OWNER

MORTGAGOR'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
THIS IS TO CERTIFY THAT Amesex Bank N.A. CONSENTS TO THE PLAT SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.
DATED THIS 9th DAY OF December, A.D. 2002.
BY: [Signature] TITLE: AVP
ATTEST: Terrence W. Gould TITLE: Vice President
DATED THIS 9th DAY OF December, 2002.
Terrence W. Gould
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/24/05



ELECTRIC AND TELEPHONE:

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICES IS HEREBY RESERVED AND GRANTED TO ANY ELECTRIC, TELEPHONE, AND/OR COMMUNICATION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS (HEREINAFTER "GRANTEE") JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS "UTILITY EASEMENT," "UTILITY AND DRAINAGE EASEMENT," OR "UTILITY AND LANDSCAPING EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S, SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND AND AFTER INSTALLATION OF ANY SUCH FACILITIES; THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY GRANTEE'S SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL OF THE GRANTEE'S.

EASEMENTS:

WHENEVER THE WORDS "PUBLIC UTILITIES" OR "PUBLIC UTILITIES EASEMENT" SHALL APPEAR ON THIS PLAT, THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS, JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER AND SEWAGE MAIN AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE'S. PROVIDED, HOWEVER, THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS, FROM THE DUTY AND OBLIGATION TO REMOVE ANY SUCH OBSTRUCTIONS AT THEIR SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY, IN ITS SOLE JUDGMENT, TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER. AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

NO FILL, FENCES, SHEDS OR OTHER STRUCTURES SHALL BE INSTALLED IN THE REAR YARDS OF LOTS 1-4.

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.
[Signature]
COUNTY CLERK
DATE 4-28-2003

PRECISION
LAND SURVEYORS, INC.
603 E. BURNETT ROAD, STE. B
ISLAND LAKE, IL. 60042
(847) 487-0500

HUMMEL'S CLEARWATER SUBDIVISION
PALATINE, IL.
ORDER NO.: P 001102-5D
DATE: 11/05/02
SCALE: 1" = 30'
SHEET: 2 OF 2



0312145102

Eugene "Gene" Moore Fee: \$86.00

Cook County Recorder of Deeds

Date: 05/01/2003 02:18 PM Pg: 1 of 32

ORDINANCE NO. 0-46-02

**ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
100 POPLAR LANE AND 1080 PALOS AVENUE
CLEARWATER SUBDIVISION**

Attachment: #O-046-02 PD Ordinance (1480 W. Poplar Street - PD Amendment & Variation)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On April 8, 2002

ORDINANCE NO. 0-46-02

**AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
100 POPLAR LANE AND 1080 PALOS AVENUE – CLEARWATER SUBDIVISION**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on March 5, 2002 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 Rezoning and Final Plat of Subdivision.

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

SECTION 1: That final approval of a Planned Development is hereby granted pursuant to Section 13.05 of the Palatine Zoning Ordinance for the real estate described as follows, to wit:

Being a re-subdivision of Lots 4, 5, 6 and the North half of Lot 1 in Block 16 in Percy Wilson's Forest View Highlands, a subdivision in the West half of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof, recorded July 23, 1926, as Document No. 9349772, in Cook County, Illinois

commonly known as the Northeast corner of Poplar and unimproved Portage Avenue, commonly known as 100 Poplar Lane and 1080 Palos Avenue.

SECTION 2: That final approval of a Planned Development is hereby granted to the

above described property pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

1. The subdivision shall substantially conform to the plat of subdivision by Precision Land Surveyors, dated 11/2/00, and to the engineering plans, tree preservation and landscape plans by George McCarty, dated 6/2/01, last revised 9/14/01, except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. The driveway maintenance agreement between lots 1 & 2 and lots 3 & 4 shall be revised in a manner acceptable to the Village Attorney. The prospective homeowners of these lots shall sign the agreement acknowledging that they are aware of the restrictions prior to the issuance of the certificate of occupancy.
3. A covenant shall be added to the final plat indicating that no fill, fences, sheds or other structures can be installed in the rear yards of Lots 1 through 4.
4. The agreement with the Ethan's Glen HOA shall be submitted prior to the start of construction.
5. The following permits are required: MWRD & IEPA
6. The development shall be subject to the Village's Anti-Monotony Code..
7. All house elevations facing a public street or private drive, including the east elevations of lots 2 & 3 shall be constructed with at least 50% brick. No vinyl or aluminum siding shall be permitted on these elevations. Any house design not adhering to this condition may be constructed if approved by the Village Council.
8. Any house that is not constructed by the petitioner shall be subject to Village Council review and approval prior to the issuance of a building permit.
9. The proposed homes for lots 1-4 shall maintain a minimum rear yard setback of 40' from the proposed high water line.
10. The diameter of the new stormsewer along Winnetka Street from the east side of Palos Avenue to the outfall shall be 27 inches. The location of the replacement culvert under Palos Avenue shall be at the direction of the Village Engineer and shall not interfere with any existing utilities.
11. The petitioner shall submit a letter of credit in the amount of \$50,000 and in a form acceptable to the Village Engineer to ensure completion of the planned development.

SECTION 3: That the petition for preliminary and final planned development, a

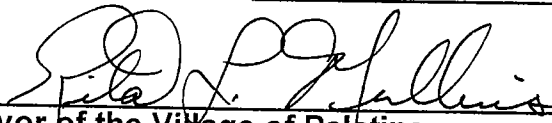
copy of the public notice, and the minutes of the Plan Commission Meeting reporting on this petition be attached hereto and form a part of this ordinance.

SECTION 4: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 8th day of April, 2002

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

APPROVED by me this 8th day of April, 2002


Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 8th day of
April, 2002


Village Clerk

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, December 17, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. Planned Development Amendment to Clearwater Subdivision Planned Development Ordinance #0-046-02 to permit a new single-family residential home to be constructed 40 feet from the front lot line instead of the required 50 feet; and,
2. Variation for circular drive to be a total of 48 feet in width instead of the maximum permitted 35 feet pursuant to Section 7.04 (i) (4) of the Palatine Zoning Ordinance.

The property is commonly known as 1480 W. Poplar Street (PIN # 02-09-307-014) and part of the Clearwater Subdivision.

The Petitioners, Anthony and Eleni Pecoraro, are requesting construct a new single-family residential home with a circular driveway.

FILE #: 19-71
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 2nd day of December 2019.
Published in Daily Herald
December 2, 2019 (4536593)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 12/02/2019 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Paula Baltz
Authorized Agent

Control # 4536593

Attachment: Public Notice (1480 W. Poplar Street - PD Amendment & Variation)