



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 • NOVEMBER 15, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Oct 18, 2022 7:00 PM

III. PUBLIC HEARING

IV. CASE STAFF STATEMENTS

1. Preliminary Planned Development to allow a 9-unit (4 duplex units and 1 single unit) residential development at 874-912 N. Quentin Road

V. COMMUNICATIONS

VI. ADJOURNMENT



VILLAGE OF PALATINE

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PLAN COMMISSION MINUTES • OCTOBER 18, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Dennis Dwyer	Chairman	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	Present	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jun 21, 2022 7:00 PM - **Accepted as Amended**

RESULT:	ACCEPTED AS AMENDED [6 TO 0]
AYES:	Dwyer, Noonan, Friedman, Bettenhausen, Kolososki, Fedota
ABSTAIN:	Williams

Minutes Acceptance: Minutes of Oct 18, 2022 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 101 W. Palatine Road and 2-12 S. Brockway Street - Preliminary Planned Development to allow an 18-unit apartment building and roof tenant amenity area. - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on October 3rd, 2022 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Architectural Plans
2. Preliminary Planned Development Application
3. Plat of Survey
4. Legal Notice

Sworn in Staff: Mr. Vyverberg

Sworn in Petitioner: Mr. Tinaglia & Mr. Vu Trieu (Northshore Development Group)

Chairman Dwyer opens the meeting and explains this meeting is regarding the Preliminary Planned Development approval to construct a new 3-story, 18 unit apartment building located at the corner of W. Palatine Road & S. Brockway Street. The 3-story apartment building will have an inset amenity area on top of the roof, which includes a trellised outdoor resident space.

Mr. Tinaglia explains that the initial concept that was prepared for this area was taller, bigger, and denser and had less parking. With guidance and direction from Staff, the new plan should meet the requirements of the downtown guidelines. The Subject Property is 132 x 132 - approximately 17,500 square feet. He presents a preliminary plan for a 3 story bldg. with 1st floor enclosed parking that will contain 34 parking spaces, including 2 handicap parking spaces. The first floor will also include the lobby area, an amenity space in the northeast corner of the building, the elevator lobby, stairwells and a trash room. The first floor is basic parking use and the lobby/amenity space. The 2nd and 3rd floors consists of nine two bedroom apartments on each floor, with either a one bath or two bath option. He also explains that the plan includes a trellis roof-top patio area for residents to gather or barbeque. He provides a preliminary vision for the building and displayed brick samples to view. The concept is to provide a modern version of an old building, which will fit the culture of the surrounding area.

He further states that apartment buildings have become very popular, due to the fact that individuals no longer want to provide large down payments or have mortgages. They would like to relocate, without being tied down to one property for 30 years. He states that people are attracted to luxury apartments with nice

amenities. He also explains that the garage and main entrance will face Brockway Street. The entrances are planned at the Brockway Street location, due to the traffic on Palatine Road. He addresses the site plan and shows that they plan the building to be set back 5 feet south of the property line. This will provide added safety, but will also allow landscaping improvements.

Mr. Kolososki asks what the dimension is from the lot line to the curb.

Mr. Tinaglia states that he is not sure about the dimension but speculates it is about 10'.

Mr. Kolososki comments that the sidewalk is a great idea. He states that it would be nice to have a recess at the front for a spacial view.

Mr. Tinaglia states that the plans address the problem and have it recessed at the south and west, to protect the rights of the neighbors. To recess it at any other locations reduces the square footage.

Mr. Kolososki states that he likes the open air garage and feels he has done a nice job on a tough site.

Mr. Friedman states that the nature of the open air garage is largely supported by the large openings on the 2 facades that face neighboring properties. He inquires whether his proposal will hinder others to develop their properties.

Mr. Tinaglia states that this would not be an issue.

Mr. Bettenhausen inquires if there is any room for bicycles.

Mr. Tinaglia refers to the plan and states that there are areas within the plan that could accommodate storage areas for bicycles. He states that visitors could be accommodated with an area for bike racks and is confident that if it is a requirement, they could accommodate.

Mr. Bettenhausen inquires about further amenities such as a gym and laundry facilities.

Mr. Tinaglia points to where the gym is expected to be constructed and states that laundry facilities are in each unit.

Mr. Bettenhausen asks if the roof top will have any type of lighting or recessed lighting for evening events.

Mr. Tinaglia explains that lighting could be hung from the trellis and columns. He also explains the intentions of the roof top area and states that there would be patio pavers for outdoor furniture, gas grills, fire pit area with seating to accommodate the urban lifestyle.

Mr. Friedman inquires if there is any accessible restrooms for this area.

Mr. Tinaglia states that there is no restrooms planned for this area and confirms that restrooms are only available in the private units.

Mr. Friedman inquires about 1st floor 10' public utility and drainage easement on the south side of the property. Asks if anything runs through there that would impact the development.

Mr. Tinaglia states there is not.

Chairman Dwyer asks for the dimensions of the elevator.

Mr. Tinaglia states the elevators are code compliance and is not a freight elevator. The stairways are also code compliance and would be able to accommodate larger structures.

Chairman Dwyer questions what the expected monthly rent would be for these units.

Mr. Tinaglia states that the expected rental range would be approximately \$2500 to \$3000 per month.

Further discussion ensues regarding the trash room and the number of totes that will be supplied.

Mr. Friedman inquires if there will be recycling and would it have its' own designated trash chute.

Mr. Tinaglia states there would be a separate 9x18 trash chute.

Further discussion regarding the parking lot design and confirmation that the parking lot would be 24 wide for some of the drive aisles and parking spaces would be assigned by unit. Most units will be assigned two spots but there will be a couple of units with one designated spot. Parking garage will have security cameras.

Mr. Vyverberg discussed plan related items. Currently zoned planned development. Majority of surrounding properties are also zoned planned development. He states that the site has been vacant for the past couple of years. He also provides photos of the surrounding area.

Mr. Vyverberg talks about the initial Downtown design guidelines, which were approved in the late 90's and updated in the early 2000's. Most recently, a new TOD plan was adopted in 2016. He also discussed surrounding buildings and their height and dimensions. Mr. Vyverberg provides a utility plan for the area. He discusses the density plan and states that Staff is comfortable with the proposed density. He provides a parking analysis for the property and states that the provided parking is comparable to and exceeds the parking for other similar developments in downtown Palatine. He talks about the availability of nearby public parking in the area that allows 3 hour and overnight parking. He also provides information on the parking dimensions for similar downtown developments.

Mr. Friedman asks about the parking stall depth and asks for clarification on the depth of the stall space.

Ben clarifies the measurement of the stall depth space is 18 feet.

Mr. Friedman asks if staff has had any conversation with the developer regarding the lack of any public amenity at ground level. Transit Orient Development (TOD) plan does not suggest this property site be fully residential. It was recommended as a mixed use development and feels this is very important for this location. He points out the developer is very involved in other communities and wonders if he or his board would support a provision to this intersection within the business district without some sort of a public amenity or retail space at ground level. He points out that this is a parking lot and residential use for a long time to come. It seems to be against the original plan.

Mr. Vyverberg explains that staff recommendation for the site is consistent with the Downtown Design Guidelines. The plans address the guidelines and with the breakup of the elevations, creates a visual interest in the building.

Chairman Dwyer inquires if there is a typical floor plan for the units.

Mr. Tinaglia states there is a pencil copy on his desk. They haven't spent the

money to lay out the floor plan and are waiting on approval of the preliminary planned development before they move forward with additional drawings. He also addresses Mr. Friedman concerns about the planned usage for this property. He states that having useable space for the residents versus retail space that may take a long time to fill, in his opinion, is a better plan.

Mr. Friedman references the Architectural plans and inquires if breaking up elevations for visual interest may be further addressed as the majority of the facade is a flat plane with shallow balconies tacked on. Was anything looked at to enliven the façade?

Mr. Tinaglia states they focused on the pedestrian scale on first floor. The drawings for the upper floors reflect a horizontal line so that the building wouldn't look so vertical. The proposed building is not a very long building. The intent at the first floor was to keep the pedestrian scale interesting and keep the second and third story not too high, which would enable to see there is more to the building than the flat wall.

Chairman Dwyer inquires about mechanical equipment on roof and the potential noise.

Mr. Tinaglia states there will be 18 mechanical units on roof and their plan would be to enclose the units and have buffer landscaping surrounding them.

STAFF RECOMMENDATION:

The Subject Property was contemplated for redevelopment within both the Downtown Land Use Guide and the 2016 TOD plan. It is also consistent with the Downtown Design Guidelines. The proposed architectural plans not only address the Guideline requirements, but also break up the elevations to create visual interest in the building. With comparable materials and height for the surrounding developments, Staff also believes that the proposed building is compatible with the other recent Downtown development projects. Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

1. **The development shall substantially conform to the architecture plans prepared by Tinaglia Architects, except as such plans may be changed to conform to Village Codes and Ordinances.**
2. **The Final Engineering plans Engineer's Estimate of Probable Cost will be submitted in a manner acceptable to the Village Engineer. Planning Review fees, based upon the finally accepted EEOPC shall be submitted a manner acceptable to the Village Engineer.**
3. **The Final Architectural Plans shall be revised in a manner acceptable to the Community Development Director. This shall include the final rooftop amenity area plans and the architectural fencing plan around the exterior parking stalls.**
4. **The Plat of Consolidation shall be prepared in a manner acceptable to the**

Director of Planning and Zoning and the Village Engineer. This would include the vacation of the 10-foot public utilities and drainage easement on the south side of the property and referenced on the ALTA survey, dated December 13, 2019 by MM Surveying Company.

5. At the direction of the Village Engineer, all extra agency permits shall be submitted.
6. Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
7. The Final Landscaping shall be revised in a manner acceptable to the Director of Planning and Zoning.
8. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
9. A Planned Development Letter of Credit in the amount of \$180,000 - (\$10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.
10. An approved NFPA 13 automatic sprinkler system will be required for the parking garage, P.C.O. 7-40.2.
11. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

Mr. Fedota questions the lighting on the roof top and asks if they would need to comply with the light spillage ordinances.

Mr. Vyverberg states that the site plan shows it would be inset and final plans would have to be reviewed and comply with village codes.

Mr. Friedman confirms that today's meeting is for preliminary review only and there would be Final Plan Review if this Preliminary is approved.

Mr. Vyverberg confirms that this hearing is to seek preliminary planned development. He states that if the Preliminary Plan Review is recommended to approve, it would then go to council for their approval. If the Preliminary Plan is approved by council, it would then go back through the entire process for Final Planned Development.

Chairman Dwyer reminds the board that the Preliminary Planned Development is important because the Final Planned Development meeting will only address whether or not all of the conditions have been met.

Chairman Dwyer asks if the petitioner agrees to meet all conditions. Mr. Tinaglia agrees to all conditions.

Mr. Noonan made a motion to accept; seconded by Mr. Bettenhausen

Chairman Dwyer made a motion to close the public hearing.

DISCUSSION:

Chairman Dwyer states that he believes it looks to be a nice development. Mr. Fedota states that the parking issue has been addressed and points out the public parking across the street is a benefit. He believes it is a good use for the space. Mr. Fedota states that he still has concerns that it is not an appropriate Mixed Use Development as called for by the TOD.

Chairman Dwyer summarized the request was accepted by a vote of 5-2. This will tentatively go to Village council on Monday 11/7/22.

Communication:

Mr. Vyverberg provides updates on two approved projects. The 4- lot subdivision on Kenilworth Avenue and the Missner Development projects have been approved by the Village Council. He also states that the Proposed Text Amendments are being reviewed by Village Council and will send a summary, as soon as available.

RESULT:	RECOMMENDED TO APPROVE [5 TO 2]
AYES:	Dwyer, Noonan, Bettenhausen, Kolososki, Fedota
NAYS:	Williams, Friedman

Minutes Acceptance: Minutes of Oct 18, 2022 7:00 PM (Approval of Minutes)

IV. COMMUNICATIONS

V. ADJOURNMENT

Minutes Acceptance: Minutes of Oct 18, 2022 7:00 PM (Approval of Minutes)

VILLAGE OF PALATINE
Plan Commission

REVIEWED 11/15/22 07:00 PM

CASE STAFF STATEMENT (ID # 7990)

Preliminary Planned Development to allow a 9-unit (4 duplex units and 1 single unit) residential development at 874-912 N. Quentin Road

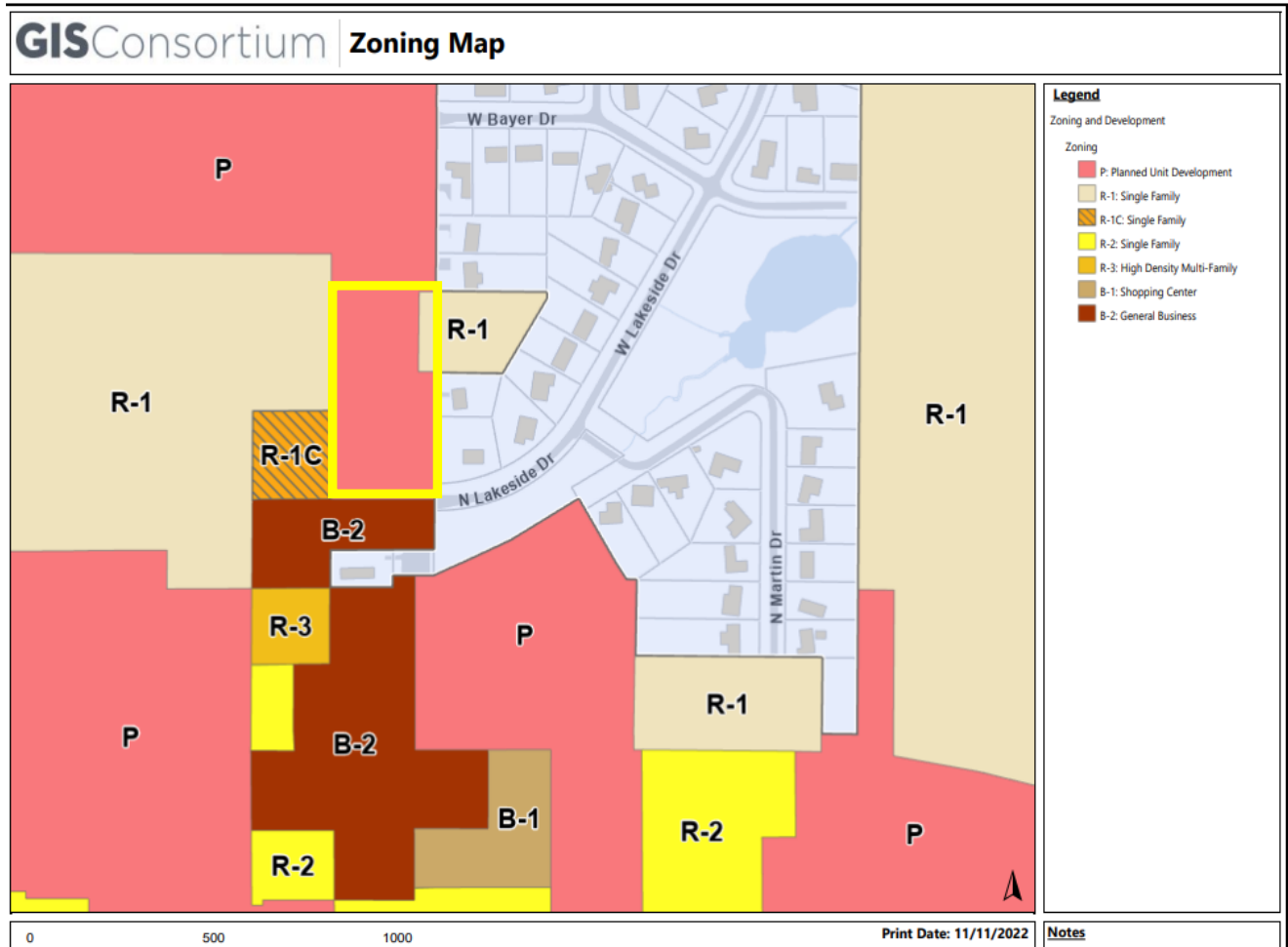
CASE NUMBER: 22-50

PETITIONER: C.J. Johnson - Latitude Building and Development LLC, with Michael R. Ek as the authorized agent.

LOCATION: 874-912 N. Quentin Road

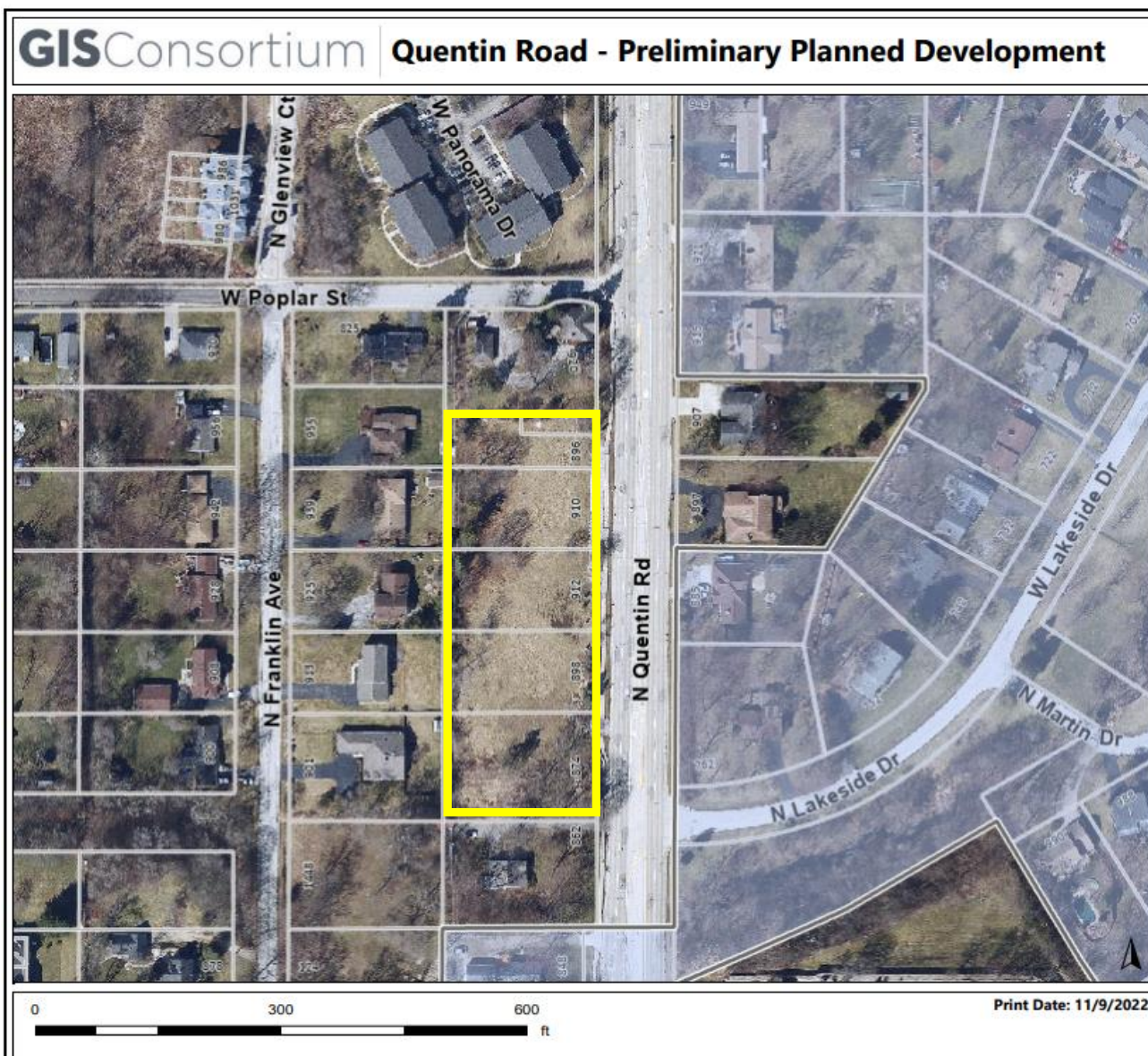
PROPOSAL: 9-unit (4 duplexes and 1-single-unit) residential development on a 1.97-acres property. The ranch-style units are accessed through two centralized curb cuts onto Quentin Road, with separate driveways to the units and additional guest parking distributed throughout the development.

ZONING AND LAND USE: Planned Development and vacant (the previous memory care facility Planned Development expired in 2016). The property has been vacant and unused since that time. The current and surrounding zoning designations are found in the map below:

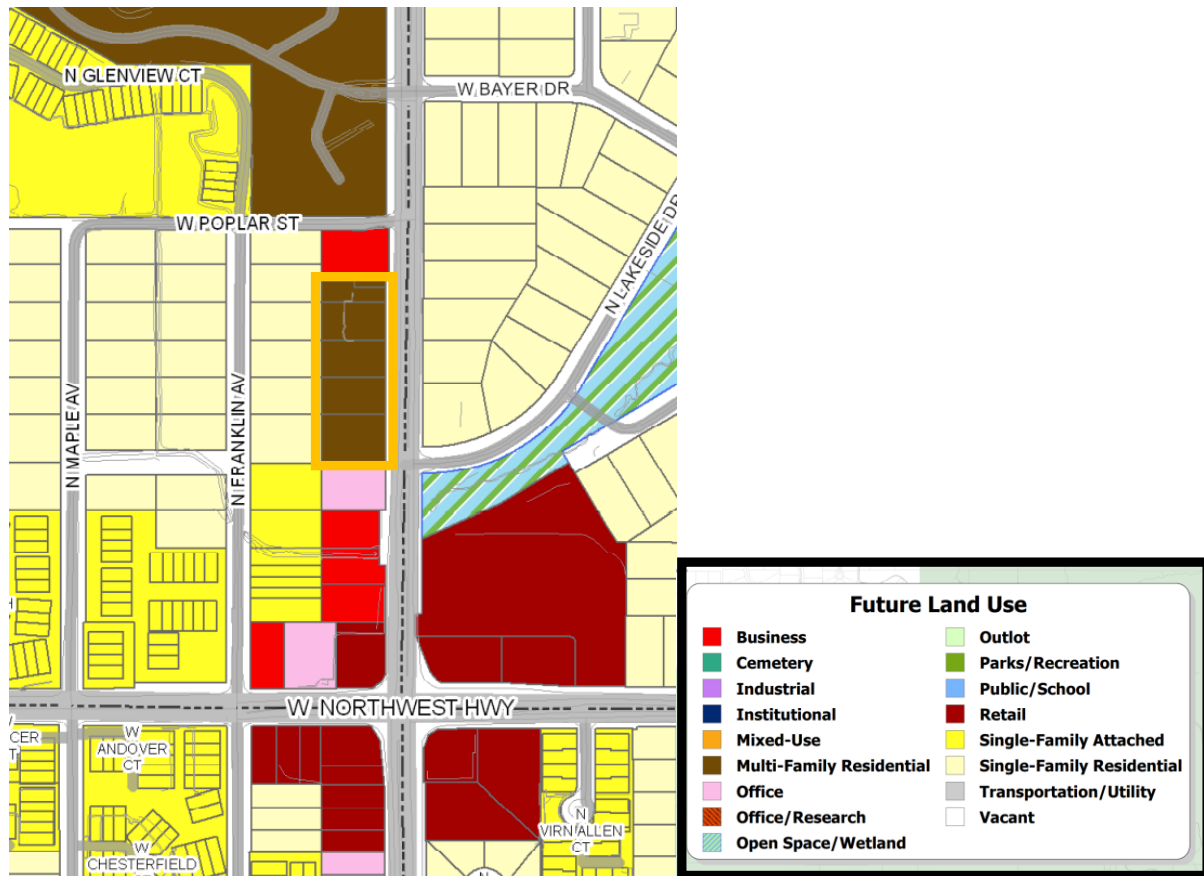


SURROUNDING CONDITIONS:

North:	Planned Development – vacant building
South:	B-2 General Business – real estate office
East:	Unincorporated Cook County (Lake Park Estates Subdivision) and 2 Quentin Road lot within the Village of Palatine
West:	Franklin Avenue –single-family homes; R-1 zoning district



COMPREHENSIVE PLAN: The Future Land Use Map recommends that the Subject Property be utilized for multi-family residential uses. This is linked to the previously approved memory care and Alzheimer’s residential development. That recommendation is also consistent with other similar senior care facilities within the Village.



BACKGROUND:

- The Subject Property was previously approved for a memory care residential development. That development was never effectuated and the approval expired in 2016. The property has been vacant and unused since that time. A multi-family use was requested in 2021 and was not ultimately approved. The Petitioner is requesting a Preliminary Planned Development to develop 9 units (4 duplexes and 1-single-unit) accessed through two curb cuts from N. Quentin Road. In addition to the 2-car garages and driveway parking pads for each home site, there are also 9 additional parking spaces located adjacent to each unit.

Historical Land Uses and Previous Development Approvals:

- The Subject 6 lots were annexed in 2002. These properties previously operated as a single-family home, commercial nursery, and a legal/real estate office. Through annexation, they were initially zoned R-1 and subsequently rezoned to Planned Development in 2002.
- In 2002 Planned Development (Ordinance #O-43-02) identified the following commercial uses on the property:
 - Landscaping contractor's yard;
 - Retail landscaping facility; and
 - Professional offices.
- In 2009, the property was conditionally rezoned to B-2 General Business district, which was also not effectuated.
- In 2011, a Planned Development (Ordinance #O-136-11) for a 75-room Alzheimer's/memory care use was approved. The plan was amended in 2012, reducing the room count to 69. The Planned Development expired and the property has remained vacant since that time.

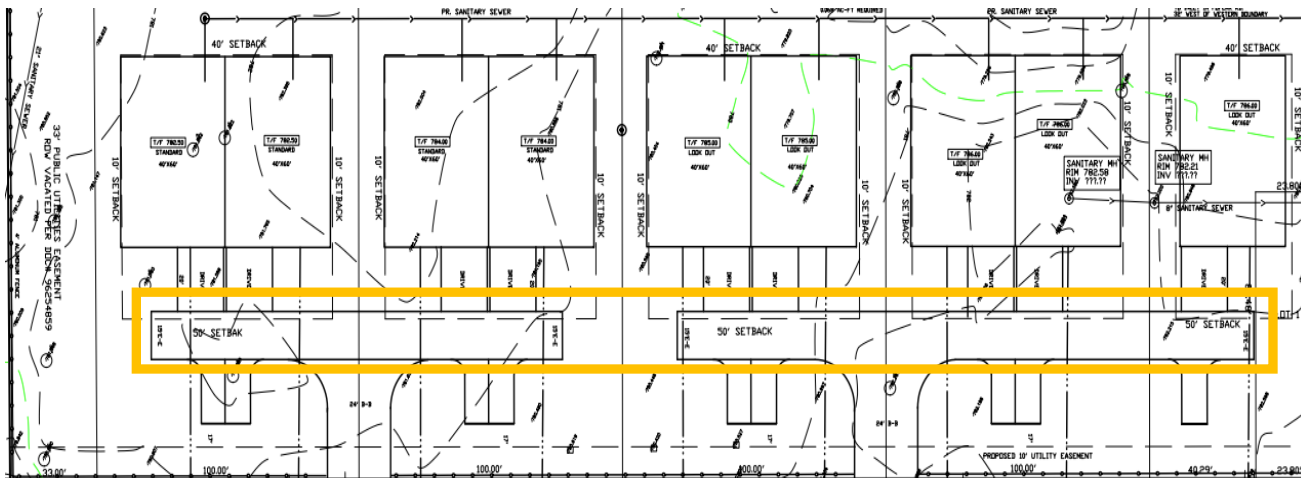
ANALYSIS:

- The Subject Property is 1.97 acres and does not include the vacant office building at 920 N. Quentin Road (southwest corner of Quentin Road and Poplar Street). The proposed density is 4.56 units/acre and is comparable to the R-2 single-family residential density of 4.84 units/acre.
- The site plan contemplates 2 curb cuts onto N. Quentin Road, with a shared north-south drive accessing each of the unit driveways and the 9 additional guest parking spaces provided, within the site.

Case Staff Statement (ID # 7990)
Meeting of November 15, 2022

- The follow table identifies the required and provided parking ratios for the proposal:

		Parking provided:
Garage parking	(18 spaces @ 2/unit)	18
Driveway parking	(18 spaces @ 2/unit)	18
Guest parking	(9 spaces for 9 units)	9
Total parking provided	45 spaces for 9 units	45 spaces = 5 spaces/unit)



- Per existing conditions on the property, there are presently 4 curb cuts for the lots. As previously noted, Quentin Road is a Cook County controlled corridor and the right-of-way and access is under the Cook County Highway Department jurisdictional control. Staff supports the consolidation of access points within the site.
- The proposed curb cut access drives measure 24-feet back of curb to back of curb and turn into a shared private driveway providing access to each of the 9 units throughout the site.
- There is an existing public sidewalk along Quentin Road on the east side of the

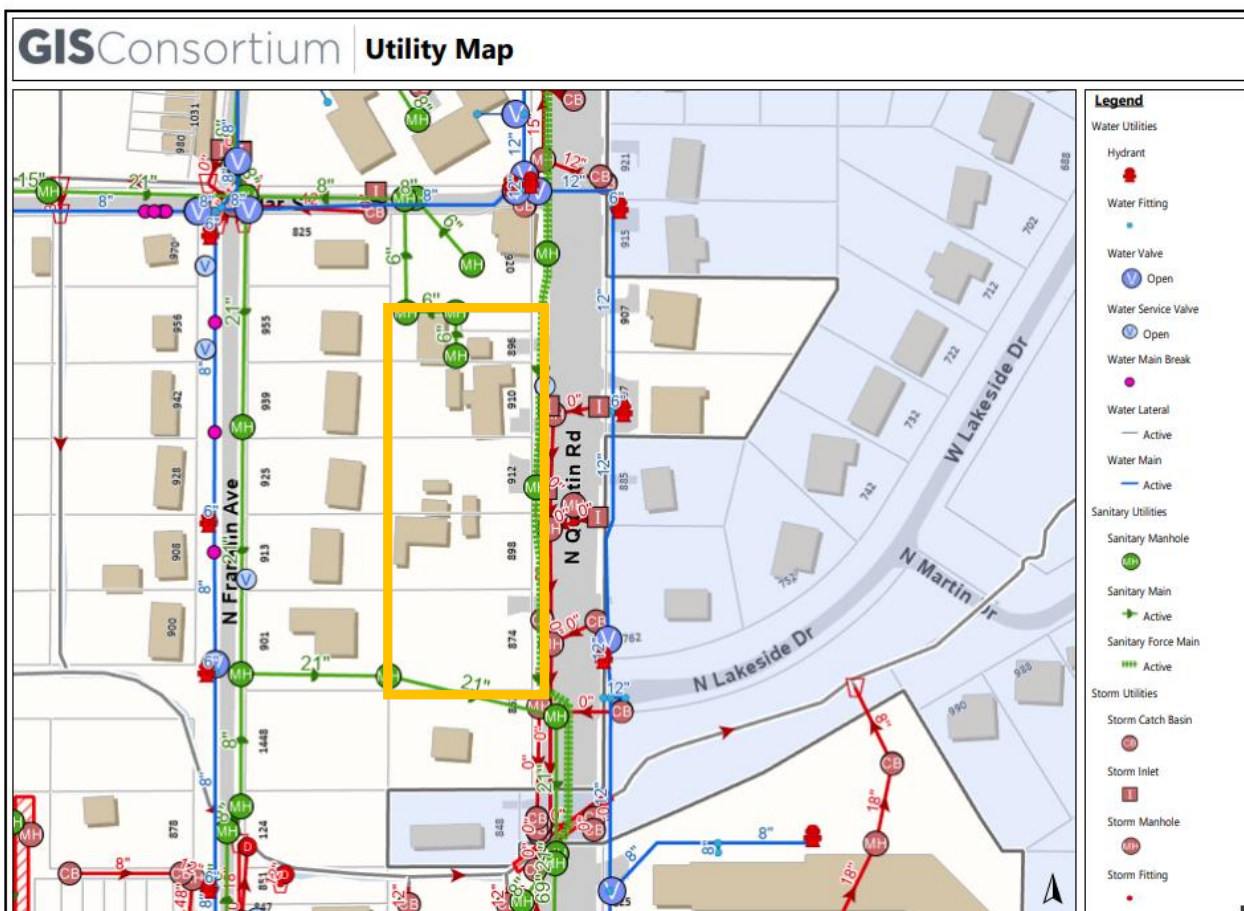
site. It would be maintained as part of this development.

- The proposed units provide the following setbacks:

Yard	Setback
Front (Quentin Road)	50 minimum (* actual @ 70 feet, with 20-foot driveways)
Rear (west side adjacent to the Franklin Avenue homes)	40 feet
Interior Side yards (north and south sides)	10 feet

Preliminary engineering considerations

- Utilities exist in the area and are proximate to the site:



- As an existing condition, the property drains southeast to northwest and there is an approximate 10-foot grade differential in that direction. Water would be accessed from the east side of Quentin Road and the sanitary sewer service would come from an existing service line on the west side of the property and ultimately connect through Poplar Street.
- Volume control would have to be provided and would be addressed through the Final Engineering plan submission. The preliminary plans depict the volume

control within the rear yards of the property to incorporate the existing grading conditions to achieve this requirement.

- The Village Engineer has initially reviewed the preliminary plans. At this time, the proposed plans did not generate any engineering concerns or conditions, but the Village Engineer reserves the right to impose additional requirements and conditions, upon Final Engineering review.

Architecture and preliminary landscaping

- The project narrative identifies the ranch-style homes having a one or two-story option, with a basement and ranging in size from 1,600-2,500 square feet. The proposed building materials indicate a cultured stone veneer on the front elevation and LP siding. All of the exterior trim would be contrasting to the siding. The preliminary elevations indicate that the height of the homes could range from approximately 23 feet to 28 feet in height.
- The northern four buildings are anticipated to have a lookout basement, due to the existing grades in this area. A representational and preliminary landscaping plan is a component of the preliminary plan. Various yard and foundation plantings, in addition to arbor vitae plantings along the western property line are planned. The initial plans also identify a 4-foot wrought-iron style fence surrounding the property.

RECOMMENDATIONS:

Since its incorporation into the Village, the Subject Property has maintained a variety of land uses. Given its direct adjacency to single-family residential uses on along the west side of the property and multi-family uses directly across Poplar Street, an identified land use for the property has not been established, notwithstanding the unimplemented memory care use. The proposed density is appropriate for the land use and the plans would reduce the number of existing access points to the site. With an established parking ration of 5 spaces/unit, Staff does not have any existing parking concerns with the proposal. Also, the height of the ranch-style homes, should not impact the surrounding residential properties.

Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

- 1. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**

2. **The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.**
3. **Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.**
4. **The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution.**
5. **The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.**
6. **A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**
7. **A Planned Development Letter of Credit in the amount of \$90,000 – (\$10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
8. **If required, a Final Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. As determined by the Village Attorney, the HOA declarations shall be submitted and revised in a manner acceptable to the Village Attorney.**
9. **A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.**

ATTACHMENTS:

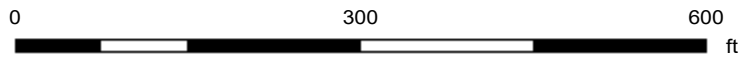
- Aerial Map
- PRELIMINARY ENG - SITE DEVELOPMENT Plan REV 3
- Preliminary elevations
- DRAFT 1st floorplan duplex units
- ENG - Grading - Existing conditions survey

Case Staff Statement (ID # 7990)
Meeting of November 15, 2022

- ENG - Plat of Survey
- Representational elevation for material style - not proposed colors
- Preliminary Duplex landscaping plan and landscaped buffer - west side of property - Carriageway Landing
- Project Narrative
- Preliminary Planned Development application
- Legal notice



Legend

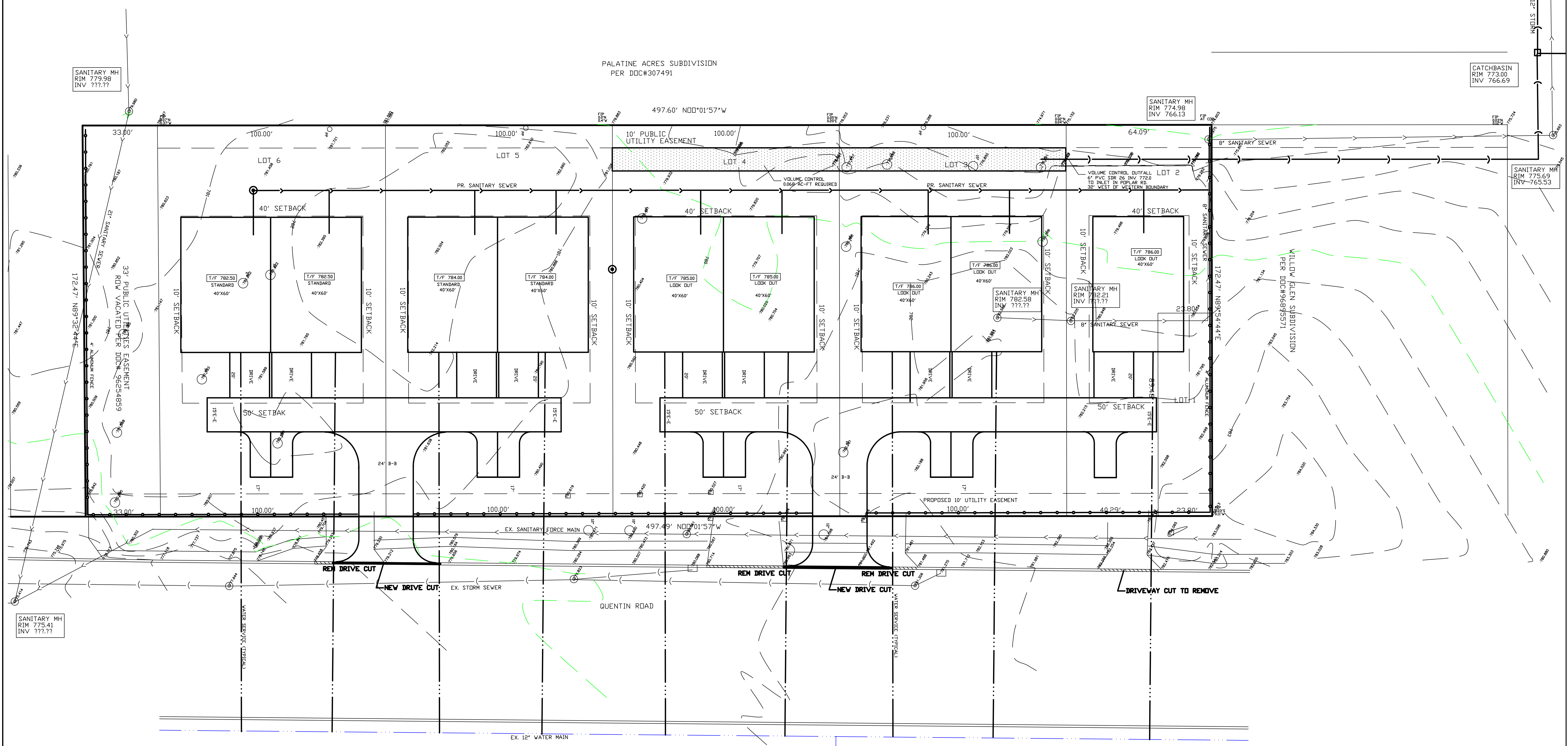
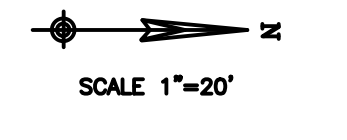


Print Date: 11/9/2022

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

LOT 1 THROUGH 6, ALONG WITH THE NORTH HALF OF VACATED MYRTLE AVENUE (LYING SOUTH OF AND ADJACENT TO SAID LOT 6), IN BLOCK ONE IN FRANK E. MERRILL AND COMPANY'S PALATINE ACRES, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



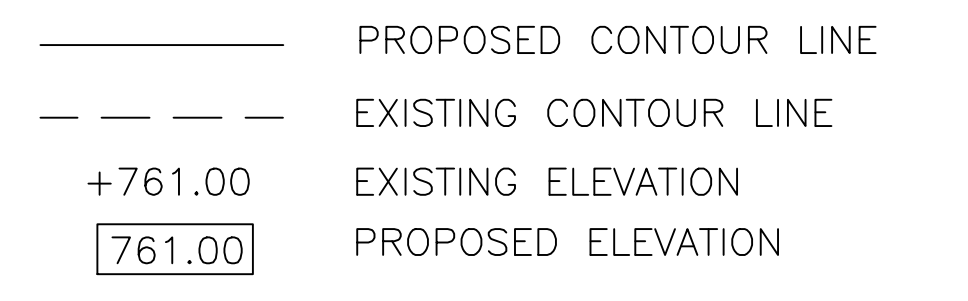
COVERAGE CALCULATIONS

LOT AREA	85,725 SF
RESIDENCE	21,600 SF
ROADWAY/DRIVE/WALKS	14,093 SF
TOTAL	35,693 SF 41.6%

IMPERVIOUS AREA IS 0.82 ACS.
REQUIRED VOLUME CONTROL IS 0.068 AC-FT
PROVIDED VOLUME CONTROL IS 0.042 AC-FT

SETBACKS

FRONT YARD	50'
REAR YARD	40'
SIDE YARD	10'



SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

PER VILLAGE 09-15-22	_____
PER CLIENT 10-25-22	_____
_____	_____
_____	_____

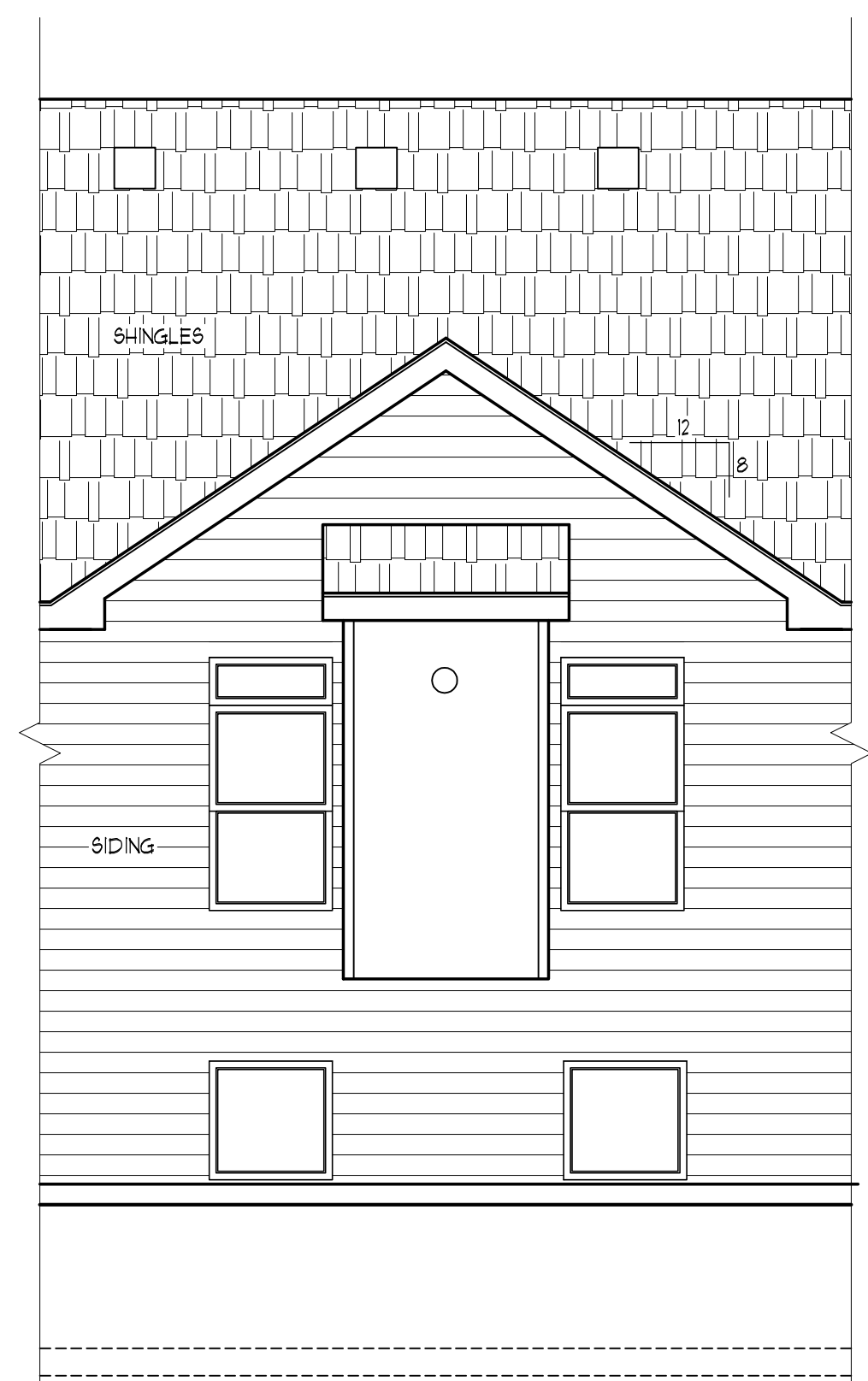
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5326
SCALE: 1"=20'
DATE: 07-07-22

SITE DEVELOPMENT PLAN
QUENTIN RD. PROPERTY

SHEET NO.
1
OF 1 SHEETS

Attachment: PRELIMINARY ENG - SITE DEVELOPMENT Plan REV 3 (Preliminary Planned Development to allow a 9-unit residential development -874-912 N. Quentin Road)



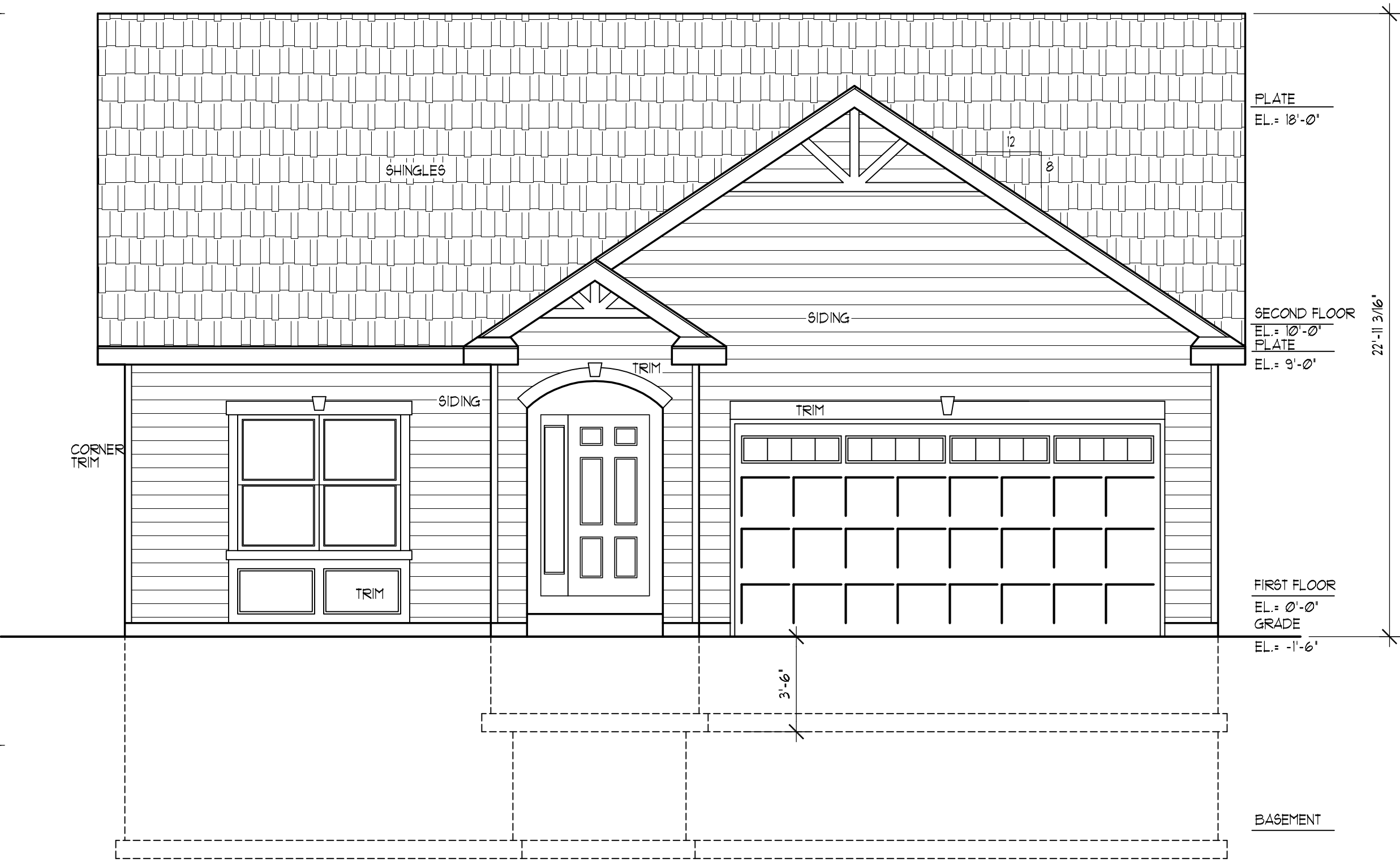
REAR ELEVATION - FIREPLACE OPTION

SCALE: 1/4" = 1'-0"



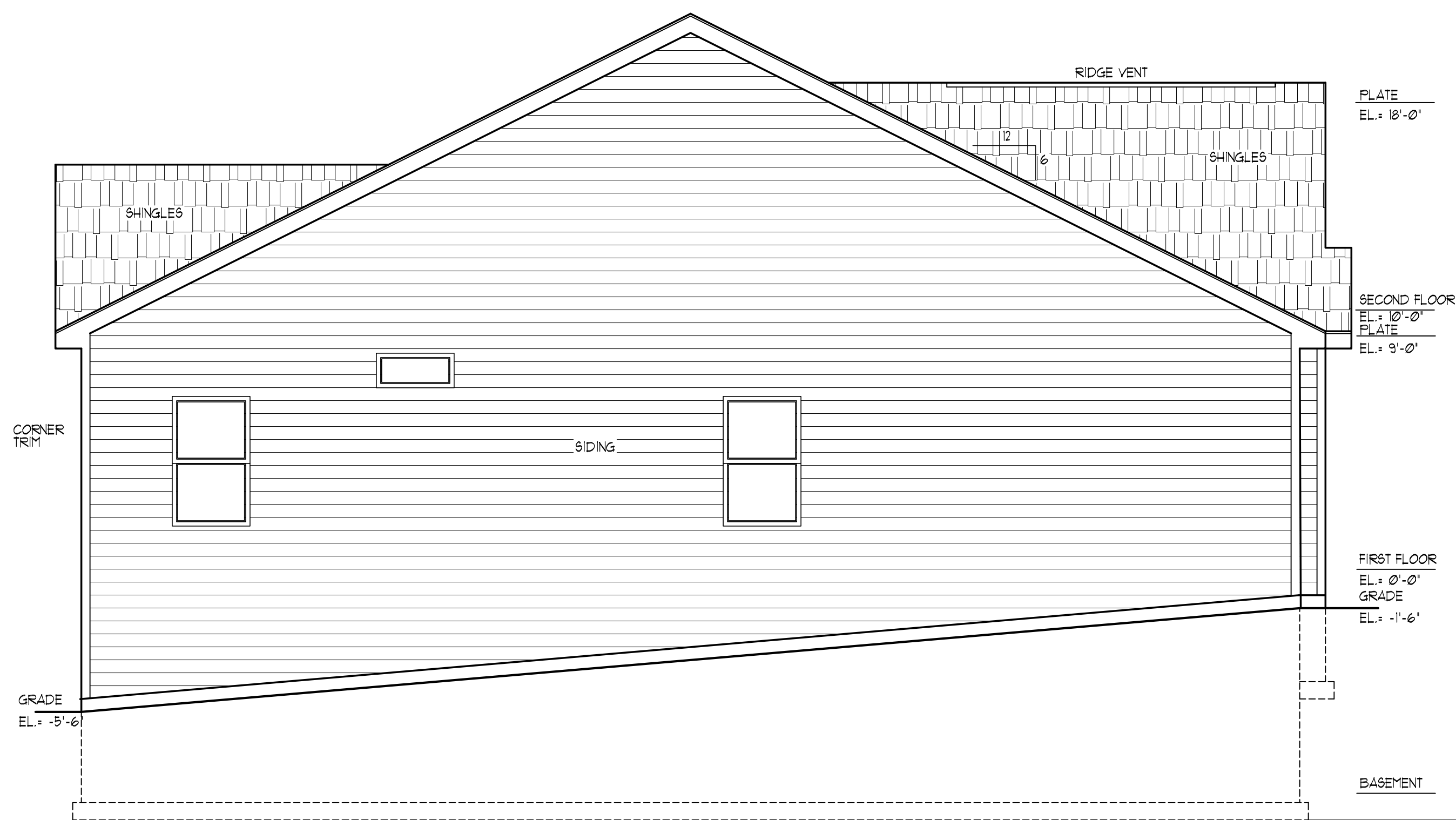
REAR ELEVATION

SCALE: 1/4" = 1'-0"



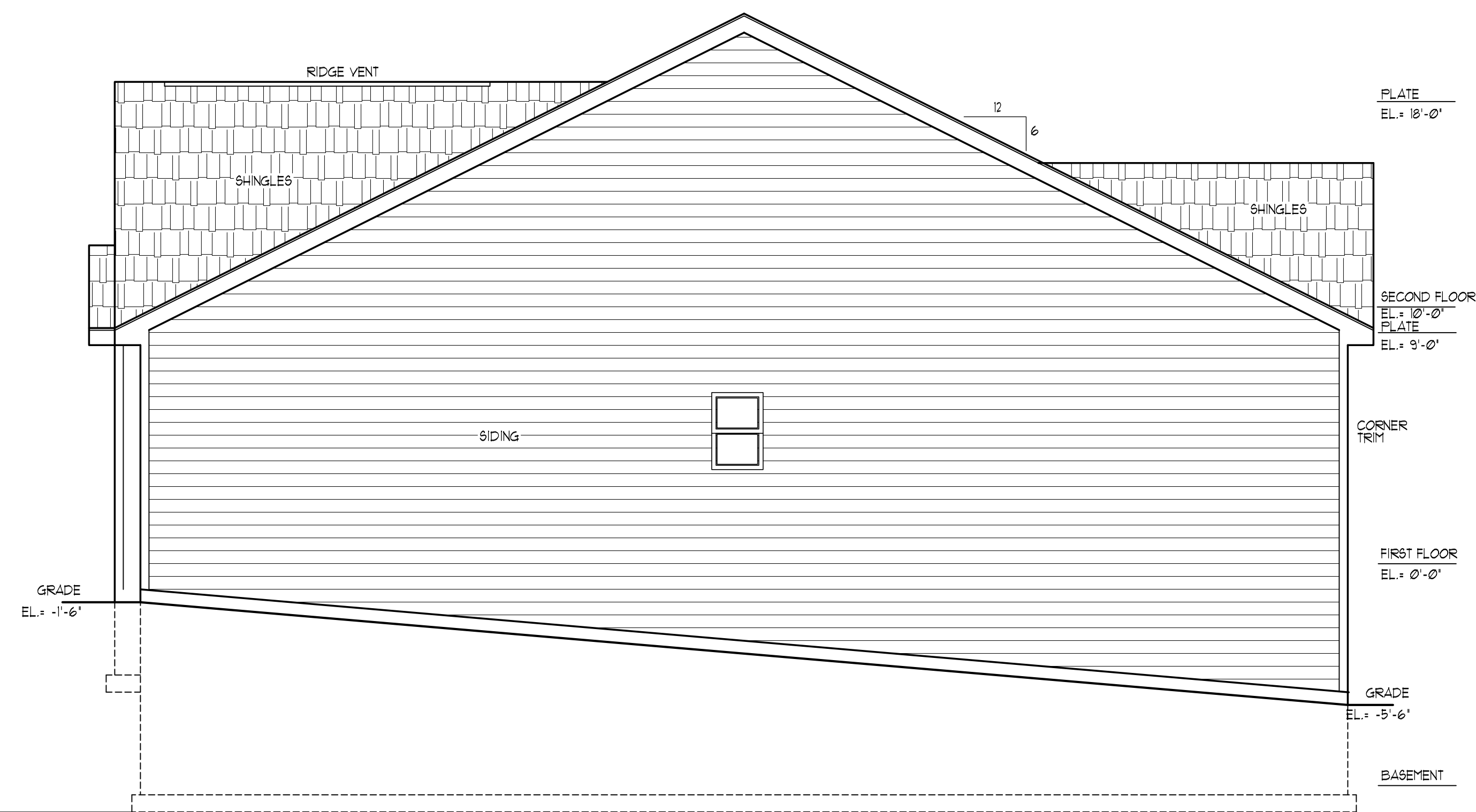
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



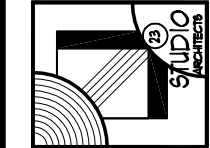
LEFT SIDE ELEVATION

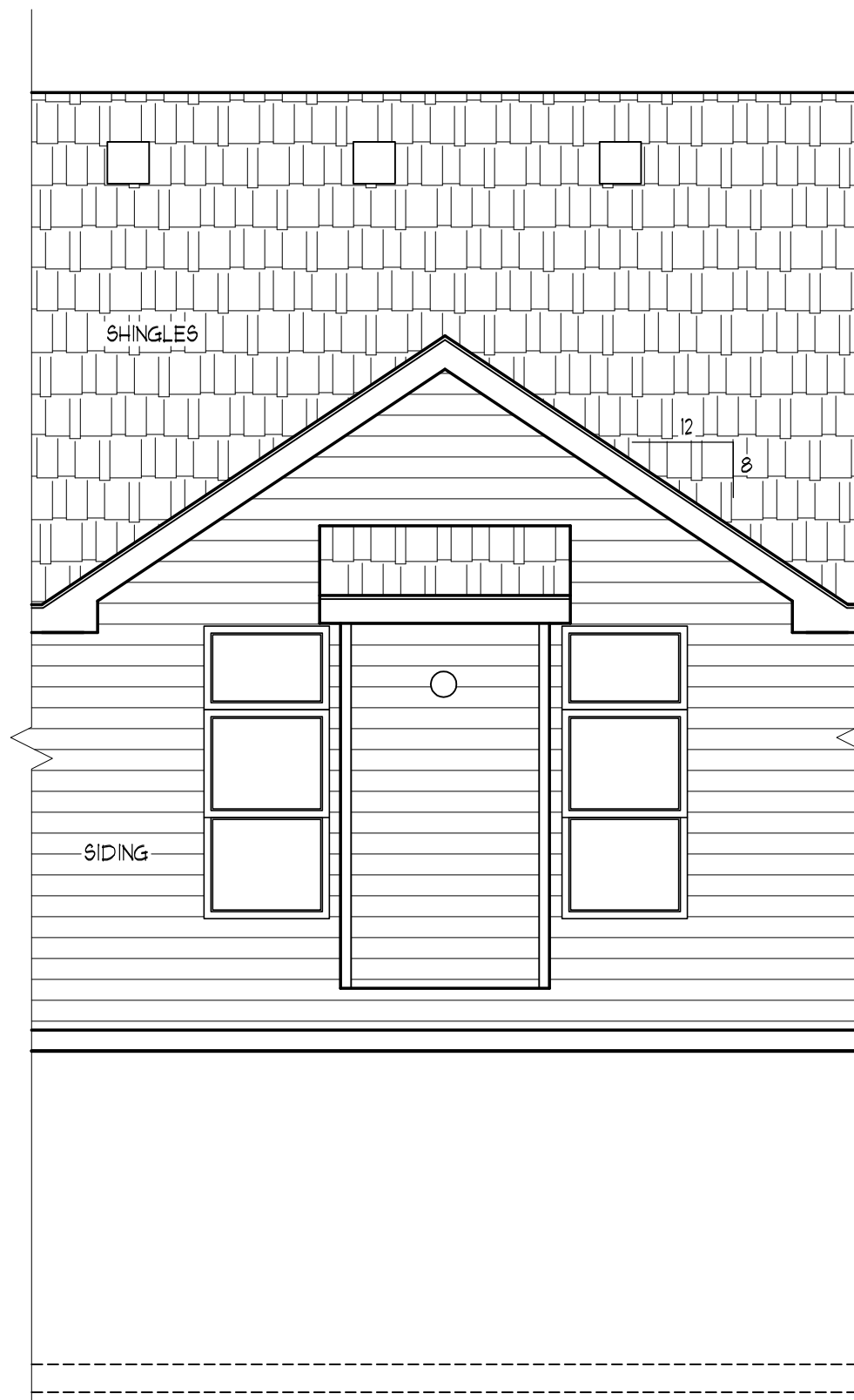
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"





REAR ELEVATION - FIREPLACE OPTION

SCALE: 1/4" = 1'-0"



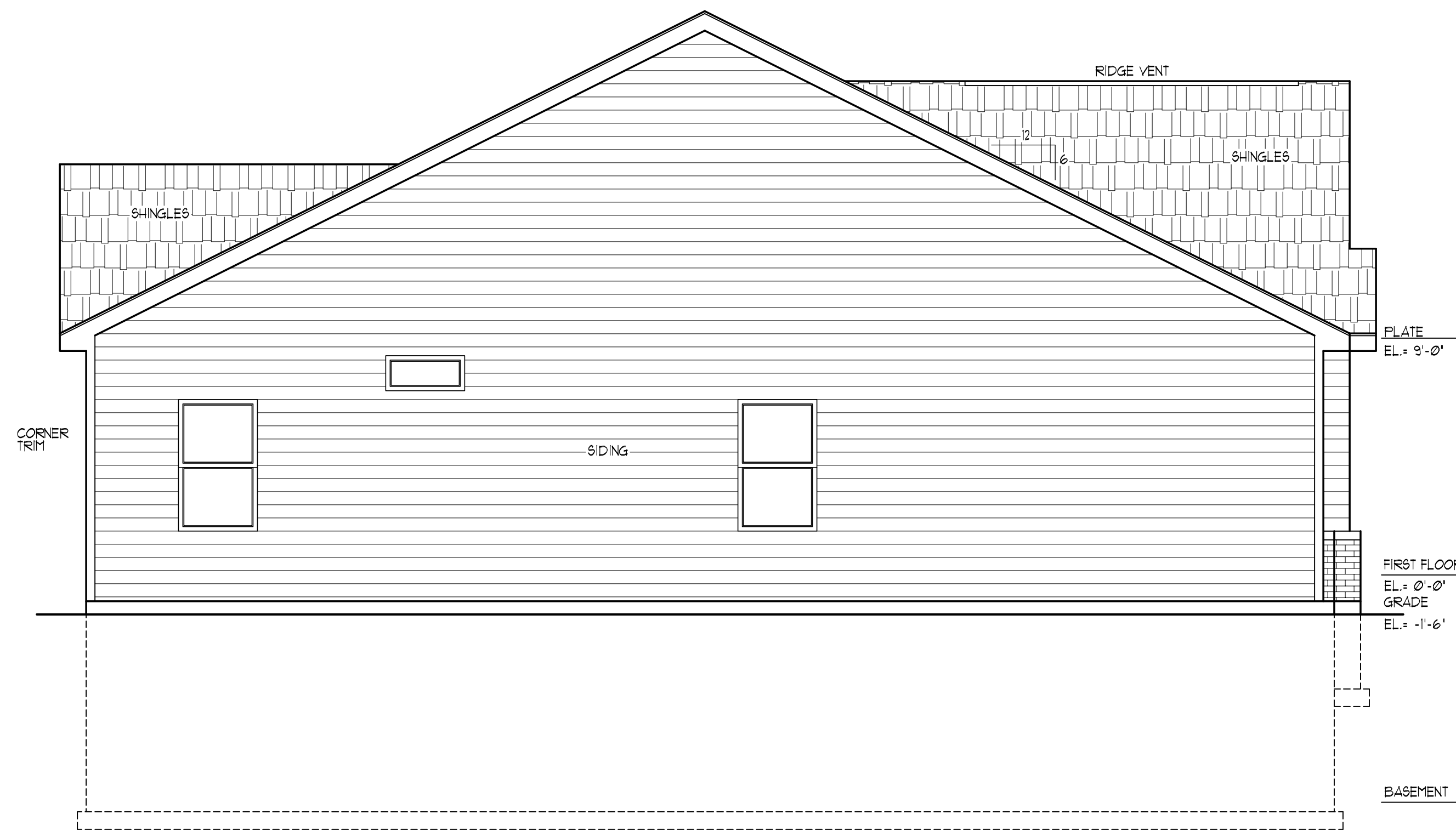
REAR ELEVATION

SCALE: 1/4" = 1'-0"



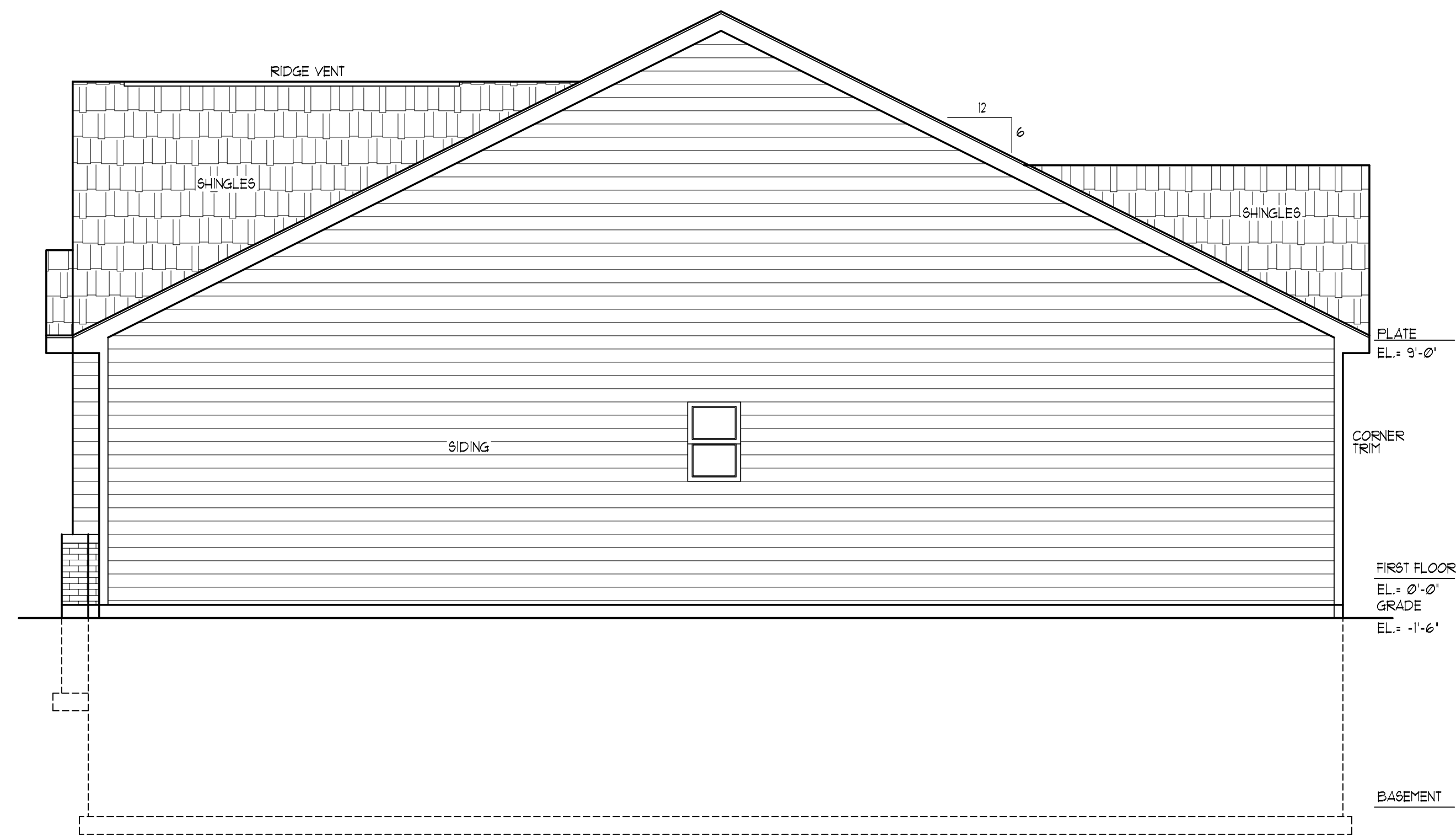
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



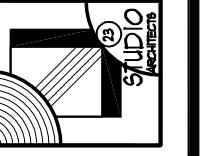
LEFT SIDE ELEVATION

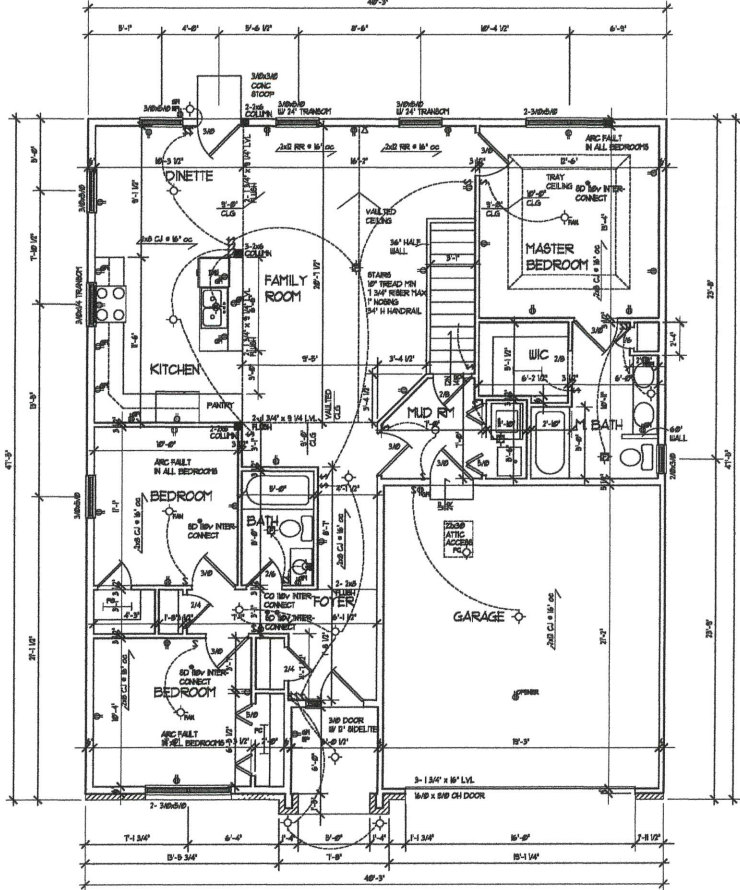
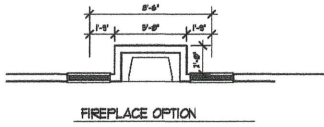
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"





FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

WINDOW NOTE:
BEDROOM WINDOWS TO BE PELLA PROLINE 6026 3/84 TO MEET EGRESS REQUIREMENT
ALL NEW WINDOWS TO BE PELLA PROLINE W/ A U-FACTOR OF 0.30

FLOOR AREA
FIRST FLOOR
1432 SF

SHEET INDEX	
A1	FLOOR PLANS
A2	ELEVATIONS
A3	FOUNDATION AND ROOF PLAN
A4	DETAILS AND NOTES

CODE DATA	
2009	INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
2009	INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
2009	INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS
2009	INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS
2009	NATIONAL ELECTRIC CODE W/ AMENDMENTS
2009	ILLINOIS FIREMARSHAL'S CODE W/ AMENDMENTS
	CITY OF AURORA CODE OF ORDINANCES

* Front Elevation - Cultured stone
LP siding

STUDIO 23 ARCHITECTS
NO. 600 N. LAUREL
LAUREL, ILL. 60131
630.471.5271



AURORA RANCH
ONE STORY OPTION

FLOOR PLANS

JOB NUMBER

14-10006

DATE

3-22-14

REVISIONS

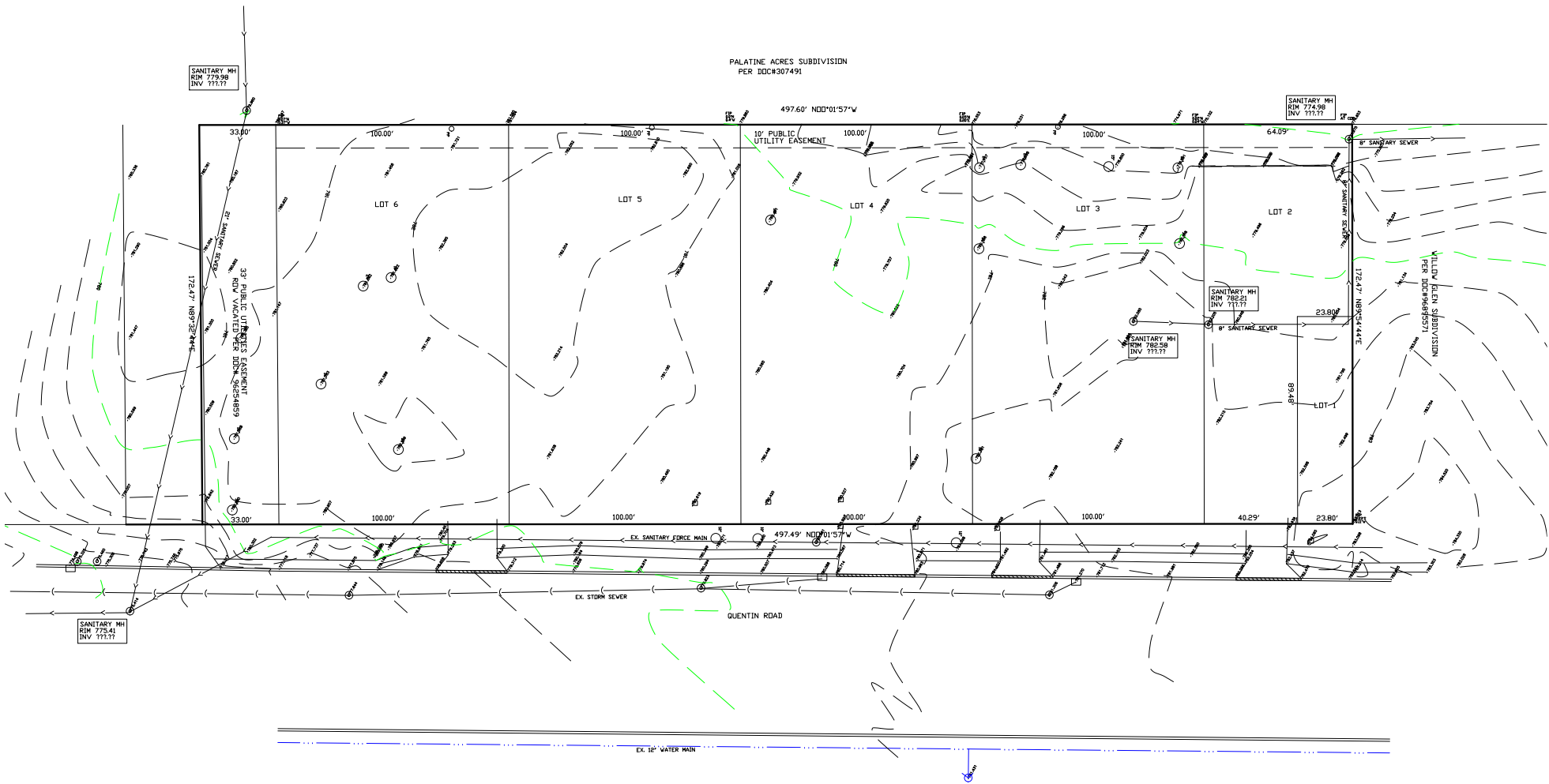
FOR PROJECT

3-22-14

SHEET

A1

Attachment: DRAFT 1st floorplan duplex units (Preliminary Planned Development to allow a 9-unit



SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS	

DRAWN BY:	TJS	JOB NO.	5326
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	07-07-22

EXISTING CONDITIONS
QUENTIN RD. PROPERTY

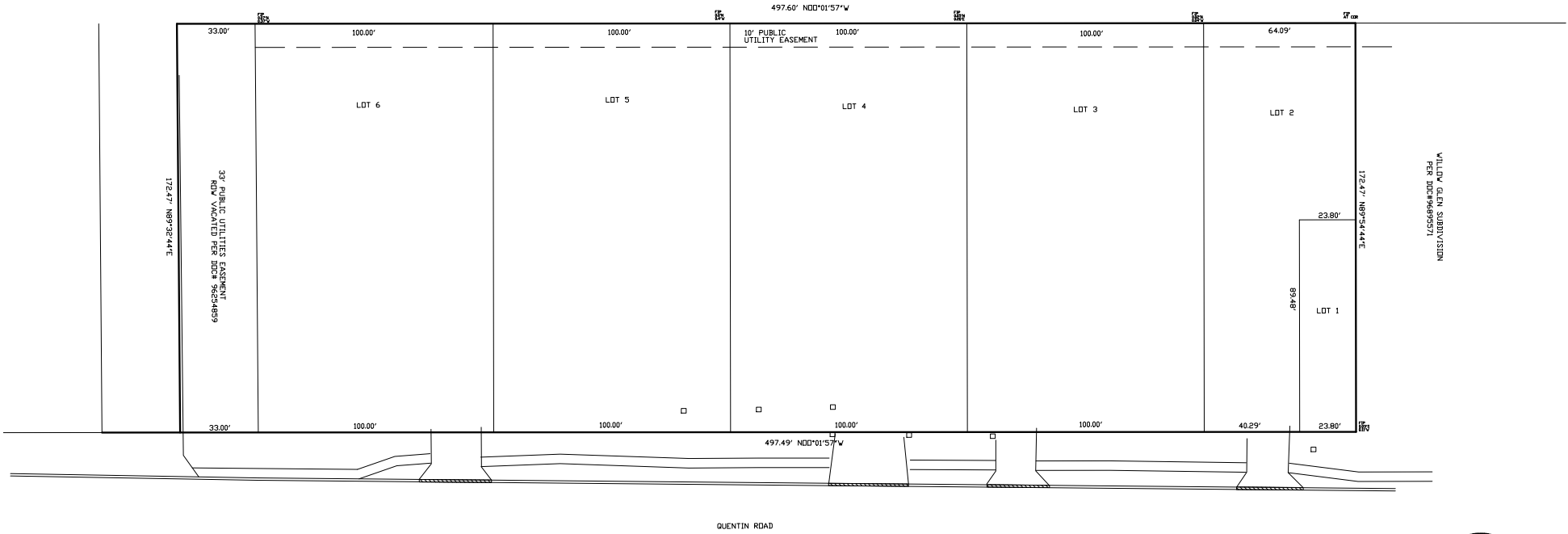
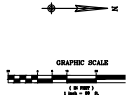
SHEET NO.
4
OF 11 SHEETS

Attachment: ENG - Grading - Existing conditions survey (Preliminary Planned Development to allow a 9-

PLAT OF SURVEY

MORRISON SURVEYING CO., INC.
2710 N IL Rt 47, Morris, Illinois 60450

LOT 1, 3, 4, 5, 6, AND THE SOUTH 64.09 FEET OF LOT 2, ALONG WITH THREE NORTH HALF OF VACATED MYRTLE AVENUE (LYING SOUTH OF AND ADJACENT TO SAID LOT 6), IN BLOCK ONE IN FRANK E. MERRILL AND COMPANY'S PALATKA ACRES, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



VALIDATED GLEN SUBDIVISION
PER DEC# 96092501



State of Illinois, County of Grundy, I.S.S.
We, MORRISON SURVEYING CO INC. (PDF License #18-002815) do hereby certify that we have surveyed the property described in the caption to the plat herein drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit. Dimensions shown on this plat are to the outside of buildings.
Given under my hand and seal at Morris, Illinois, Date 07-07-22
James Morris
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-3735 License Expires 11/30/22

SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS	

DRAWN BY: TJS	JOB NO. 5326
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 07-07-22

PLAT OF SURVEY
QUENTIN ROAD PROPERTY

SHEET NO.
1
OF 1 SHEETS

Attachment: ENG - Plat of Survey (Preliminary Planned Development to allow a 9-unit residential

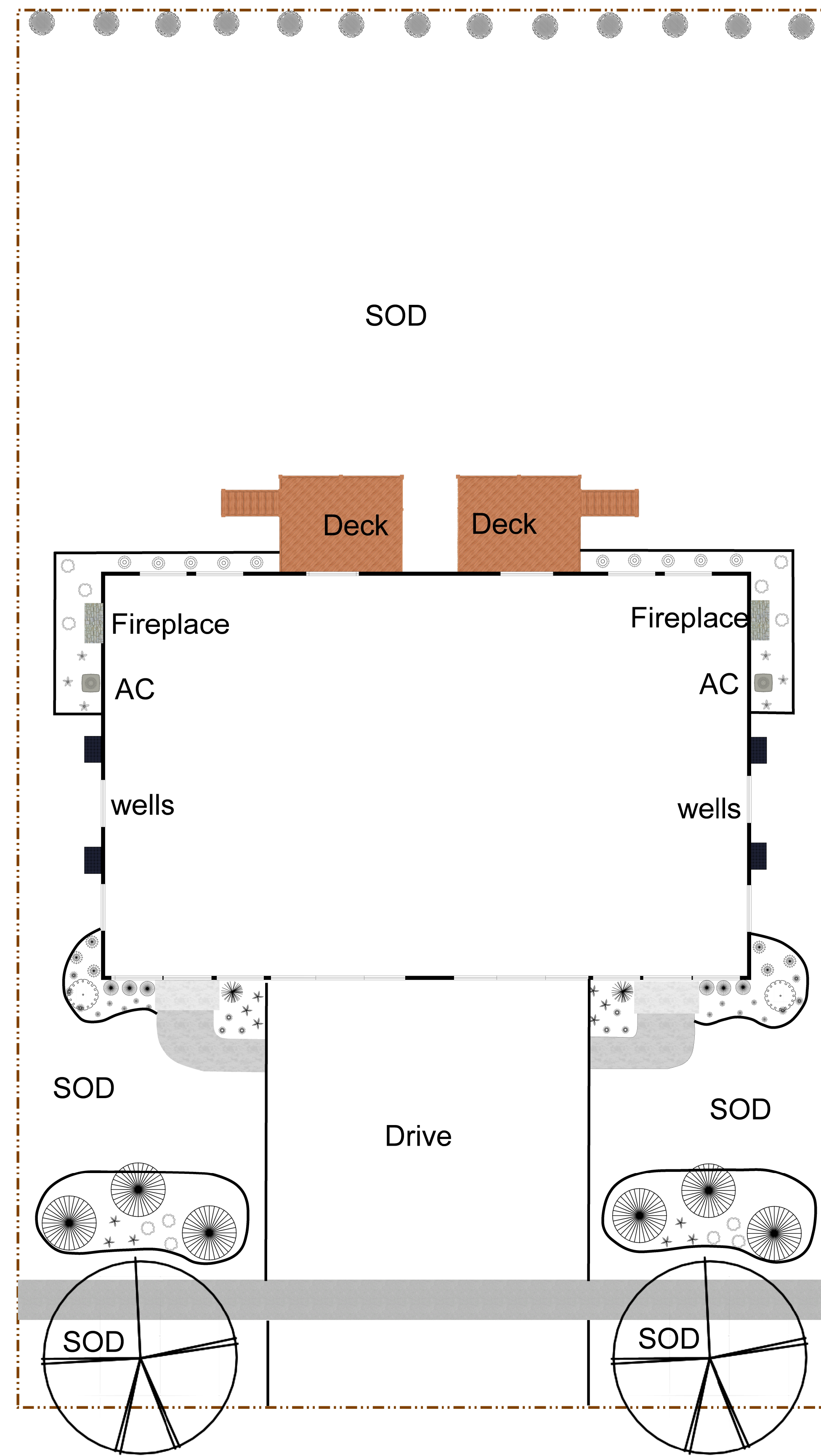


4.1.g

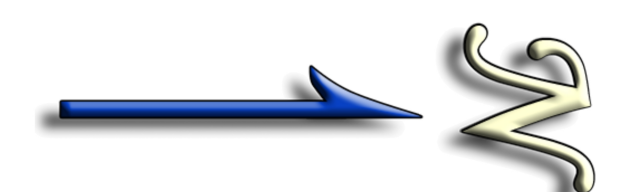
Attachment:

Packet Pg. 28

Carriageway Landing



Plant Legend			
Symbol	Qty	Common	Size
	6	Black Hills Spruce	7'
	2	Chanticleer Pear	2.5" caliper
	6	Dwarf Japanese Garden Juniper	5 gal.
	2	Dwarf Winged Euonymus	5 gal.
	13	Eastern Arborvitae	6'
	10	Geranium Max Frei	1 gal.
	10	Green Mound Current	5 gal.
	6	Japanese Yew	5 gal.
	6	Limelight Hydrangea	5 gal.
	6	Northern Drop-seed	3 gal.
	12	Rose 'Double Knock Out'	5 gal.
	2	Serviceberry	7'
	12	Stella de oro Daylily	1 gal.
	6	Tom Thumb Creeping Cotoneaster	5 gal.



Village of Palatine

Preliminary Planned Development

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

The project will have nine residences. Eight of the residences will be duplex homes, and one will be a single family residence which will be on the north end of the property.

The homes will be semi-custom homes, with one and two story options with a basement, and will range from 1,600 to 2,500 square feet. The single family home, and the three duplex homes on the north will have an English lookout lower level. The maximum height of the homes will be consistent with typical two story residences. Each home will have a two car garage. The roof and exterior finishes and aesthetics will be complementary throughout the project.

There will be one driveway and direct access to Quentin Road for two duplex homes each. The single family home will have its own driveway and direct access to Quentin Road. Presently, there are five curb cuts serving the property. The location of the current curb cuts will need to be adjusted to match the plan.

Ben Vyverberg

Subject: FW: Carriageway Landing
Attachments: 5132 SITE DEVELOPMENT REV 3.pdf

Ben,
In response to your email dated Nov. 3
I attached a typical ridge height for both the lookout and standard elevations sheet A2.
Also attached is updated site development sheet showing the two separate private entrances.
All building exteriors will be consistent in color with variations to front elevations. Exterior materials will include eng wood siding soffit and fascia with some cultured stone veneer in front elevation. See picture. All exterior trim will be of contrast to siding.
Each villa will have 1 extra guest parking spot. See site dev sheet.
North and south property line will have a 4' fence. Villas 5-9 are showing lookout basement on site development sheet.
No building or covered deck or screened porch structure will encroach into the 40' rear setback line.
The attached site development sheet shows the new coverages and labels the 3 building towards north as lookouts at rear. We can include in the HOA the maintenance of the west side arbor vitae buffer these will be included in site landscaping plan to follow.
A new HOA will be created because of common areas and maintenance requirements. Please call me with any questions. Thank you

CJ Johnson



PRELIMINARY PLANNED DEVELOPMENT

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)		Business Name (If applicable)	
C.J. Johnson, Latitude Building and Development LLC			
Address		City/State/Zip Code	
1239 Williamsburg Lane, Crystal Lake, Illinois 60014			
Telephone		Fax	
847-533-1445		None	
Email			
LatitudeCJ@gmail.com			
Subject Property Address			
986 North Quentin Road, Palatine, IL 60067			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Michael R Ek			
Address		City/State/Zip Code	
11936 Arbor Trace Drive, Fort Myers, FL 33913			
Telephone		Fax	
847-343-9346		None	
Email			
mreitd@sbcglobal.net			

I swear that the information contained herein and in any accompanying documents is accurate to the best of my knowledge.

Signature

Date

Aug 19, 2022



PRELIMINARY PLANNED DEVELOPMENT

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

Table with 2 columns: Office Use Only, Project Planner, Filing Fee, PC Public Hearing Date, Zoning Case #, Notification Deadline, Village Council Date.

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): C.J. Johnson, Latitude Building and Development LLC

2. Authorized Agent of Petitioner (if different):

Name: Michael R Ek

Address: 11936 Arbor Trace Drive, Fort Myers, FL 33913

Telephone No. 847-343-9346 Business No.

Email: mreld@sbcglobal.net

Relationship to Petitioner: Attorney

3. Property Interest of Petitioner(s): Beneficial Owner/Contract Purchaser
Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:

896 North Quentin Road, Palatine, IL 60067

5. All existing land use(s) on the property are:

6. Current zoning of property: PUD(per village map) Size of the property: acres

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

See attached description

Horizontal lines for description text.

Attachment: Preliminary Planned Development application (Preliminary Planned Development to allow a 9-unit residential development -874-

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

The property is current zoned PUD.

9. 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.

10. 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.

Signature: [Handwritten Signature]

Date: Aug. 19, 2022

State of Illinois
County of Cook

This instrument was acknowledged before me on AUGUST 2~~1~~ 2022 by
C.J. JOHNSON

[Handwritten Signature]



Notary Public

(Seal)

Village of Palatine

Preliminary Planned Development

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